

**TLG**

**COMMERCIAL REAL ESTATE**

OFFICE BUILDING FOR SALE



**Multi-Use Office Building**  
1377 Cross Creek Circle  
Tallahassee, FL 32301

**TREY DESANTIS**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

# MULTI-USE OFFICE BUILDING

1377 CROSS CREEK CIRCLE, TALLAHASSEE, FL 32301



### OFFERING SUMMARY

**Sale Price:** \$495,000.00

**Lot Size:** 0.34 Acres

**Year Built:** 1986

**Building Size:** 4,842 SF

**APN:** 31-04-20-231-0000

**Zoning:** CP - (Commercial Parkway)

### PROPERTY OVERVIEW

Multi-use office space has 11+ offices, 4 bathrooms, server room, kitchen, large open space/conference room with projector and speakers, partitioned workspaces, 22 parking spaces, and more. Building is in a quiet cul de sac and surrounded by professional and medical offices. This multi-use building is ideal for a church, small school, or professional/medical office.

Recent roof inspection, and HVACs were all serviced the first week of June.

### LOCATION OVERVIEW

Located just off of Apalachee Parkway and about 1/2 mile from Capital Circle SE.

[Click for Zoning Information](#)

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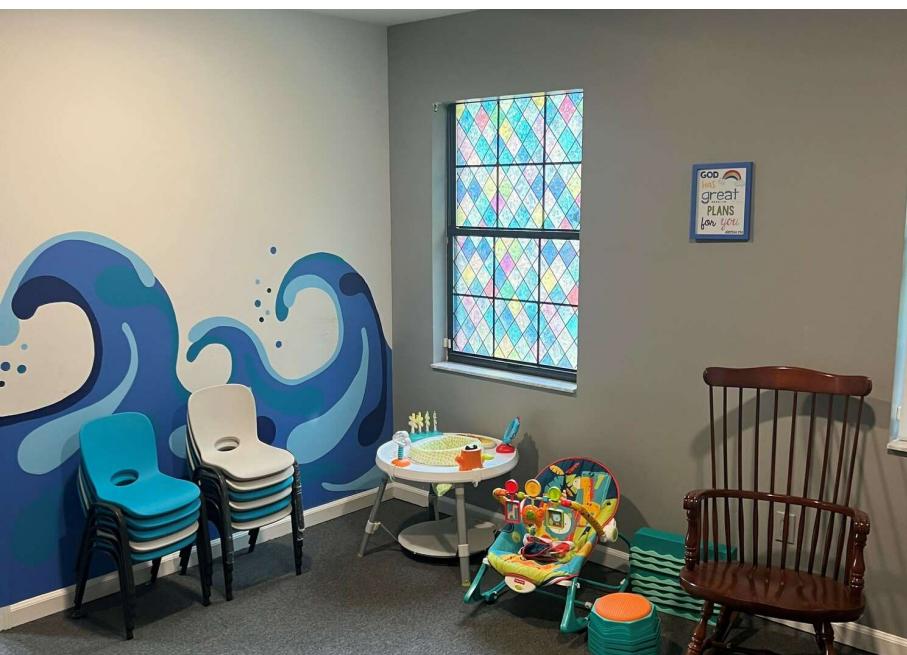
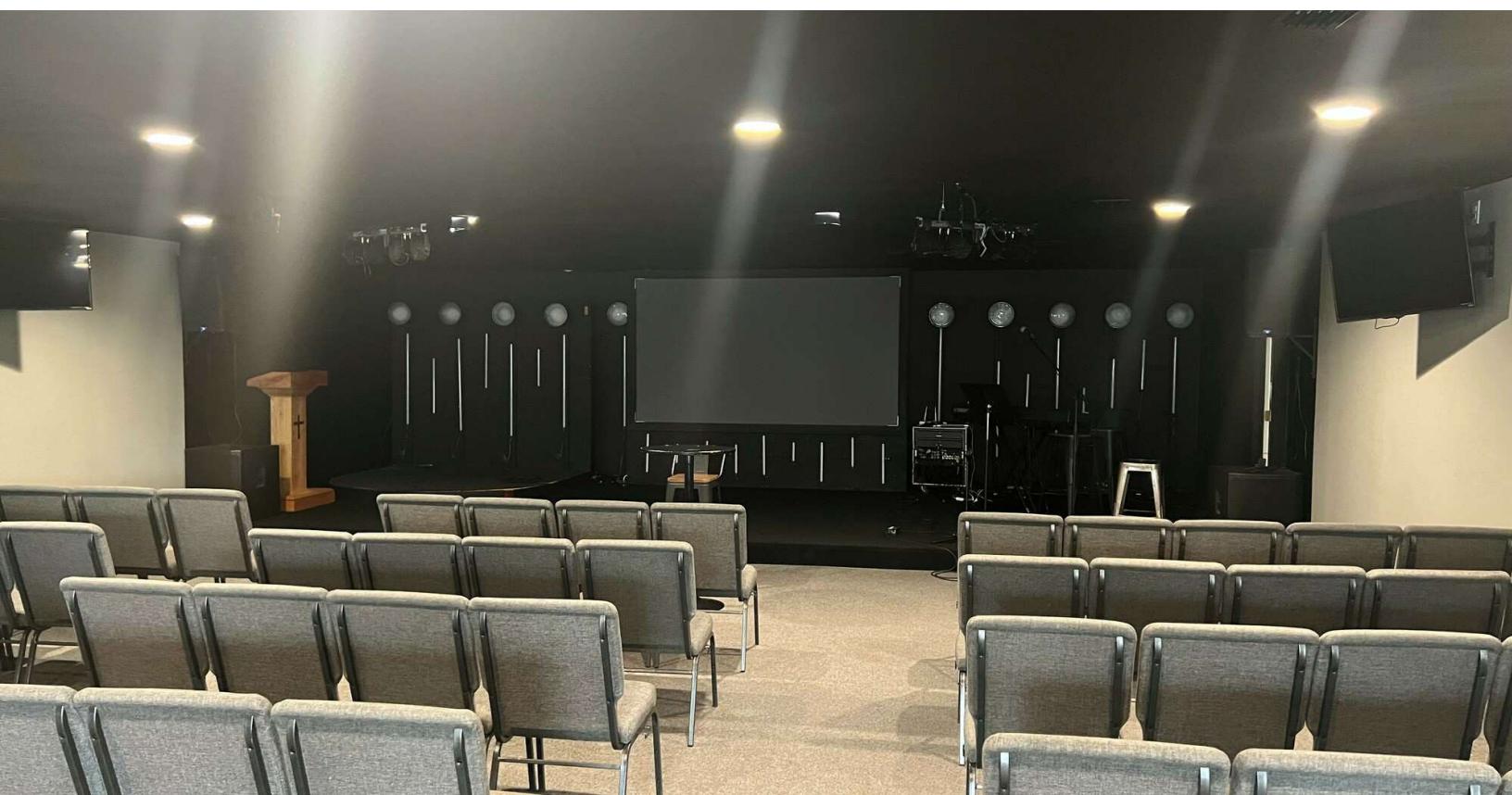
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ADDITIONAL PHOTOS  
**MULTI-USE OFFICE BUILDING**  
 1377 CROSS CREEK CIRCLE, TALLAHASSEE, FL 32301



