

FOR LEASE

1160 Apalachee Pkwy. Tallahassee, FL 32301

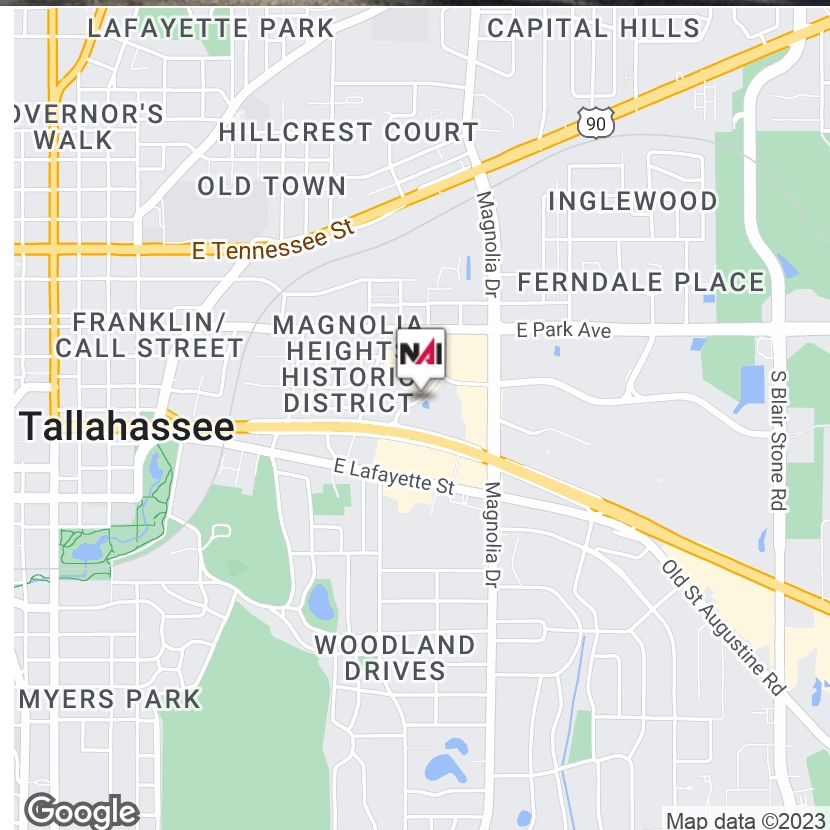
NAI TALCOR



Office | 3,500 SF

- Former Patient's First
- 9 Exam Rooms
- Nurses Station
- Lab Area
- 3 Doctor Offices
- AADT Apalachee Pkwy: 31,235
- Great location near retail and downtown!

Lease Rate: \$15.00 SF/Yr NNN



✉ **Jimmy Nystrom, SIOR**
+1 850 570 5837
nystrom@talcort.com

No Warranty Of 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.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcort.com

Map data ©2023

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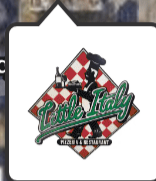
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**3,500 SF
AVAILABLE**



Google

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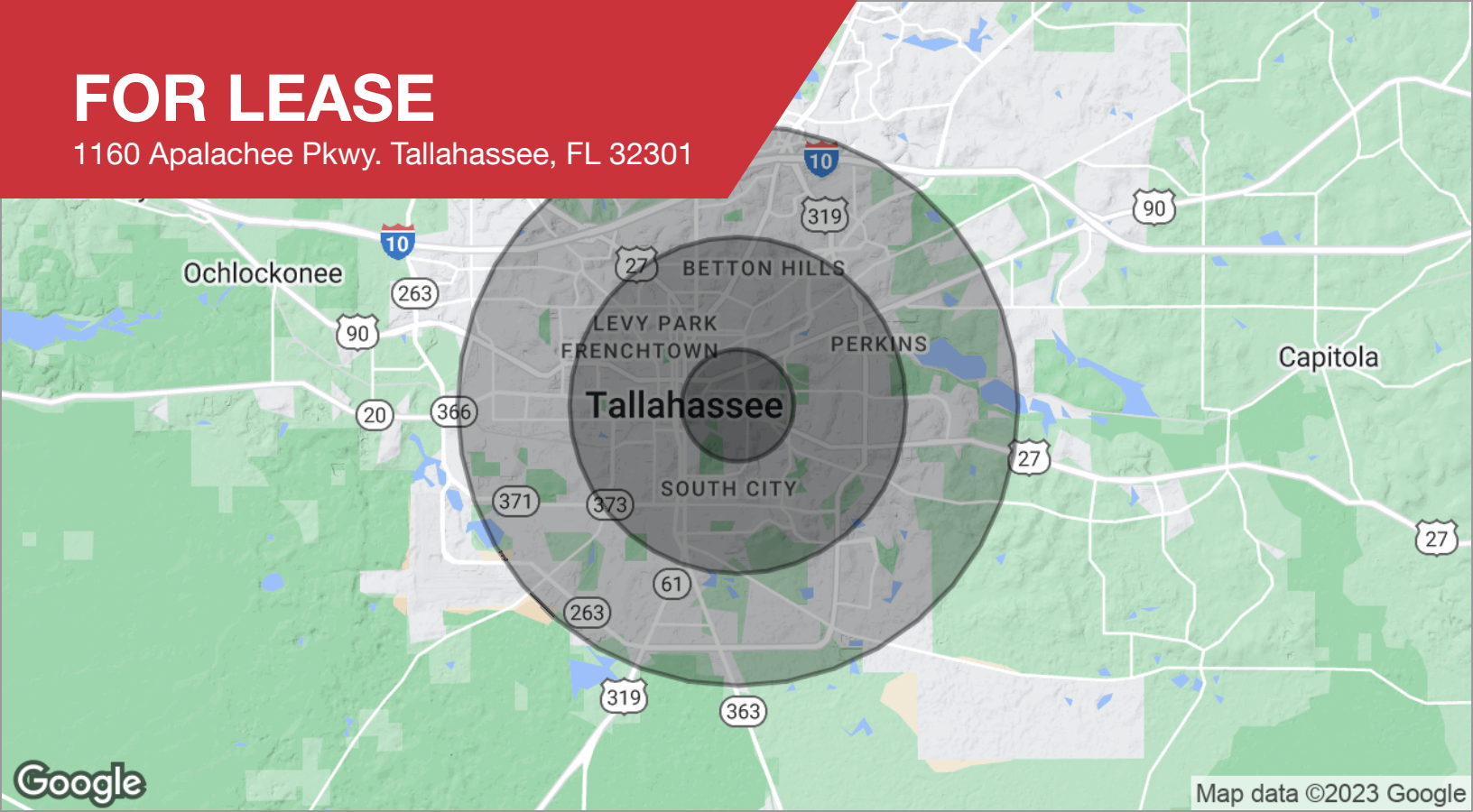
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,410	78,737	161,339
Median age	36.5	29.7	29.7
Median age (male)	34.6	28.8	28.9
Median age (Female)	38.8	30.5	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,094	33,124	68,254
# of persons per HH	1.7	2.4	2.4
Average HH income	\$52,798	\$47,407	\$47,599
Average house value	\$255,555	\$219,733	\$212,155

* Demographic data derived from 2020 ACS - US Census