

FOR SALE

223 W Carolina St Tallahassee, FL 32301



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	7,000 SF
Price / SF:	\$171.43
Year Built:	1956
Lot Size:	0.13 AC
Zoning:	Central Core (CC)

PROPERTY OVERVIEW

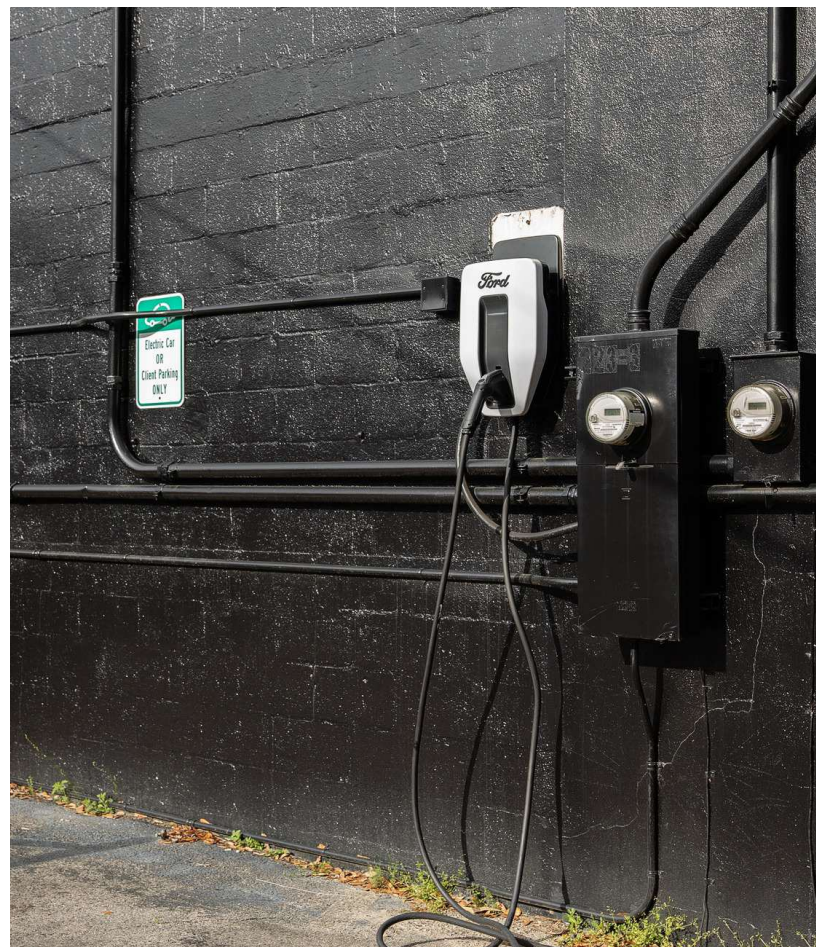
Boasting sleek, contemporary architecture and thoughtfully curated amenities, this 7,000-square-foot office space is designed to elevate your business presence. Featuring 15 private offices, multiple conference rooms, and an impressive two-story layout, it offers the perfect blend of functionality and modern style. Ideal for professional teams and growing enterprises, the building also includes 2,000 square feet currently leased; providing built-in rental income from day one.

PROPERTY HIGHLIGHTS

- 15 Private Offices
- 5 Bathrooms
- Multiple Conference Rooms
- Gigabyte Fiber
- (4) Electric Vehicle Charging Stations
- Access Control & 4k Video Security System

