

# FOR SALE

1974 Commonwealth Ln Tallahassee, FL 32303

# NAI TALCOR



## Office | 9,260 SF

Almost 10,000 square feet of versatile floor area, ideal for retail, office, or mixed-use purposes. Convenient access to major thoroughfares such as Capital Circle NW and I-10, perfect blend of accessibility and visibility.

- Attractive Rate!
- Easily Divisible for multiple tenancy options
- Great Parking at your front door
- Convenient to I-10 and CCNW
- The property overlooks I-10 for Max Visibility

**Sale Price: \$675,000**



✉ **Alan Richardson**  
+1 850 545 2273  
alan@talc.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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1018 Thomasville Road, Suite 200A  
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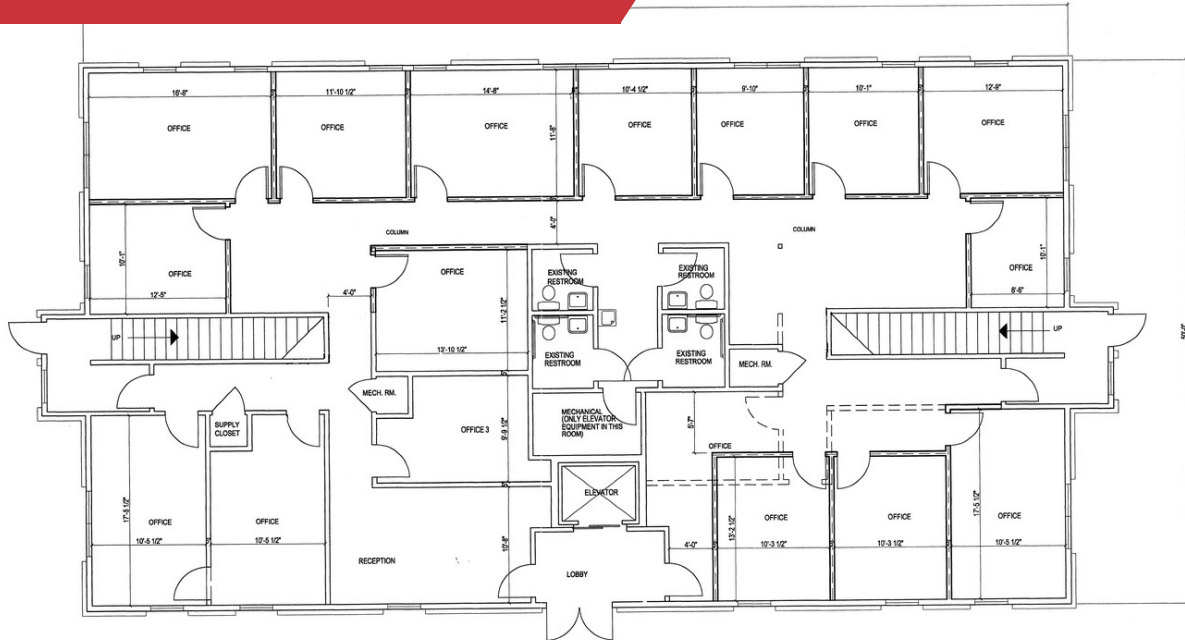
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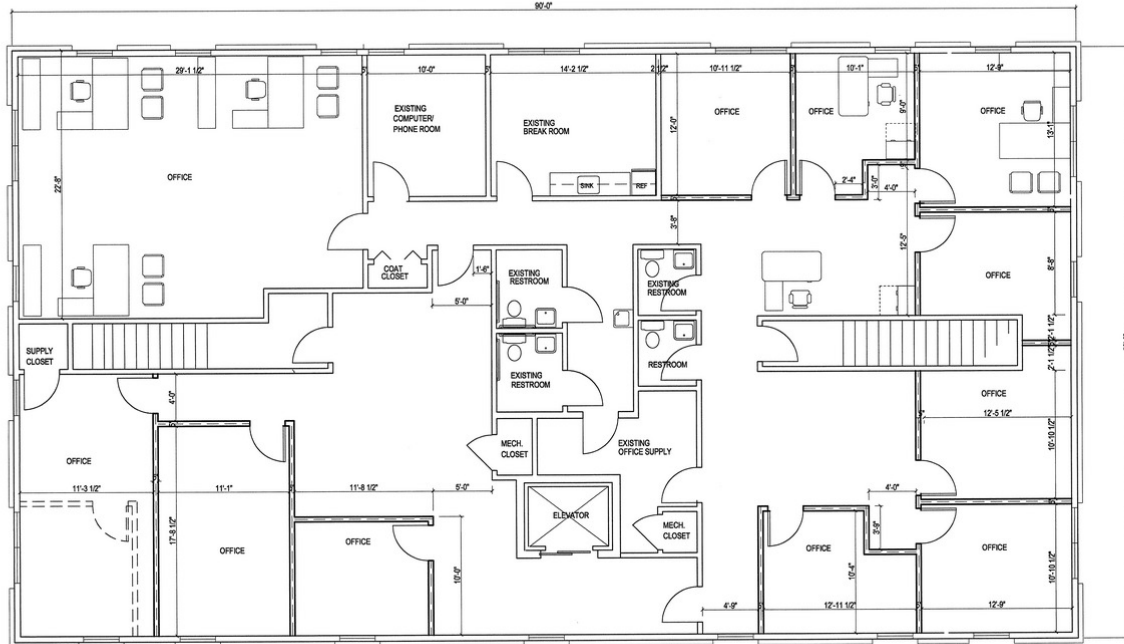
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**N**  
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

LEGEND  
 --- EXISTING TO BE REMOVED  
 --- EXISTING TO REMAIN  
 --- NEW METAL STUD PARTITION

NOTE: ALL DIMENSIONS ARE CLEAR DIMENSIONS BETWEEN PARTITIONS.  
 THE PARTITION DIMENSIONS ARE ASSUMED TO BE 1" FINISHED DIMENSION WITH HAND COAT.



