



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



Multi-Use Office Building

1377 Cross Creek Circle
Tallahassee, FL 32301

TREY DESANTIS

Partner/Associate
850.766.6868
trej@tlgproperty.com

TLG REAL ESTATE SERVICES

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



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)

[Click for Zoning Information](#)

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.

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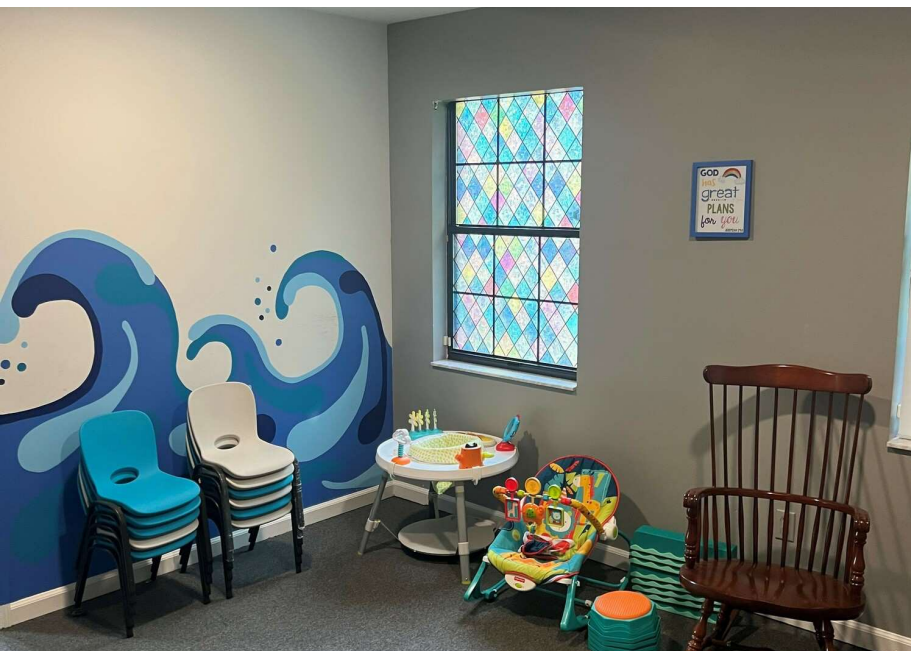