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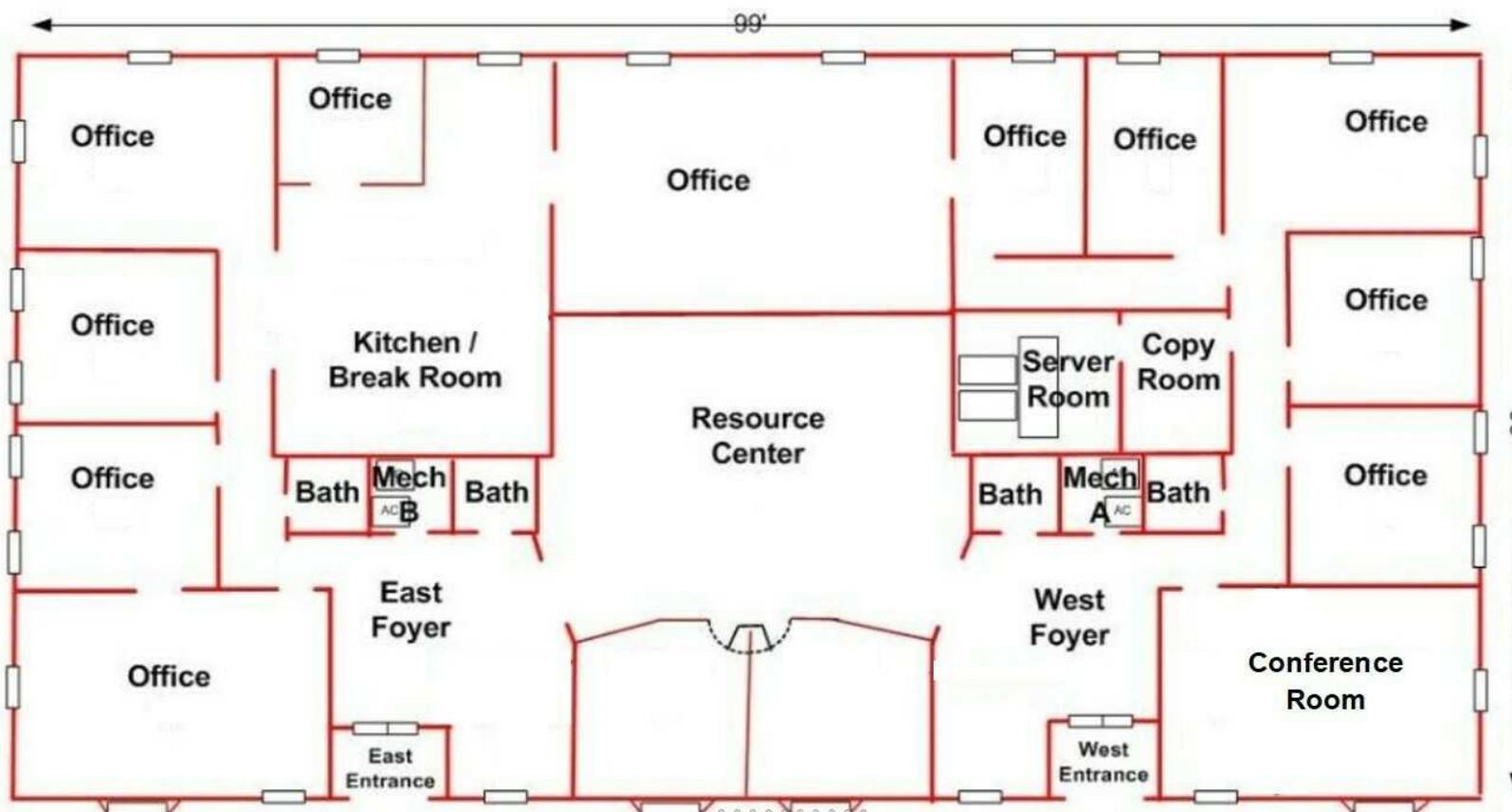
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FLOOR PLAN  
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PARCEL

