



**COMMERCIAL REAL ESTATE**

**OFFICE BUILDING & VACANT LAND FOR SALE**



# Downtown Office Building & Vacant Land Parcel

506 E Jefferson St, Tallahassee, FL 32301

**BRAD PARKER**

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**TLG REAL ESTATE SERVICES**

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



## EXECUTIVE SUMMARY

**DOWNTOWN OFFICE BUILDING & VACANT LAND PARCEL**  
 506 E JEFFERSON ST, TALLAHASSEE, FL 32301
**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,015,000
<b>Lot Size:</b>	0.53 Acres (two 0.265 AC lots)
<b>Year Built:</b>	1972
<b>Building Size:</b>	3,782 SF
<b>Parking Spaces:</b>	12-13
<b>Zoning:</b>	CC
<b>APN:</b>	1131206070000 & 1131206060000

**PROPERTY OVERVIEW**

This office building totals 3,782 SF and sits on two lots totaling 0.53 acres. The owner will consider selling the adjacent 0.265-acre lot separately for \$290,000.00.

**LOCATION OVERVIEW**

Located on the outskirts of downtown, this office building is accompanied by a vacant land lot on the corner of S Meridian St and E Jefferson St, offering a multitude of development or expansion opportunities. Convenient access to College Town or downtown with close proximity to Tennessee St (Hwy 90) and Apalachee Pkwy (Hwy 27).

[Click Here for Zoning Information](#)

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## COMPLETE HIGHLIGHTS

### DOWNTOWN OFFICE BUILDING & VACANT LAND PARCEL 506 E JEFFERSON ST, TALLAHASSEE, FL 32301



#### PROPERTY HIGHLIGHTS

- Privacy Fence
- Recent cabinetry, windows, and window treatments
- Recent refrigerator upgrade (2024)
- LED light ballasts throughout office
- Paved parking lot and private courtyard
- Carpet replaced in 2021
- Wet bar installed in 2023
- Exterior awnings replaced in 2022



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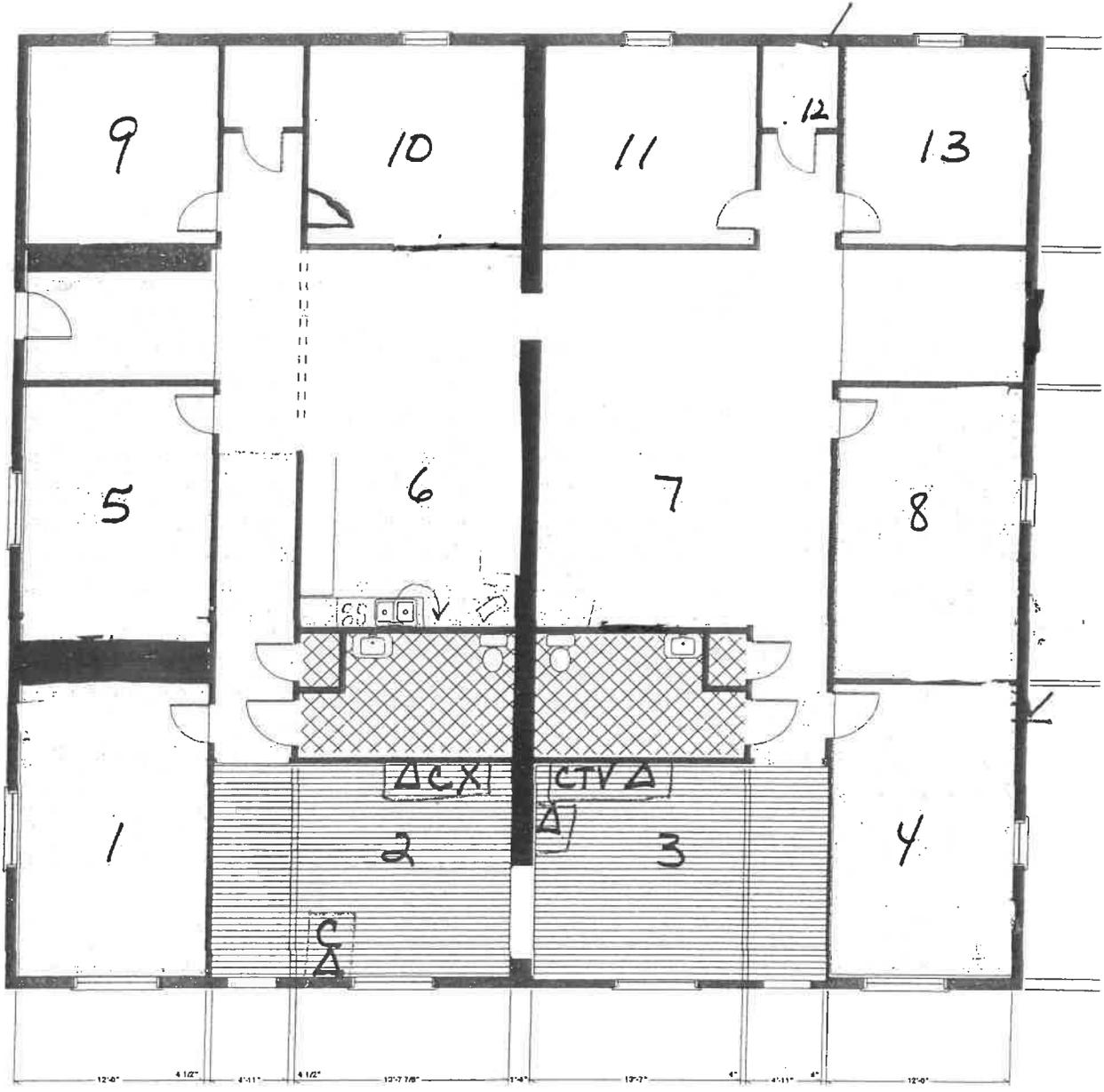