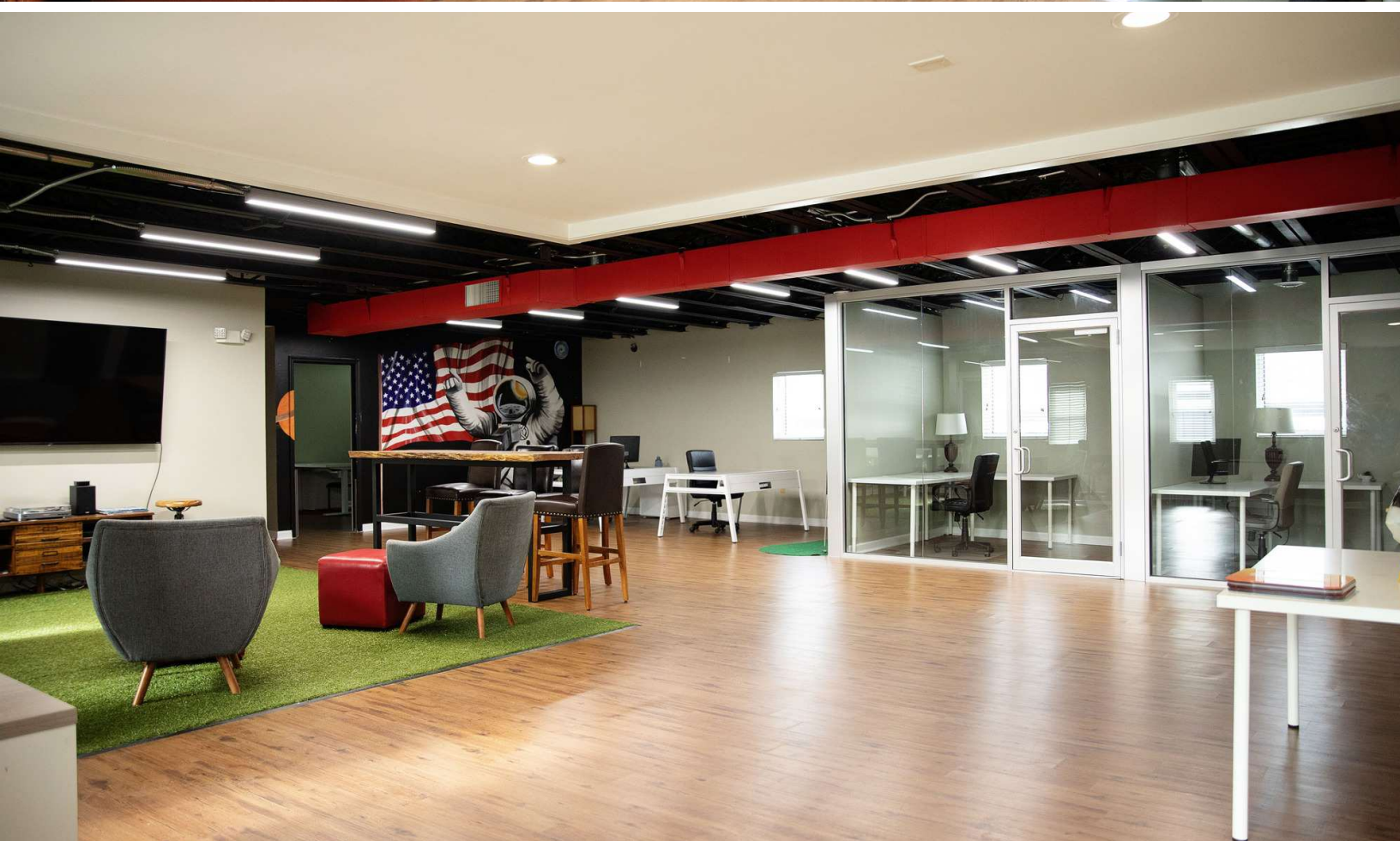
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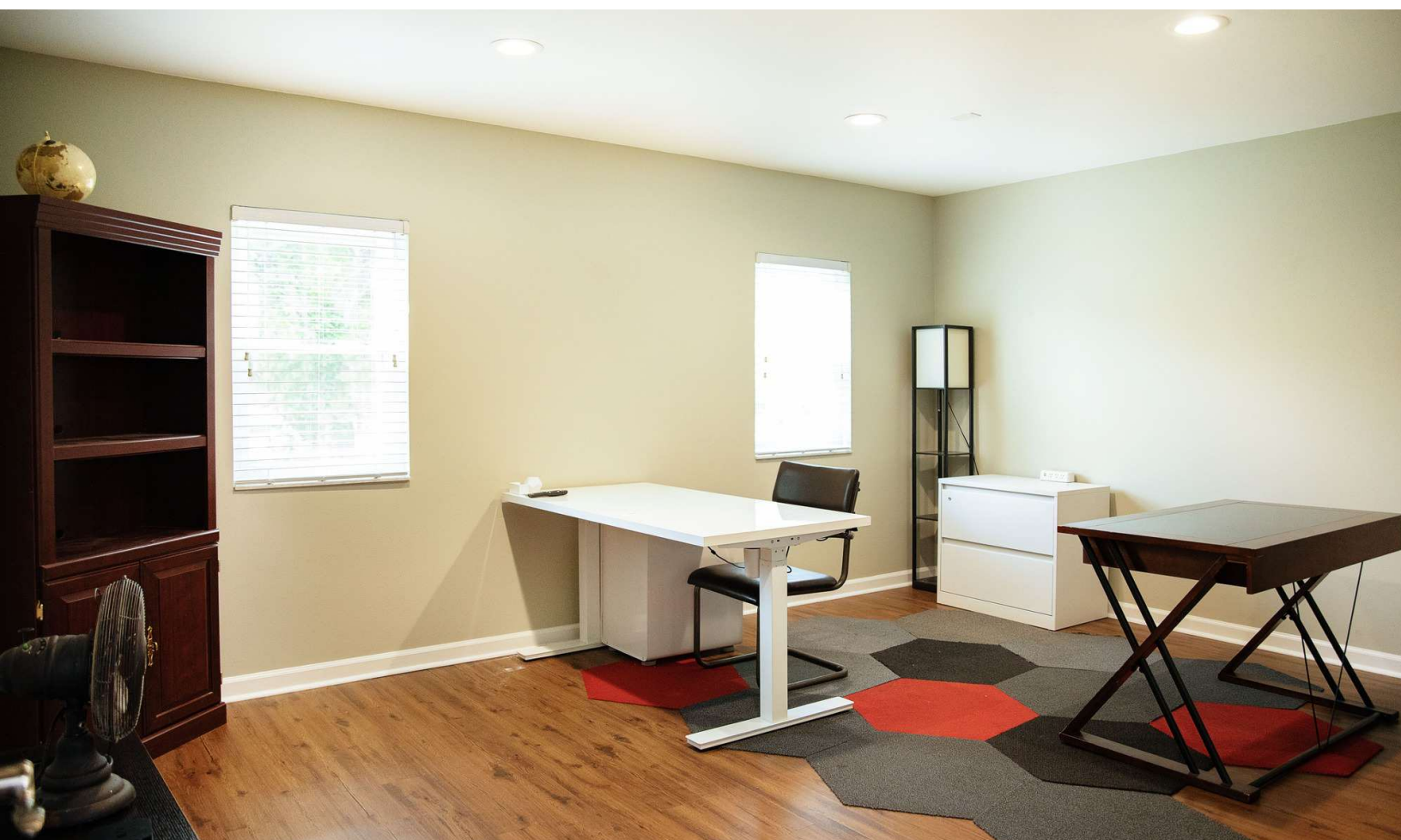
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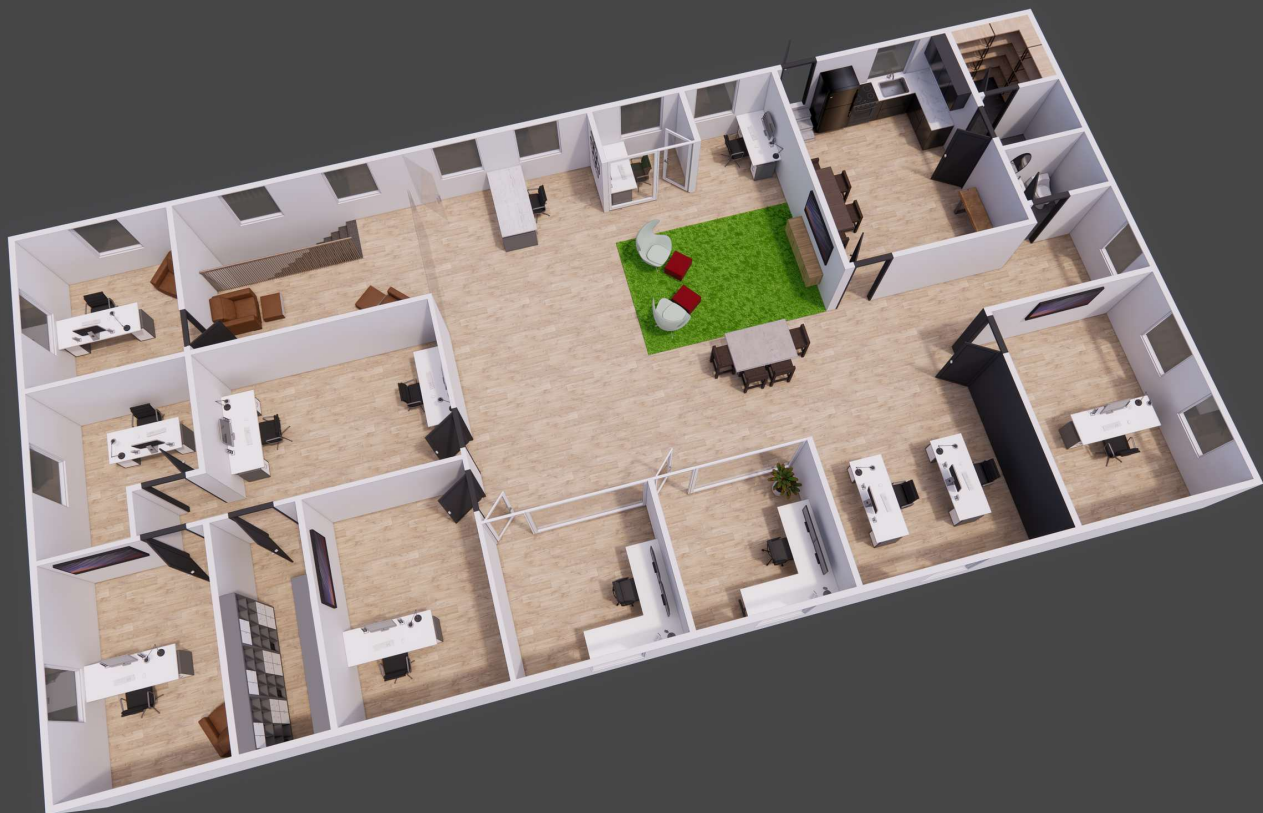