ADDITIONAL PHOTOS

MULTI-USE OFFICE BUILDING

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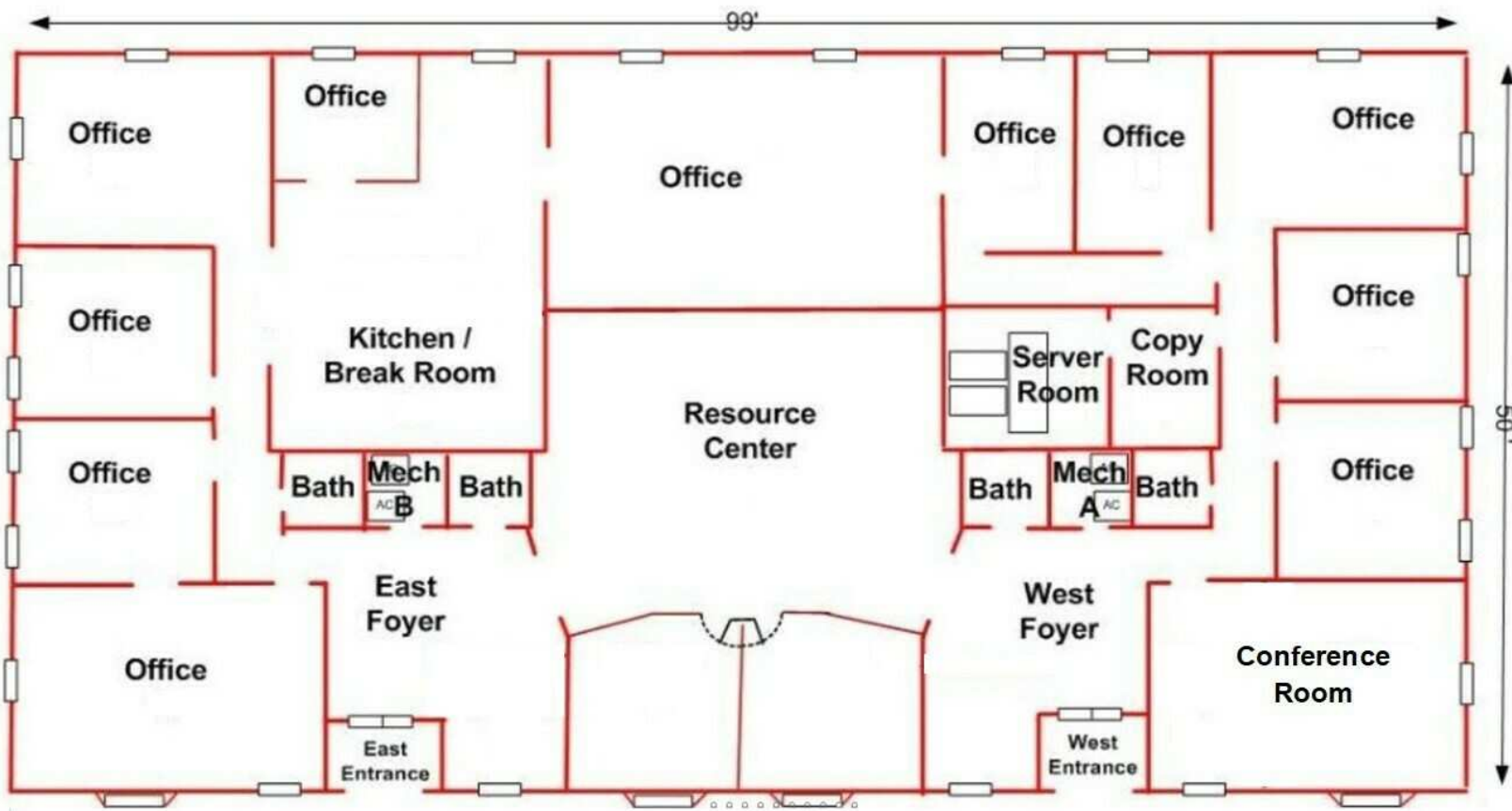
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FLOOR PLAN

