

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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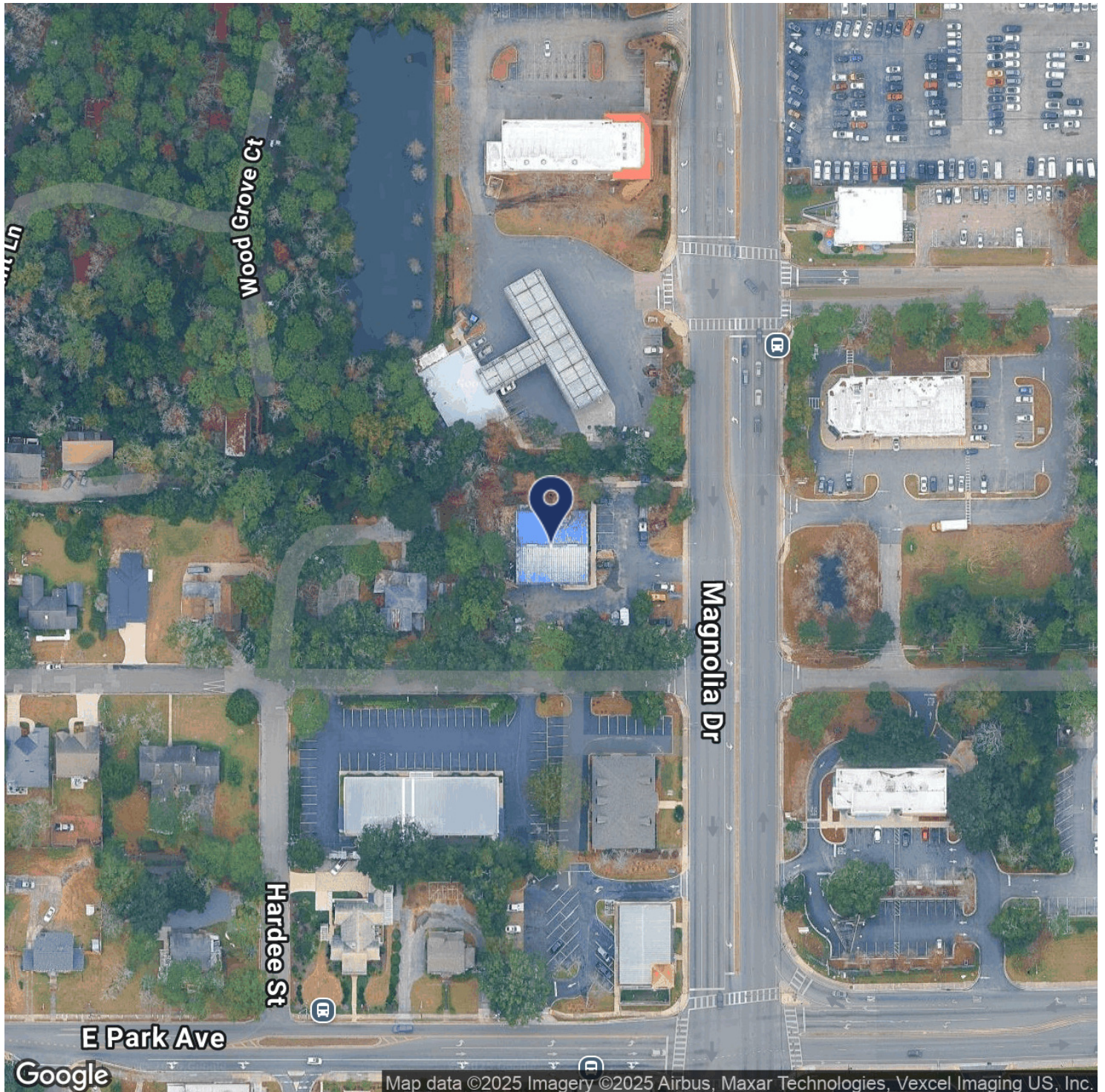




LOCATION MAP

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RETAILER MAP

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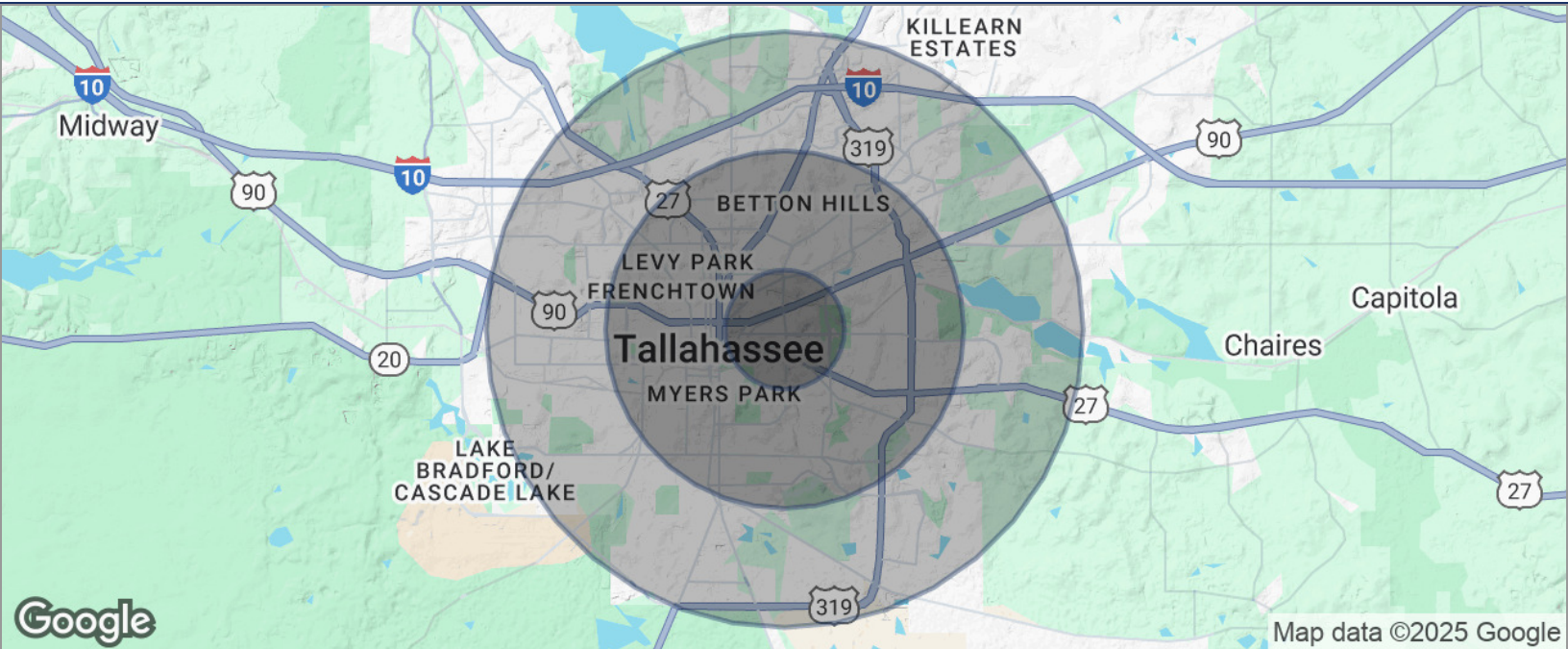




DEMOGRAPHICS MAP

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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