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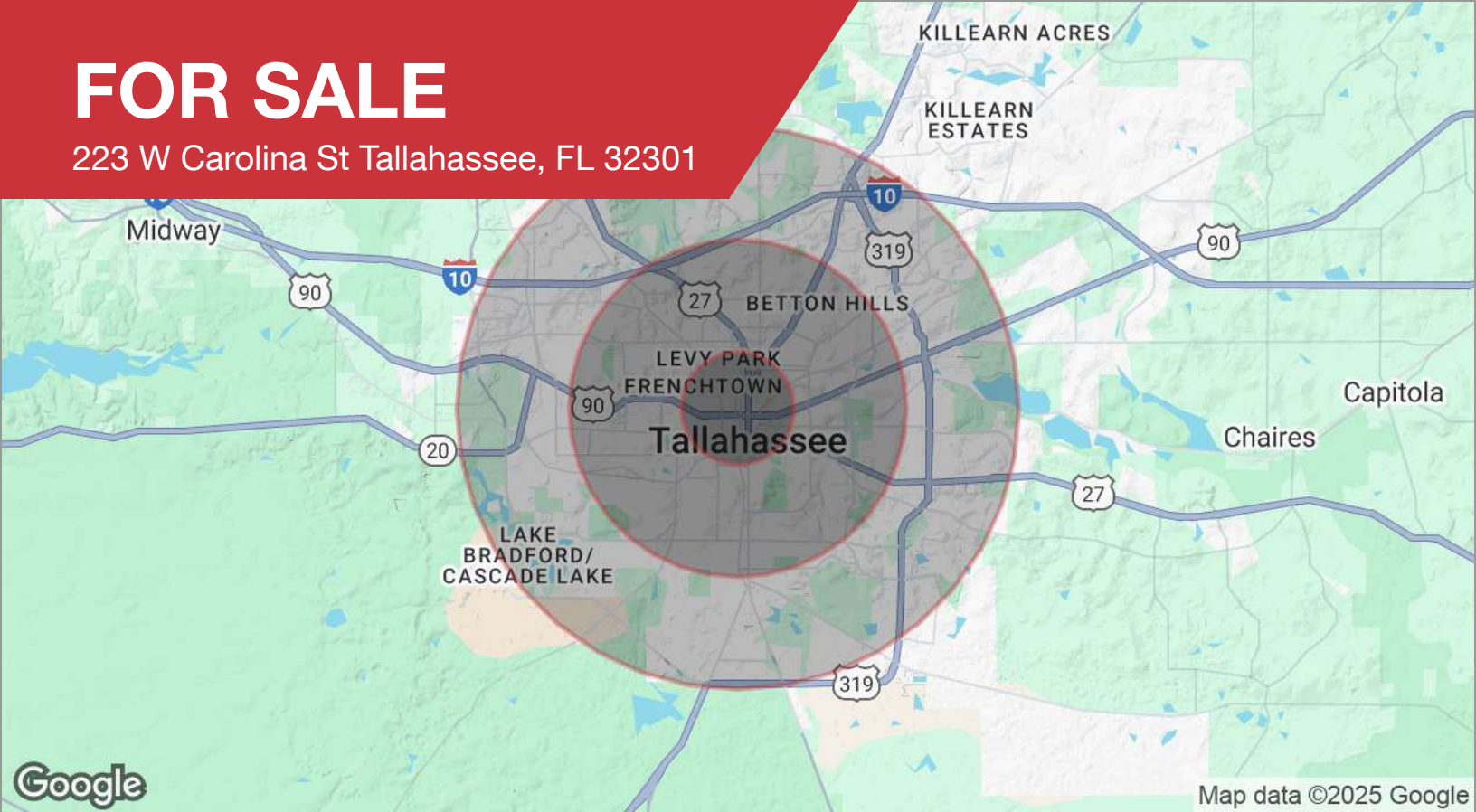
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,556	110,321	188,710
Median age	30	32	35
Median age (male)	30	32	34
Median age (Female)	30	33	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,985	46,924	80,370
# of persons per HH	2.5	2.4	2.3
Average HH income	\$71,842	\$64,970	\$72,990
Average house value	\$370,912	\$247,922	\$264,962

* Demographic data derived from 2020 ACS - US Census