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PARCEL

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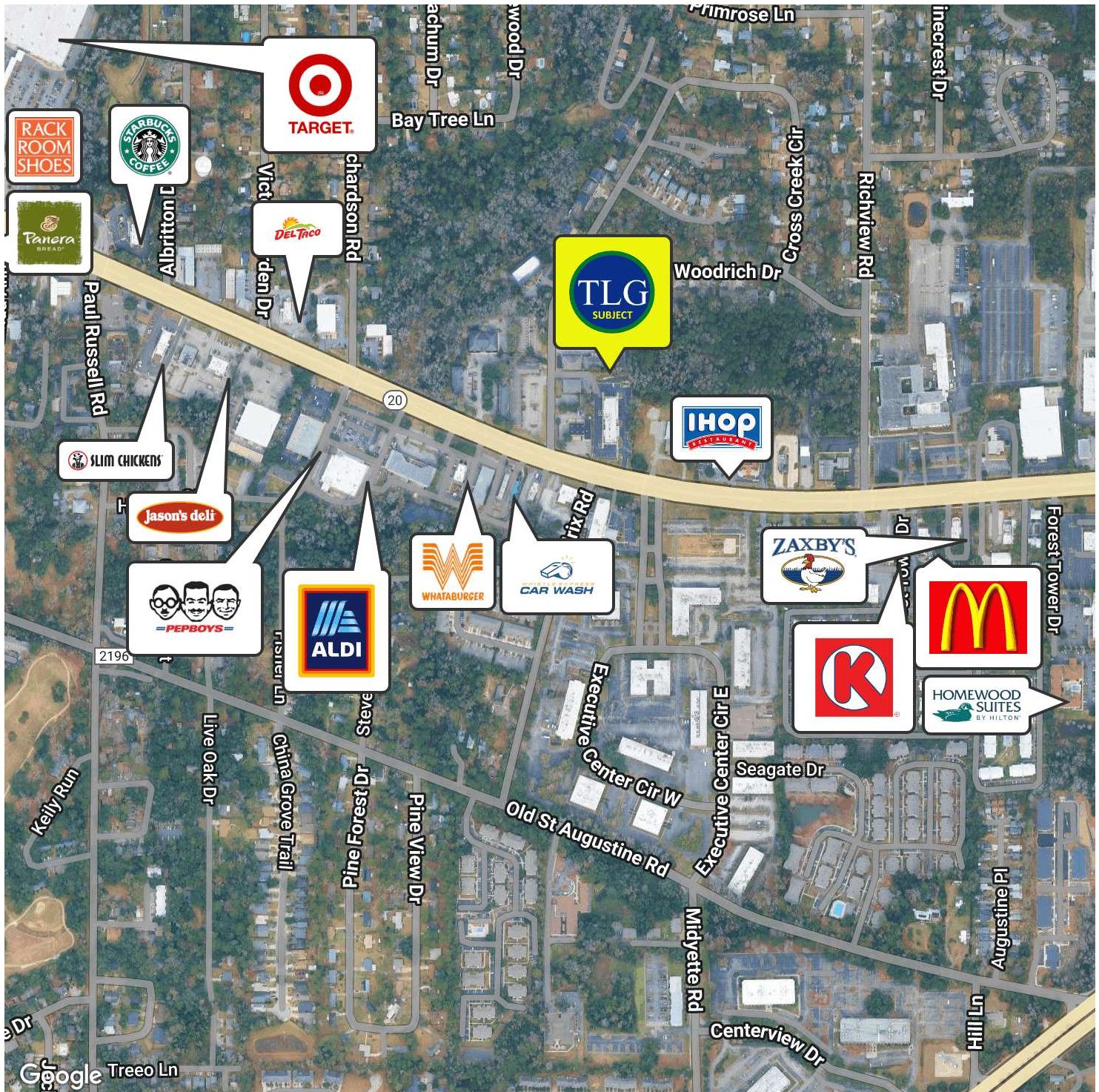