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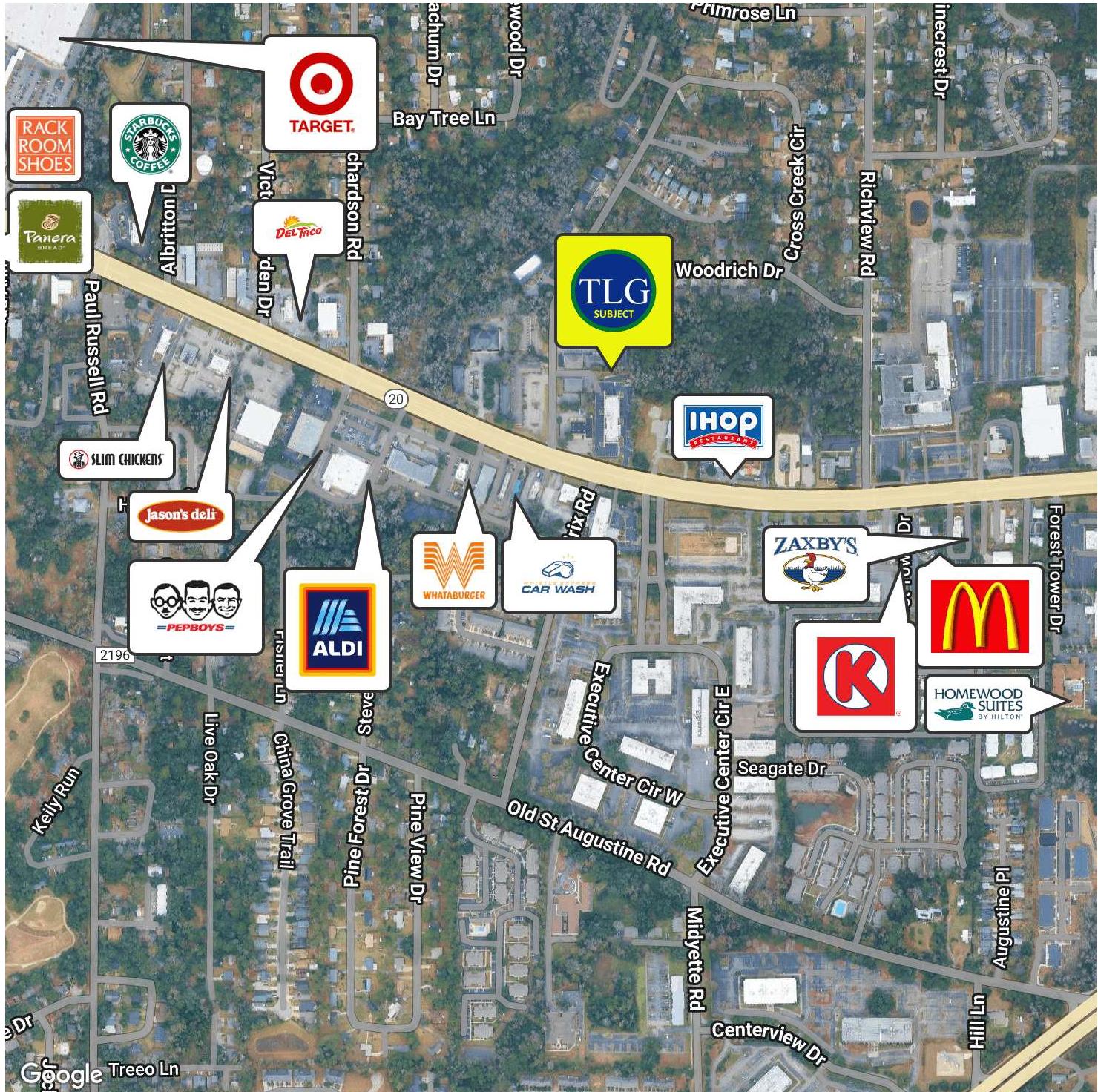


