



**COMMERCIAL REAL ESTATE**

**AUTO SHOP FOR LEASE**



# Former MINCO Auto & Truck Accessories

200 N Magnolia Dr, Tallahassee, FL 32301

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## EXECUTIVE SUMMARY

## FORMER MINCO AUTO &amp; TRUCK ACCESSORIES

200 N MAGNOLIA DR, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Available SF:</b>	4,900 SF
<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Lot Size:</b>	0.89 Acres
<b>Year Built:</b>	1998
<b>Building Size:</b>	4,900 SF
<b>Zoning:</b>	C-2
<b>APN:</b>	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. Formerly occupied by Minco Truck & Auto.

Offered for lease at \$25.00 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](#)

**REDUCED LEASE RATE**

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ADDITIONAL PHOTOS

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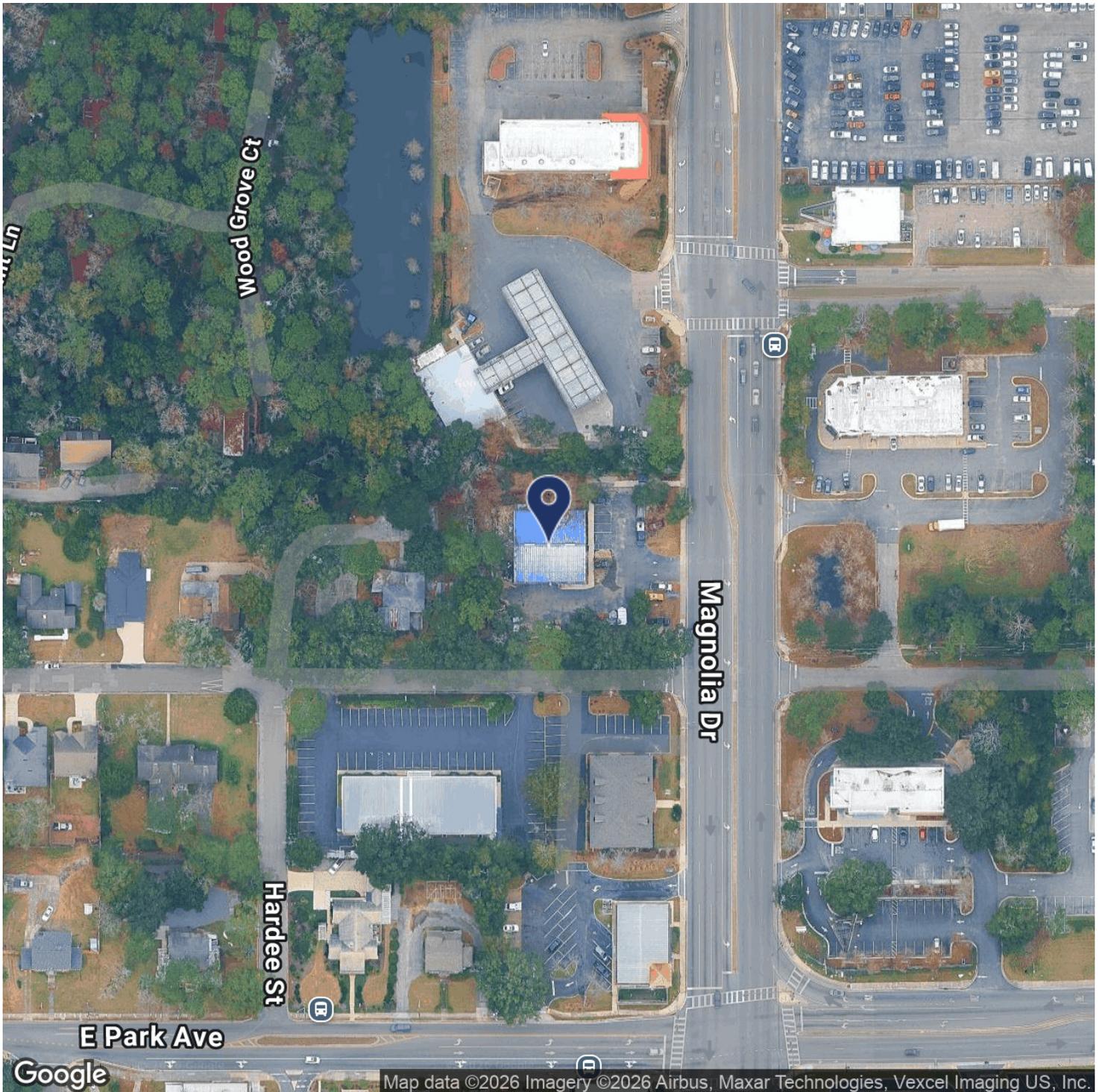




