

# FOR SALE

3846 Killlearn Center Ct # 5 Tallahassee, FL 32309

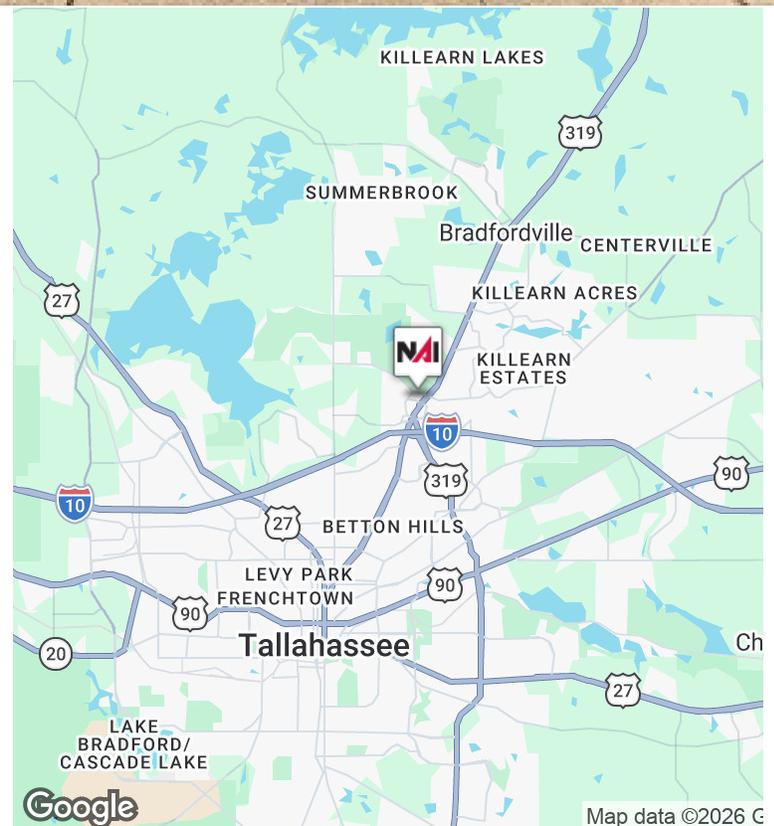
# NAI TALCOR



## Office | 1,491 SF

- Two-story office/retail condo
- Great northeast location
- Second floor 2 offices, restroom, and large work area
- First floor 2 offices, reception and restroom (leased)
- Condo dues \$595 per quarter
- Tax ID# 1108040000050
- Walking distance to restaurants
- Perfect for owner/user with additional rental income

**Sale Price: \$225,000**



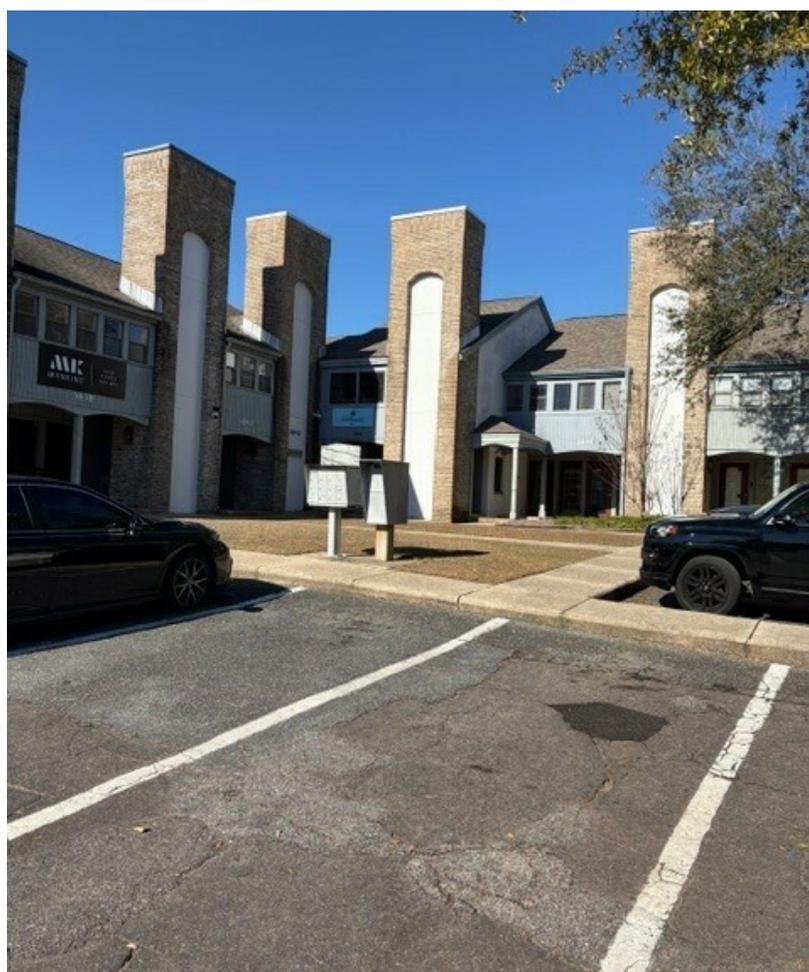
✉ **Jep Dove**  
+1 850 509 1167  
jep@talcor.com

