

Retail Property
FOR SALE



3122 W TENNESSEE ST

Tallahassee, FL 32304

AL RUSSELL
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this local car dealership at 3122 W Tennessee St. in Tallahassee Florida. This space has over 4,500 SF of air conditioned office space, an 85 spot parking lot, and a full service mechanical shop in the back contrived for auto repair and customization.

Located in the heart of all the national car dealers in Tallahassee area, dealerships have thrived here for over a decade. And, within the last year the parking lot has been completely re-paved in addition to the roof being re-done

PROPERTY HIGHLIGHTS

- Large initial investment into tenant improvement
- Brand new roof - 2022
- Impeccable visibility frontage from Tennessee St. adjacent to the intersection of Capital City North West
- Office space in the front, showroom space in the middle and an auto repair shop in the back of the building
- Dealerships have thrived renting here for over a decade

OFFERING SUMMARY

Sale Price:	\$2,275,000
Lot Size:	1.96 Acres
Building Size:	9,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,548	30,220	57,227
Total Population	7,867	62,571	123,718
Average HH Income	\$33,691	\$38,119	\$45,005

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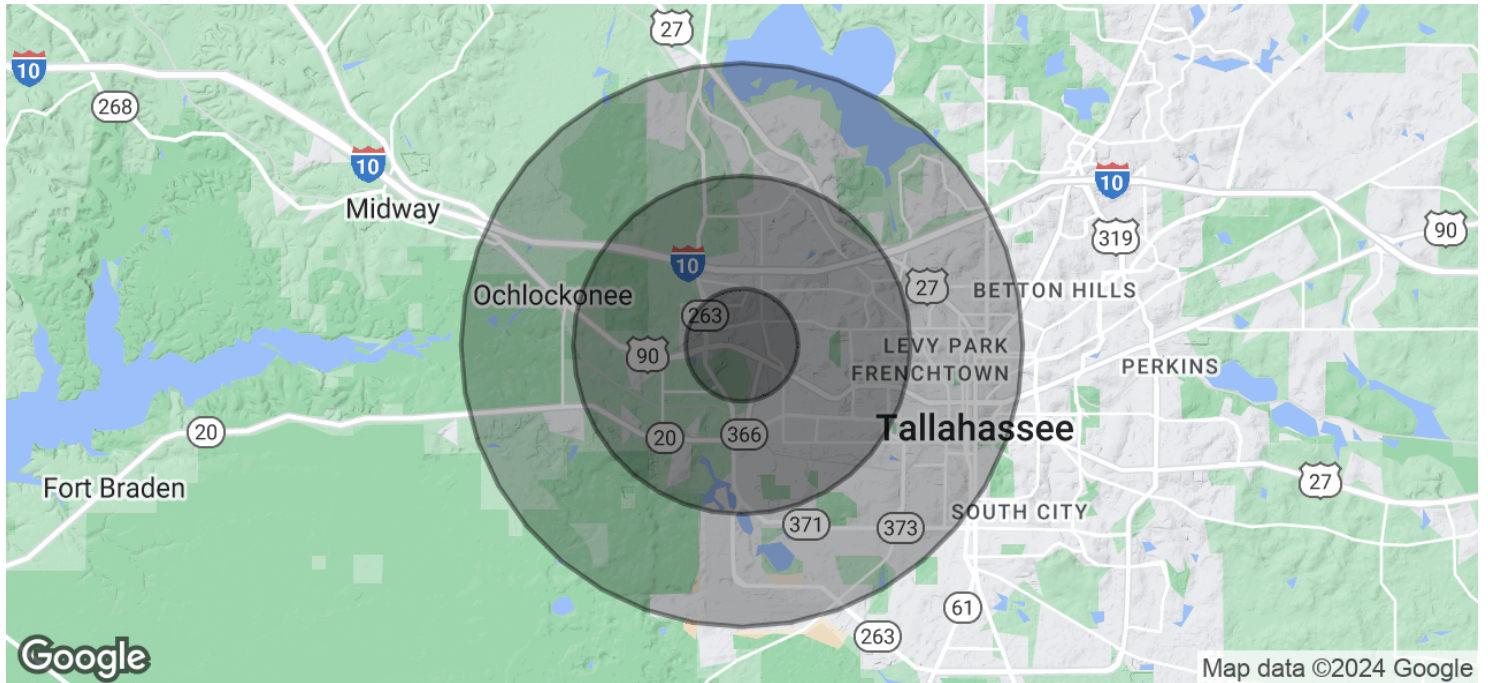
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,867	62,571	123,718
Average Age	26.3	27.5	29.7
Average Age (Male)	27.1	27.1	29.3
Average Age (Female)	26.2	28.7	30.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,548	30,220	57,227
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$33,691	\$38,119	\$45,005
Average House Value	\$40,433	\$74,579	\$126,527

* Demographic data derived from 2020 ACS - US Census

TRACY WATERS
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