

TLG

COMMERCIAL REAL ESTATE

AUTO SHOP FOR LEASE



MINCO Auto & Truck Accessories
200 N Magnolia Dr, Tallahassee, FL 32301

BRYAN CURETON

Sales Associate
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

MINCO AUTO & TRUCK ACCESSORIES

200 N MAGNOLIA DR, TALLAHASSEE, FL 32301



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 4,900 SF |
| Lease Rate: | \$30.00 SF/yr (NNN) |
| Lot Size: | 0.89 Acres |
| Year Built: | 1998 |
| Building Size: | 4,900 SF |
| Zoning: | C-2 |
| APN: | 113184 A0010 |

PROPERTY OVERVIEW

4,900 SF auto body shop for lease! The building sits on 0.89 AC and zoning currently supports commercial/automotive service activity. Currently occupied by Minco Truck & Auto.

Please do not disturb tenant. Showings are available by appointment only with the listing agent. Contact Bryan Cureton for all inquiries. (850) 545-3687

Offered for lease at \$30.00 PSF/YR (NNN).

LOCATION OVERVIEW

Located just north of downtown Tallahassee along North Magnolia Drive. Busy commercial corridor surrounded by retail and office spaces. Property sits in between Mahan Dr and Apalachee Pkwy.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

MINCO AUTO & TRUCK ACCESSORIES

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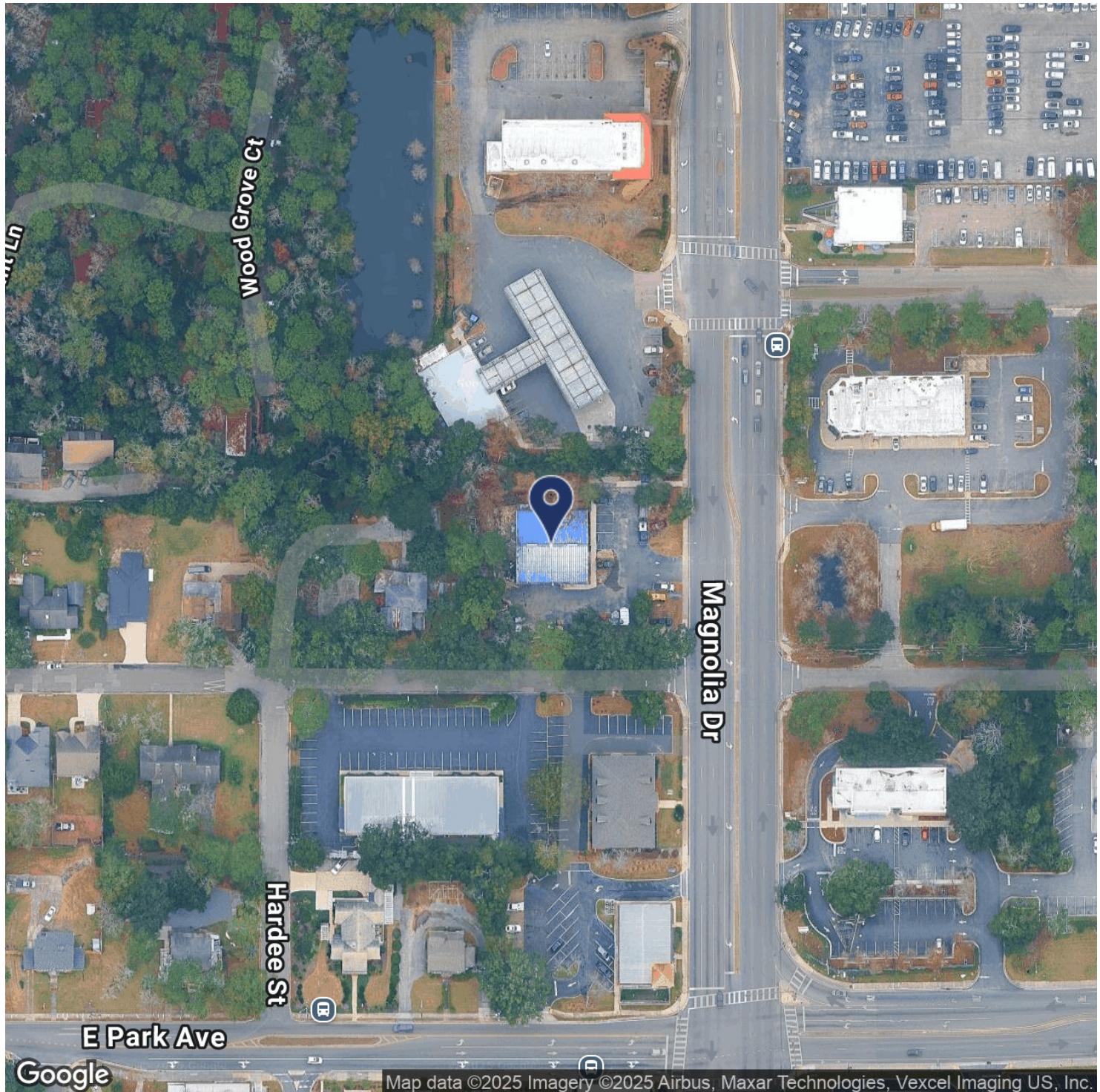
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LOCATION MAP
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RETAILER MAP