FLOOR PLAN

DOWNTOWN OFFICE BUILDING & VACANT LAND PARCEL  
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- #2 Oak, Nail Down  
Hardwood over  
1/2" plywood 
- Carpet w/pad 
- 12" ceramic tile 



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ADDITIONAL PHOTOS

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# RETAILER MAP

## DOWNTOWN OFFICE BUILDING & VACANT LAND PARCEL 506 E JEFFERSON ST, TALLAHASSEE, FL 32301



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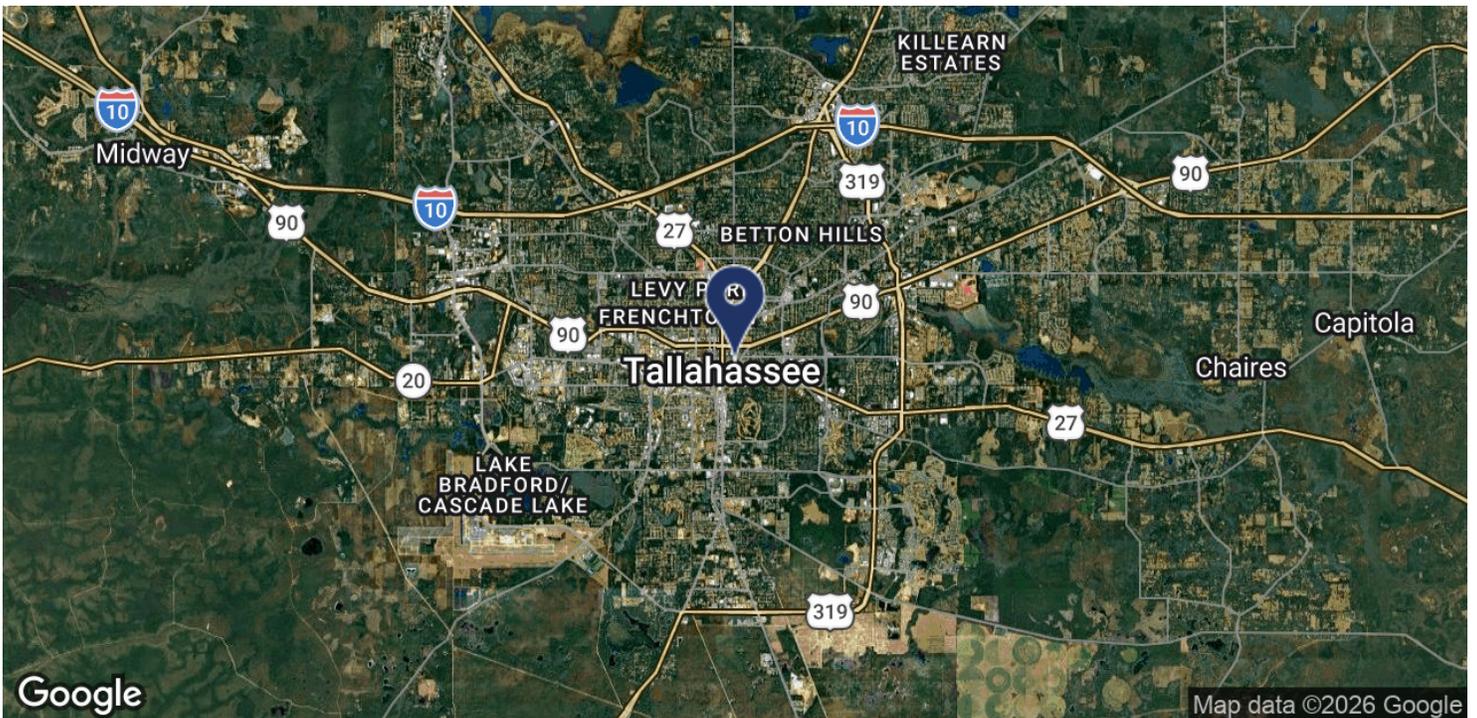
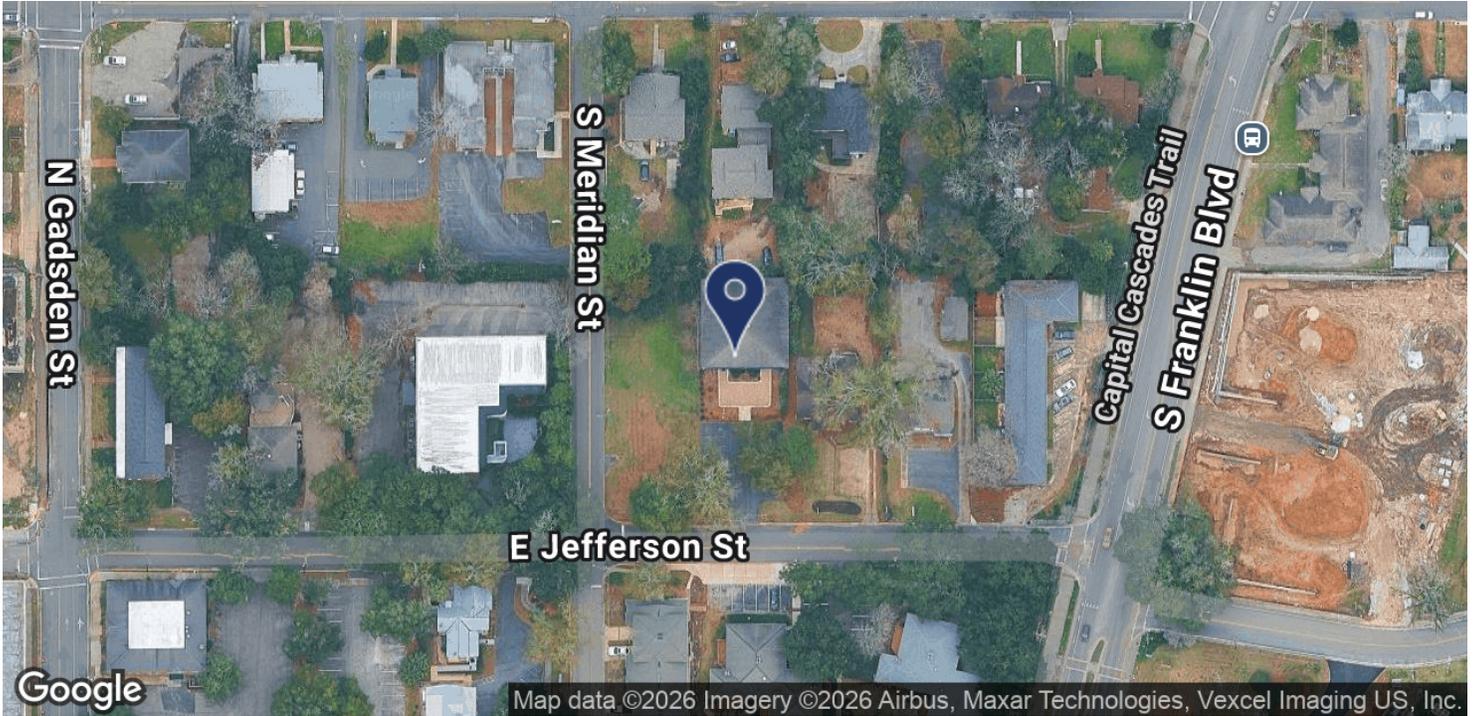
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LOCATION MAP

