

# FOR LEASE MEDICAL / OFFICE / RETAIL



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG

## Property Information

<b>Address</b>	2459 Mahan Dr, Tallahassee, FL 32308
<b>Building Size</b>	20,222 SF
<b>Available SF</b>	1,790 SF +/- Min up to 3,580 SF +/- Max
<b>Rate</b>	\$25.00 P/SF
<b>Type</b>	Modified Gross
<b>Zoning</b>	C-2 General Commercial
<b>Built</b>	2020

- Great location for medical use, office, retail, barber, salon, fitness, etc.
- Parking 5 per 1,000
- Excellent Access from Mahan & Riggins
- White Box -design for your use
- Traffic Count 28,945 per day



**2459 MAHAN DRIVE**  
Tallahassee, FL 32308

**CONTACT: Tim Marston**  
850-386-6160 o  
850-322-5336 c  
[timmarston@gmail.com](mailto:timmarston@gmail.com)



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# EXTERIOR IMAGES



COLDWELL BANKER  
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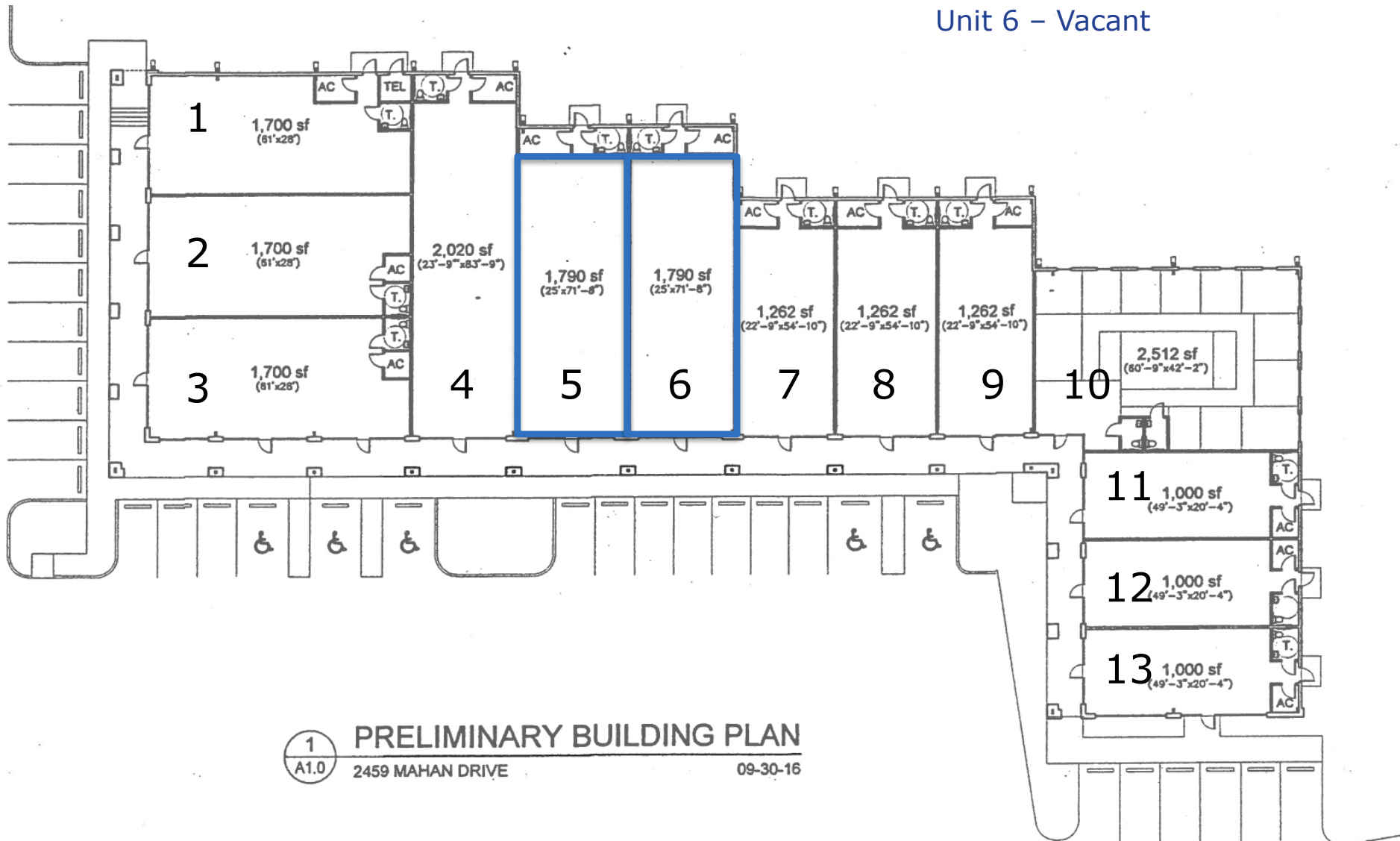


# BUILDING PLAN



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Unit 5 – Vacant  
Unit 6 – Vacant