RETAILER MAP

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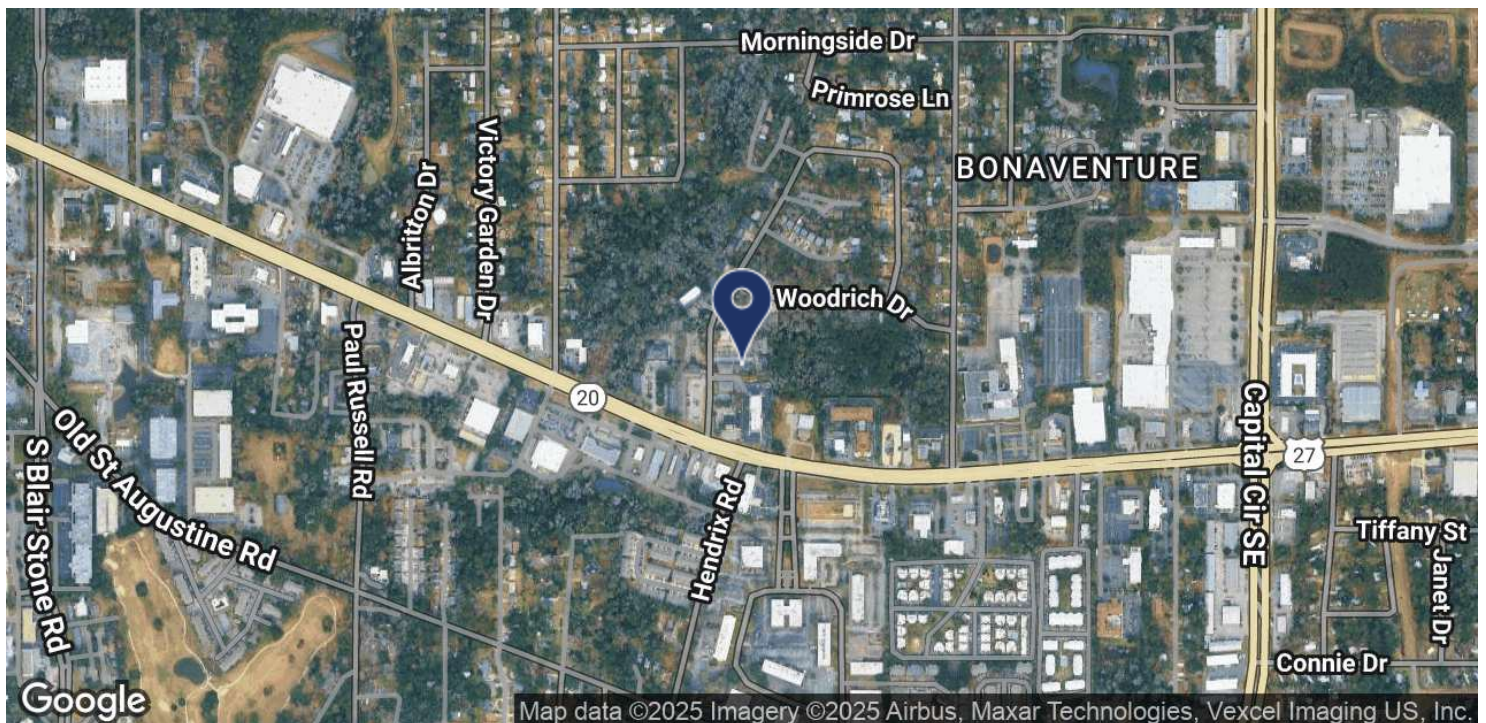
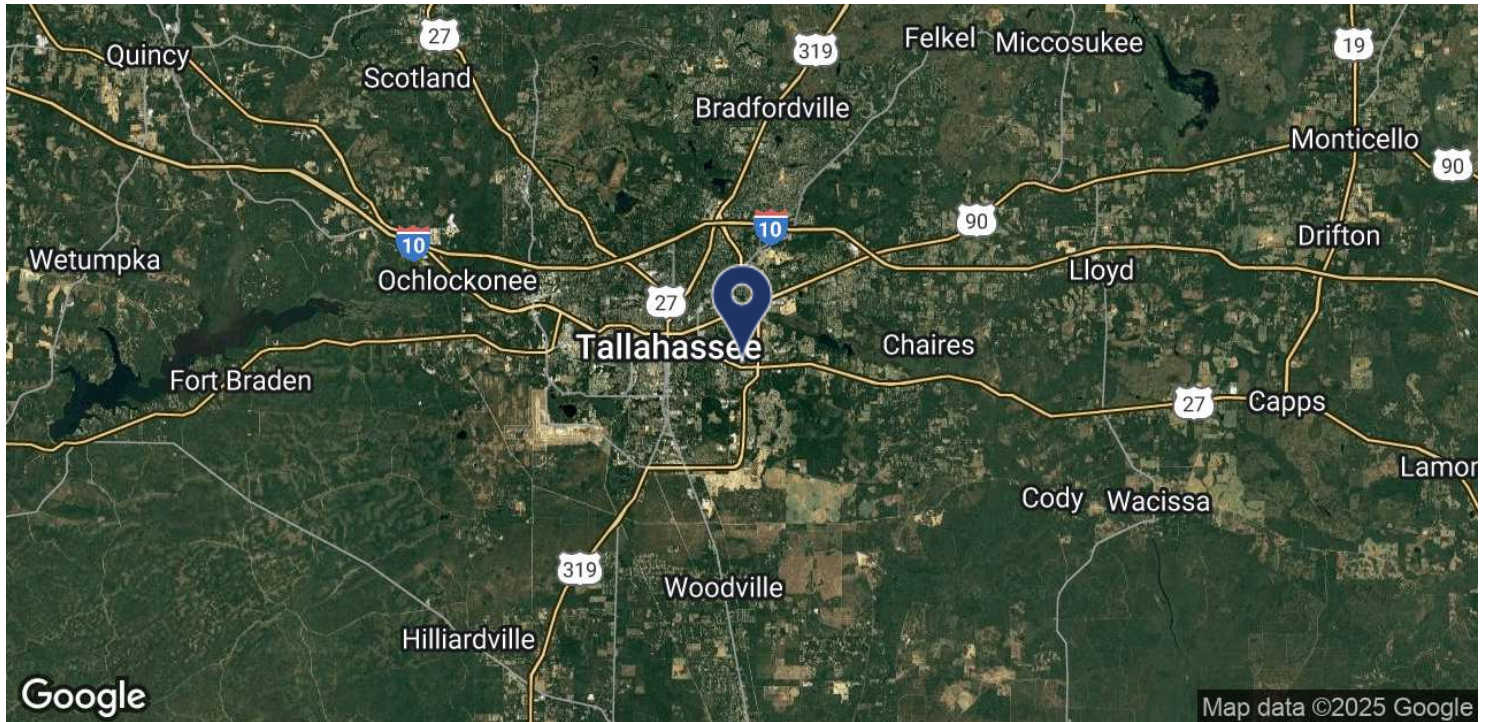