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# RETAILER MAP

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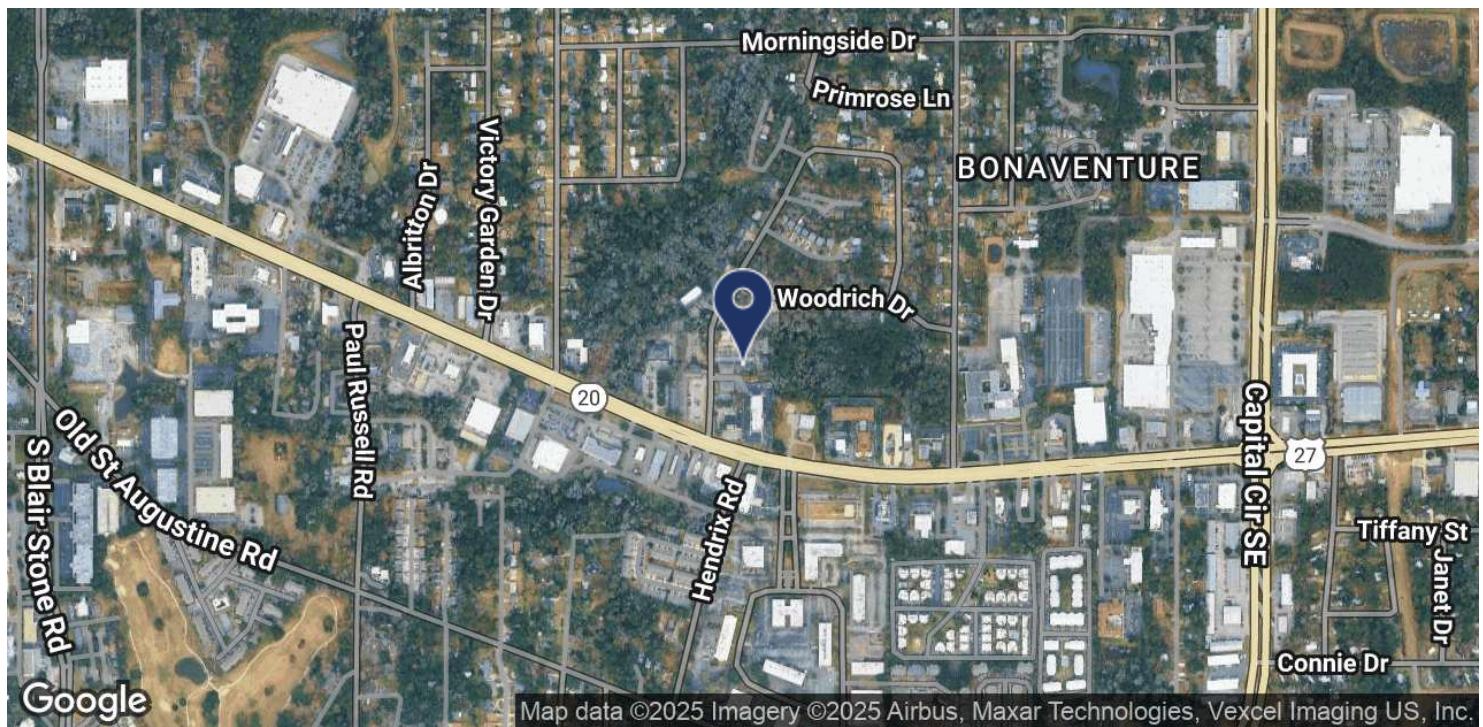
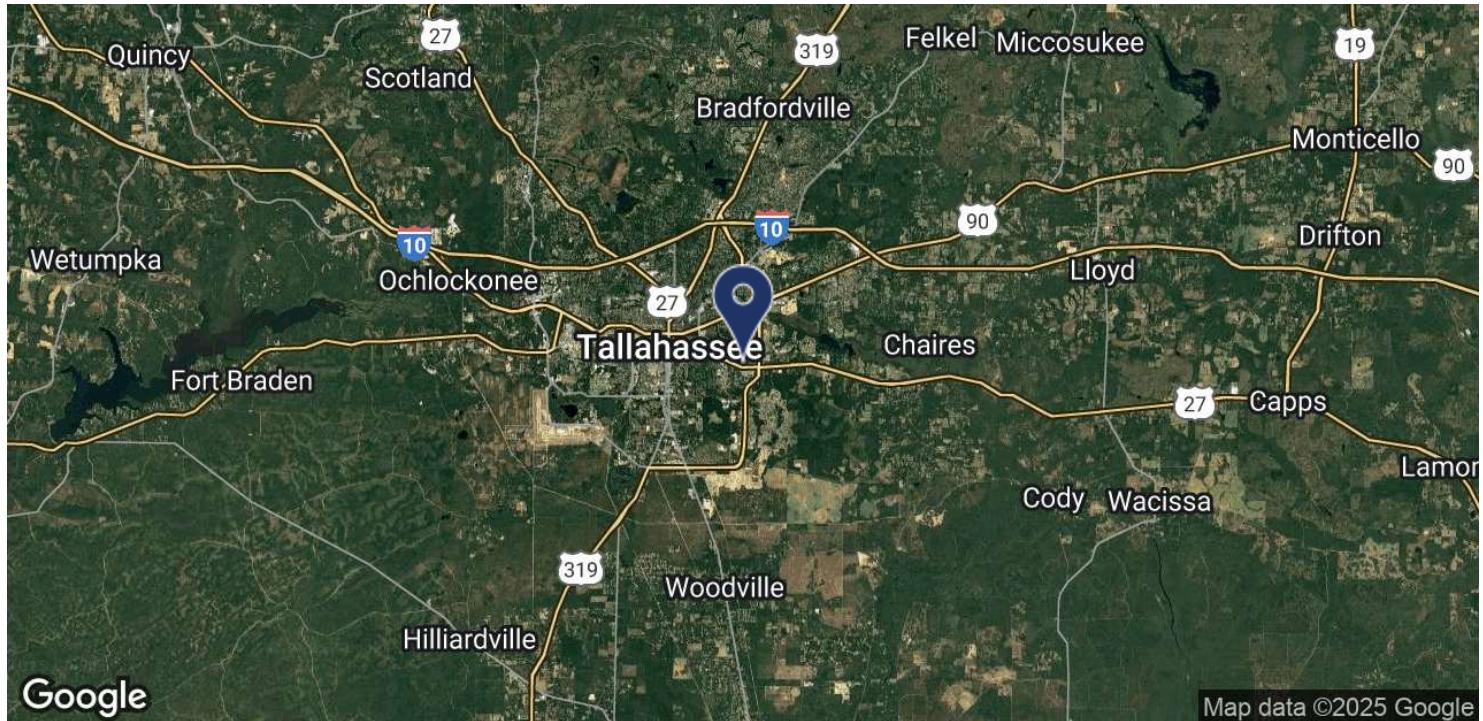