**1 PRELIMINARY BUILDING PLAN**  
A1.0 2459 MAHAN DRIVE 09-30-16

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# ZONING



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Section 10-6.647. C-2 General Commercial district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p>	<p>(1) Antique shops.                      (2) Automotive service and repair, including car wash.                      (3) Bait and tackle shops.                      (4) Banks and other financial institutions.                      (5) Camera and photographic stores.                      (6) Cocktail lounges and bars.                      (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.                      (8) Day care centers.                      (9) Gift, novelty, and souvenir shops.                      (10) Indoor amusements (bowling, billiards, skating, etc.).                      (11) Indoor theaters (including amphitheaters).                      (12) Laundromats, laundry and dry cleaning pick-up stations.                      (13) Mailing services.                      (14) Medical and dental offices, services, laboratories, and clinics.                      (15) Motor vehicle fuel sales.                      (16) Non-medical offices and services, including business and government offices and services.                      (17) Non-store retailers.                      (18) Passive and active recreational facilities.                      (19) Personal services (barber shops, fitness clubs etc.).                      (20) Photocopying and duplicating services.                      (21) Rental and sales of dvds, video tapes and games.                      (22) Rental of tools, small equipment, or party supplies.                      (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor.                      (25) Restaurants, with or without drive-in facilities.                      (26) Retail bakeries.                      (27) Retail computer, video, record, and other electronics.                      (28) Retail department, apparel, and accessory stores.                      (29) Retail drug store.                      (30) Retail florist.                      (31) Retail food and grocery.                      (32) Retail furniture, home appliances, accessories.                      (33) Retail home/garden supply, hardware and nurseries.                      (34) Retail jewelry store.                      (35) Retail needlework shops and instruction.                      (36) Retail newsstand, books, greeting cards.                      (37) Retail office supplies.                      (38) Retail optical and medical supplies.                      (39) Retail package liquors.                      (40) Retail pet stores.                      (41) Retail picture framing.                      (42) Retail sporting goods, toys.                      (43) Retail trophy store.                      (44) Shoes, luggage, and leather goods.                      (45) Social, fraternal and recreational clubs and lodges, including assembly halls.                      (46) Studios for photography, music, art, dance, and voice.                      (47) Tailoring.                      (48) Veterinary services, including veterinary hospitals.                      (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>
<b>FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2</b>		

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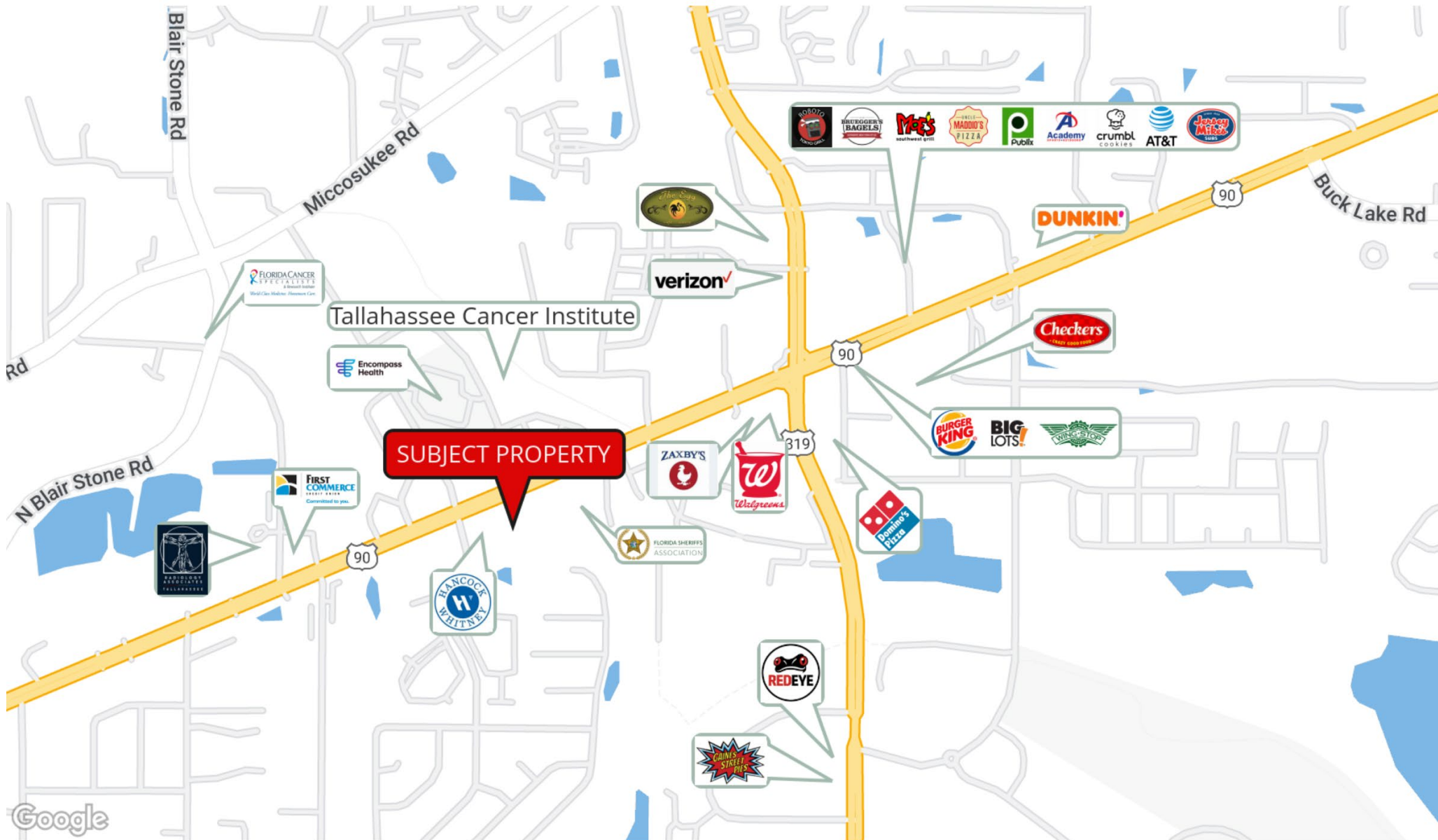
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# RETAILER MAP