LOCATION MAP

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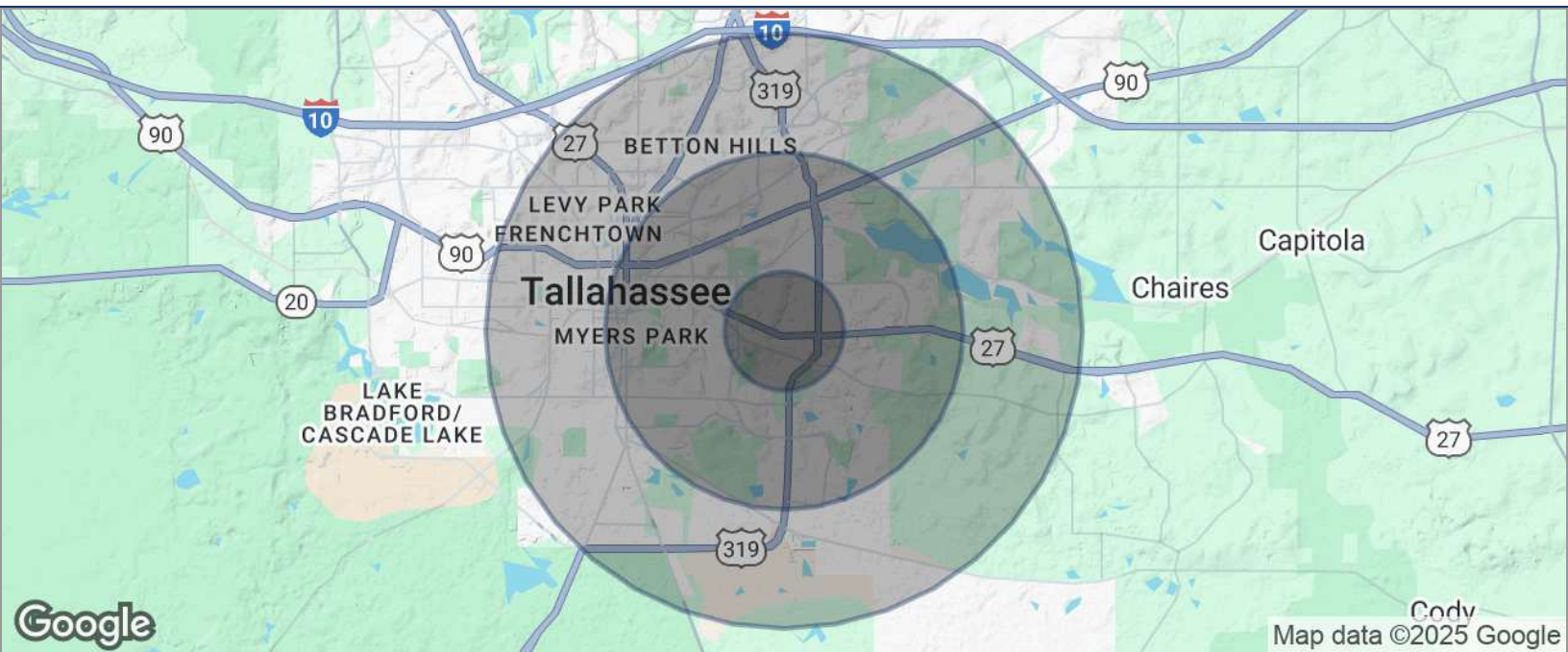




DEMOGRAPHICS MAP

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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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