No Warranty Or 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  
naitalcor.com

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**Village Square**

- Total Wine & More
- Blaze
- Newk's
- HomeGoods
- UPS
- Petco
- Shoe Station
- Village Pizza & Pasta

**Wawa**

**Market Street**

- Concort's
- REI COOP
- Chico's
- FirstWatch

**Killlearn Shopping Center**

- BAM!
- Publix
- Panera Bread
- AT&T
- ZENSHI
- Bonefish Grill
- Club Pilates
- KIKU
- CVS pharmacy
- Hobby Lobby
- Firehouse Subs
- Kwench
- Five Guys

**Carriage Gate**

- TJ-maxx
- Starbucks
- Trader Joe's
- KUMON

**1,491 SF OFFICE**

**DRURY PLAZA HOTEL**

- Village Inn
- Hampton Inn
- WALGREENS

**Capital City Bank**

**THE HOME DEPOT**

- PETSMART

**TEA'S MONTANA GRILL**

**ZAXBY'S REAL CHICKEN**

**Chick-fil-ee**

**BUMPA'S LOCAL 349**

**CARRABBA'S ITALIAN GRILL**

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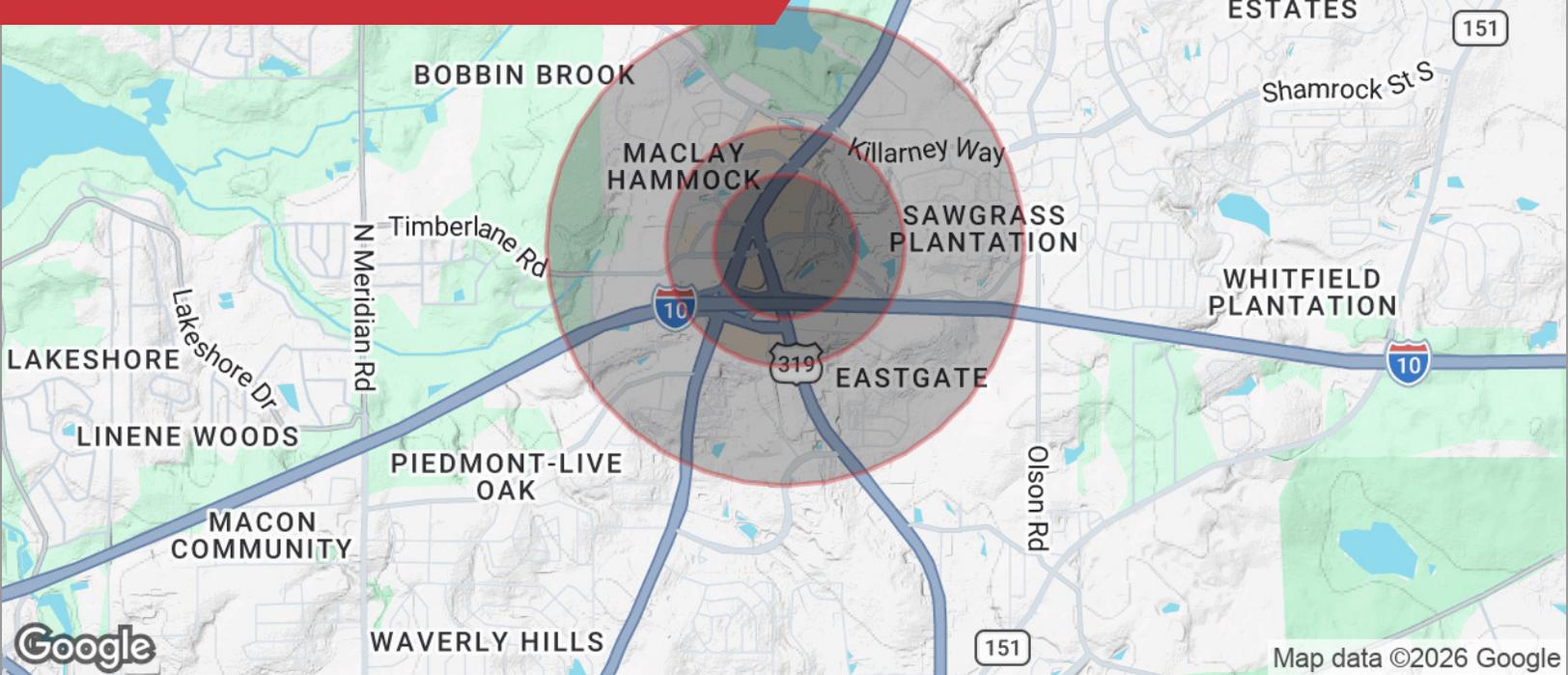
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## DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	459	1,146	4,980
Median age	40	42	45
Median age (male)	38	40	42
Median age (Female)	42	43	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	249	587	2,420
# of persons per HH	1.8	2	2.1
Average HH income	\$67,001	\$82,081	\$101,358
Average house value	\$376,777	\$398,392	\$445,258

\* Demographic data derived from 2020 ACS - US Census