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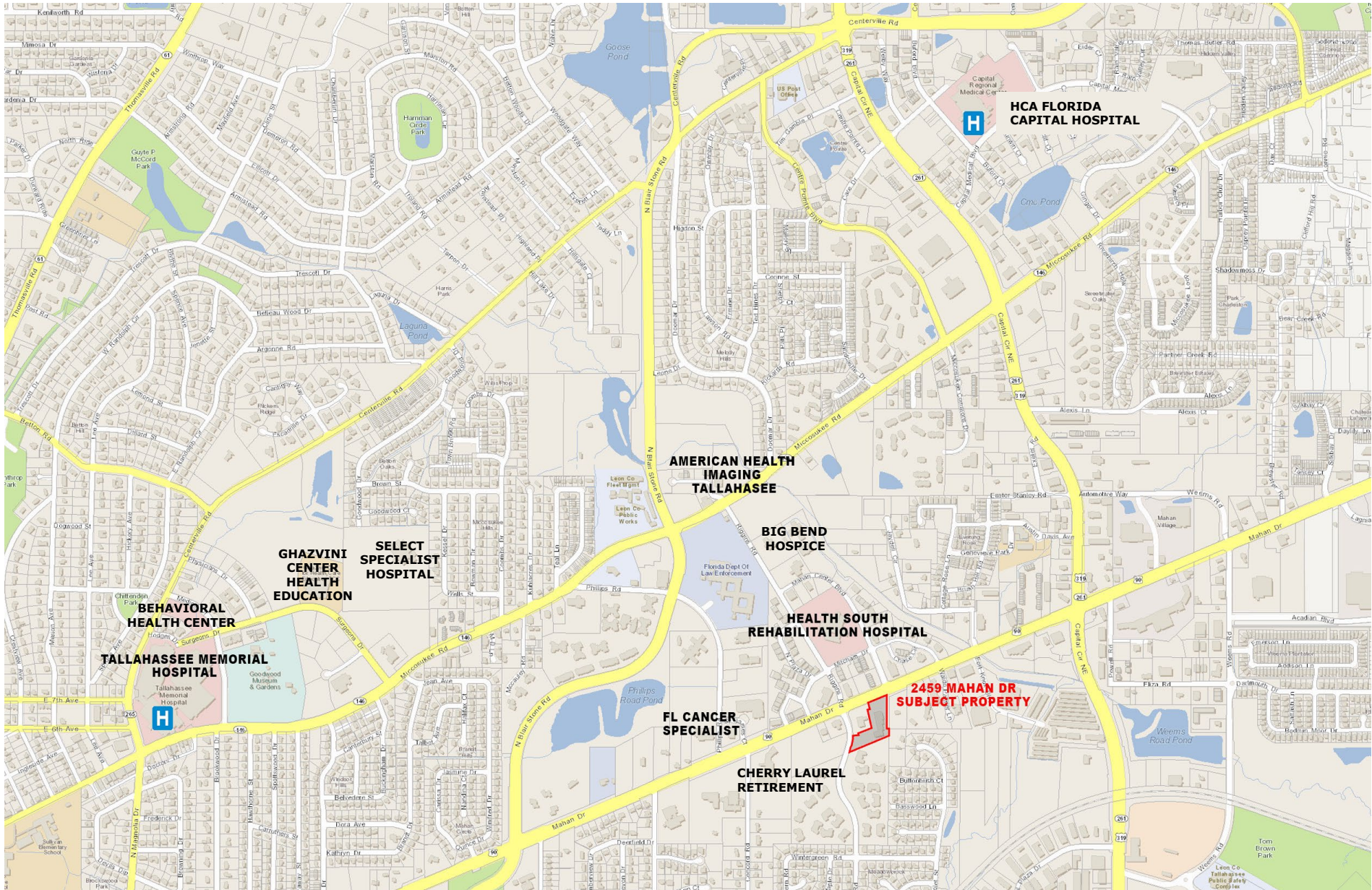
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# HOSPITAL/MEDICAL LOCATION MAP



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