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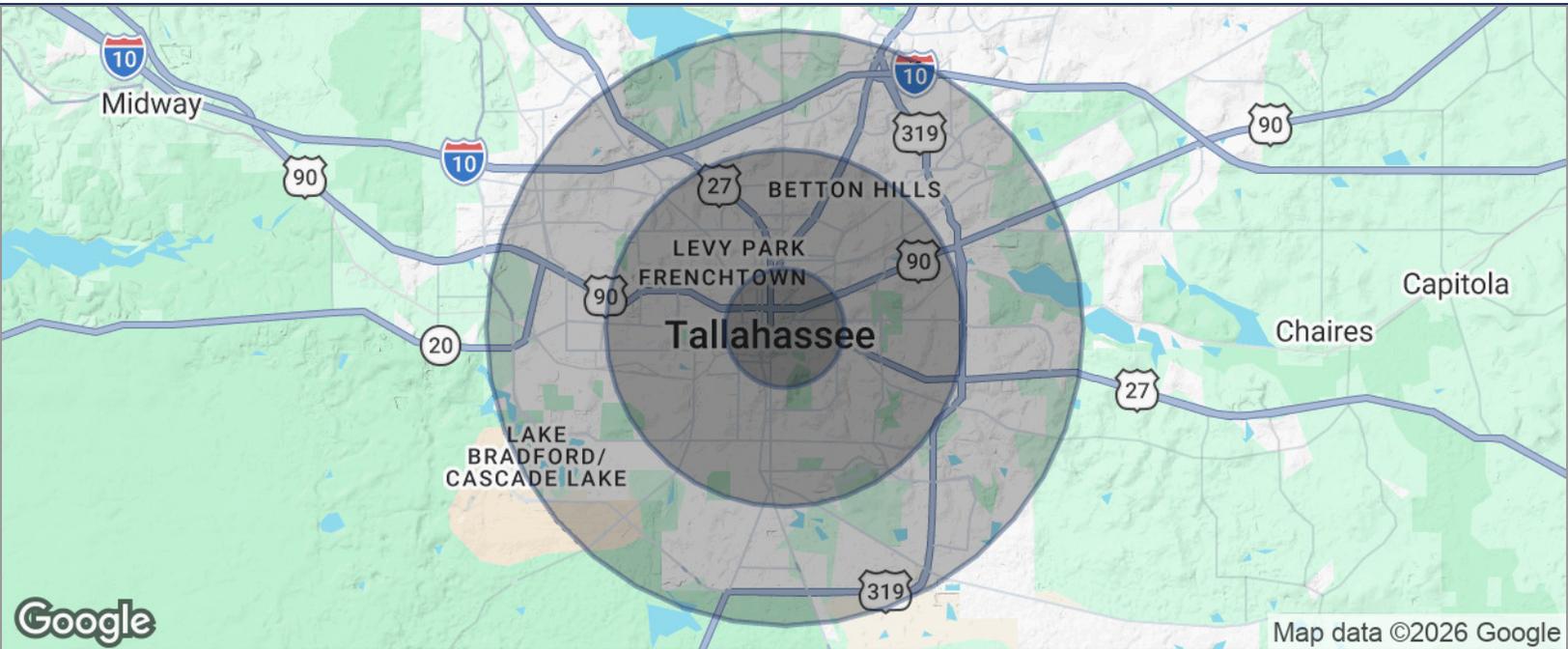
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## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	10,507	105,279	186,825
MEDIAN AGE	34	33	35
MEDIAN AGE (MALE)	34	32	34
MEDIAN AGE (FEMALE)	34	33	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,339	45,290	79,670
# OF PERSONS PER HH	2	2.3	2.3
AVERAGE HH INCOME	\$64,700	\$65,613	\$72,949
AVERAGE HOUSE VALUE	\$448,001	\$252,886	\$266,996

\* Demographic data derived from 2020 ACS - US Census

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