LOCATION MAP

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RETAILER MAP

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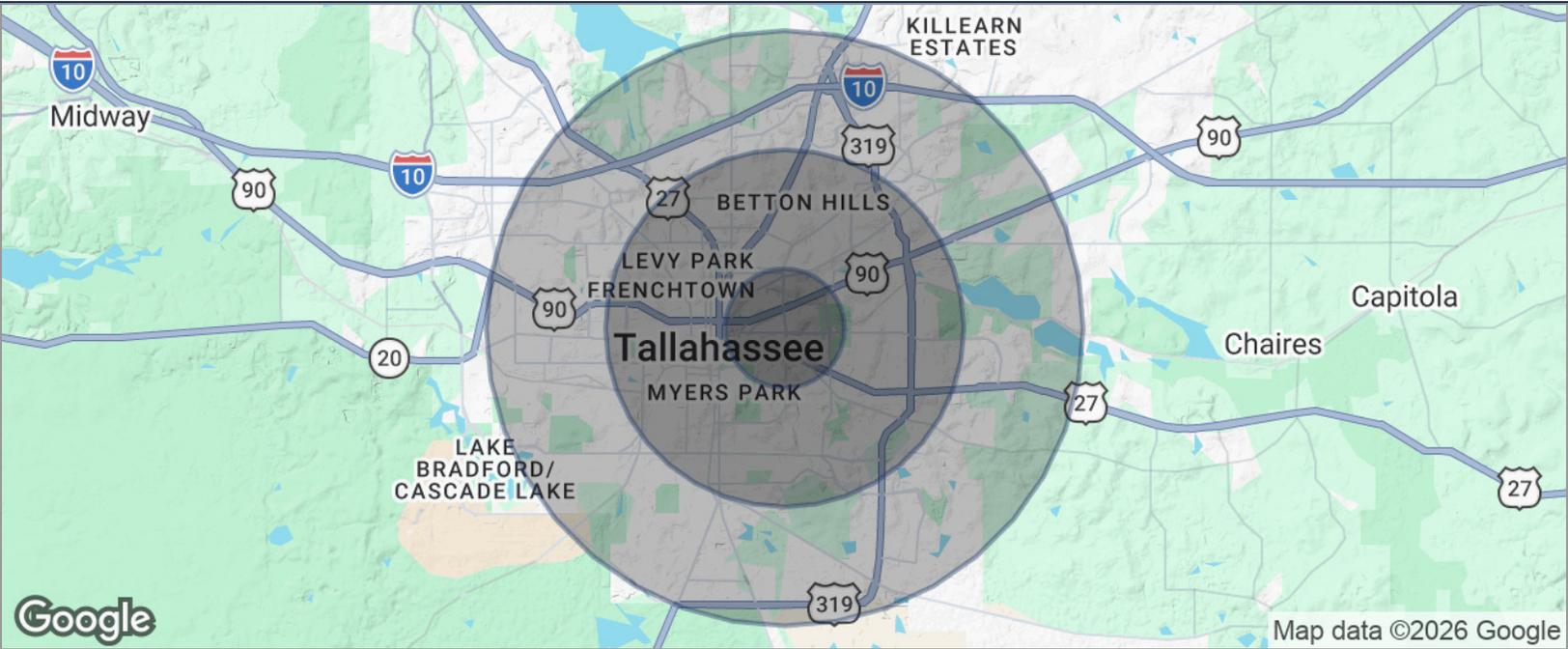
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DEMOGRAPHICS MAP

# FORMER MINCO AUTO & TRUCK ACCESSORIES

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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