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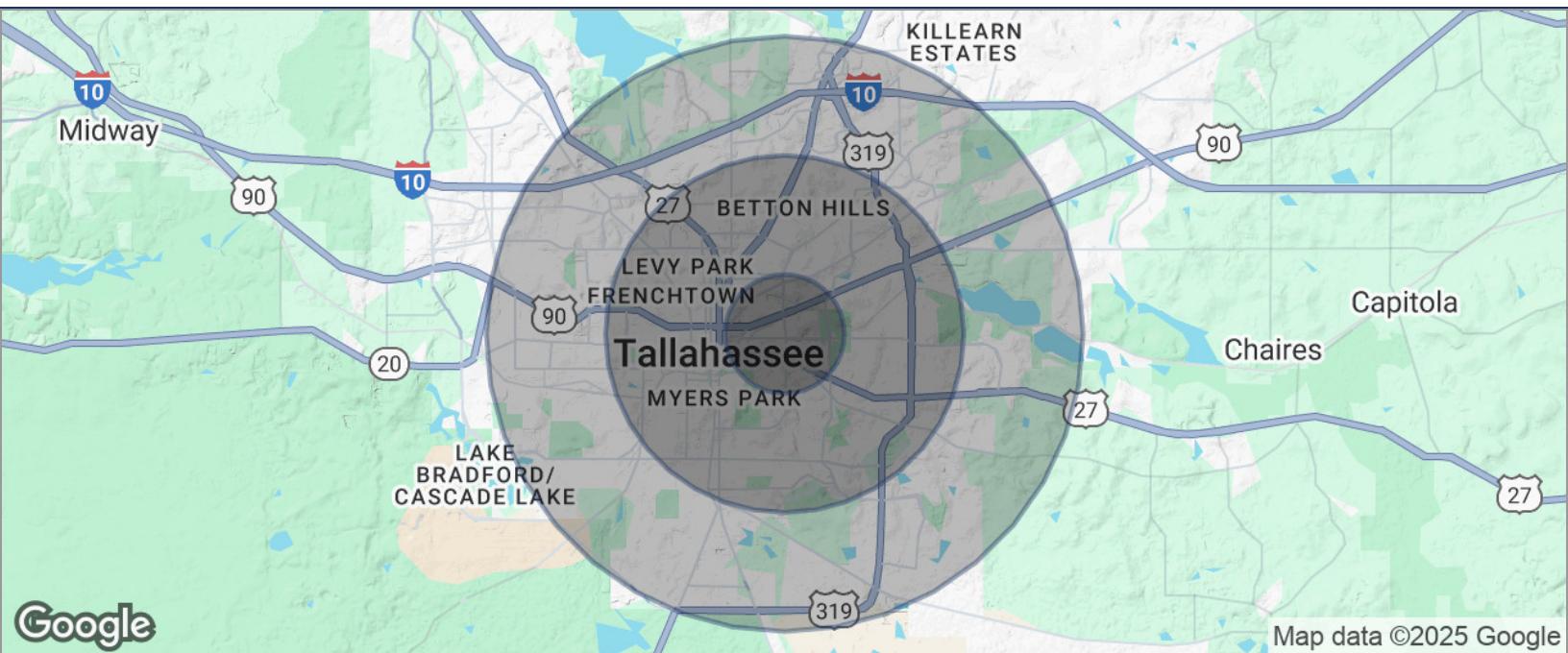
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DEMOGRAPHICS MAP

MINCO AUTO & TRUCK ACCESSORIES

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 6,827 | 92,934 | 183,370 |
| MEDIAN AGE | 42 | 34 | 35 |
| MEDIAN AGE (MALE) | 41 | 33 | 34 |
| MEDIAN AGE (FEMALE) | 42 | 35 | 36 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,711 | 38,760 | 78,255 |
| # OF PERSONS PER HH | 1.8 | 2.4 | 2.3 |
| AVERAGE HH INCOME | \$87,656 | \$71,899 | \$76,203 |
| AVERAGE HOUSE VALUE | \$386,866 | \$277,902 | \$272,518 |

* Demographic data derived from 2020 ACS - US Census

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