**N**  
SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

LEGEND  
 --- EXISTING TO BE REMOVED  
 --- EXISTING TO REMAIN  
 --- NEW METAL STUD PARTITION



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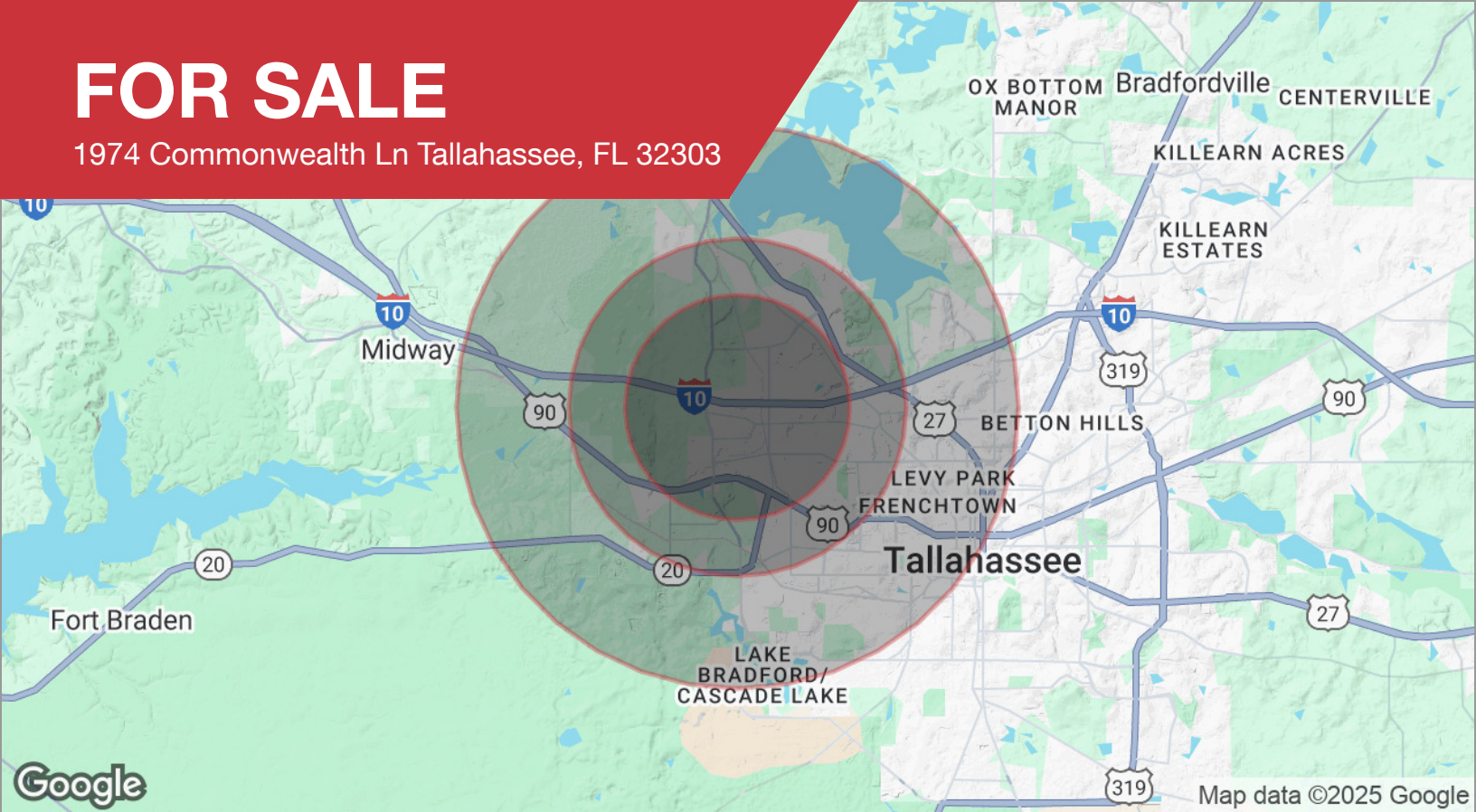
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## DEMOGRAPHICS

| POPULATION          | 2 MILES   | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 22,403    | 51,075    | 120,430   |
| Median age          | 34        | 34        | 32        |
| Median age (male)   | 33        | 33        | 32        |
| Median age (Female) | 34        | 34        | 33        |
| HOUSEHOLDS & INCOME | 2 MILES   | 3 MILES   | 5 MILES   |
| Total households    | 9,263     | 22,048    | 48,426    |
| # of persons per HH | 2.4       | 2.3       | 2.5       |
| Average HH income   | \$67,528  | \$65,839  | \$63,333  |
| Average house value | \$222,076 | \$202,815 | \$221,764 |

\* Demographic data derived from 2020 ACS - US Census