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# LOCATION MAP

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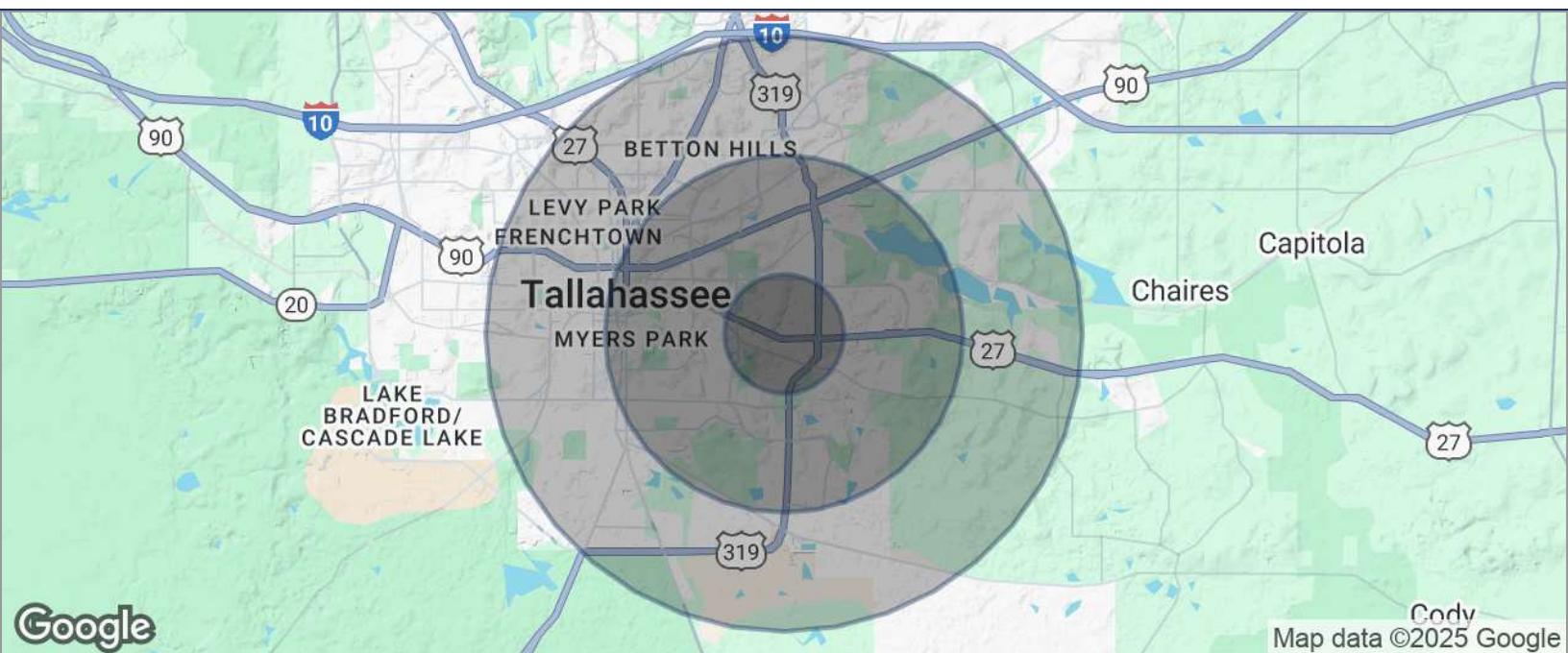




# DEMOGRAPHICS MAP

## MULTI-USE OFFICE BUILDING

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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,746	55,564	148,915
MEDIAN AGE	36	39	36
MEDIAN AGE (MALE)	35	37	35
MEDIAN AGE (FEMALE)	37	40	37

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,437	26,054	63,292
# OF PERSONS PER HH	2	2.1	2.4
AVERAGE HH INCOME	\$72,664	\$89,672	\$81,574
AVERAGE HOUSE VALUE	\$239,705	\$295,188	\$293,392

\* Demographic data derived from 2020 ACS - US Census

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