



EXECUTIVE SUMMARY
4863 GUM RD
 TALLAHASSEE, FL 32304



OFFERING SUMMARY

Available SF:	3,440 SF
Lease Rate:	\$12 SF/yr (NNN)
Lot Size:	2.02 Acres
Year Built:	2000
Building Size:	4,206 SF
Zoning:	M-1
APN:	2132202120000

PROPERTY OVERVIEW

Offered for Lease at \$12.00 PSF/YR (NNN)

LOCATION OVERVIEW

4863 Gum Rd, Tallahassee is a light industrial property on the west side of Tallahassee, consisting of a 3,440 SF warehouse on roughly 2 acres of fully fenced land. It sits just off Capital Circle near W. Tennessee Street, offering quick access to I-10 and surrounding commercial corridors, making it well-suited for storage, contracting, or distribution uses.

[Click Here for Zoning Information](#)

Bryan Cureton
 850.545.3687
 bryan@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





ADDITIONAL PHOTOS
4863 GUM RD
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RETAILER MAP
4863 GUM RD
TALLAHASSEE, FL 32304



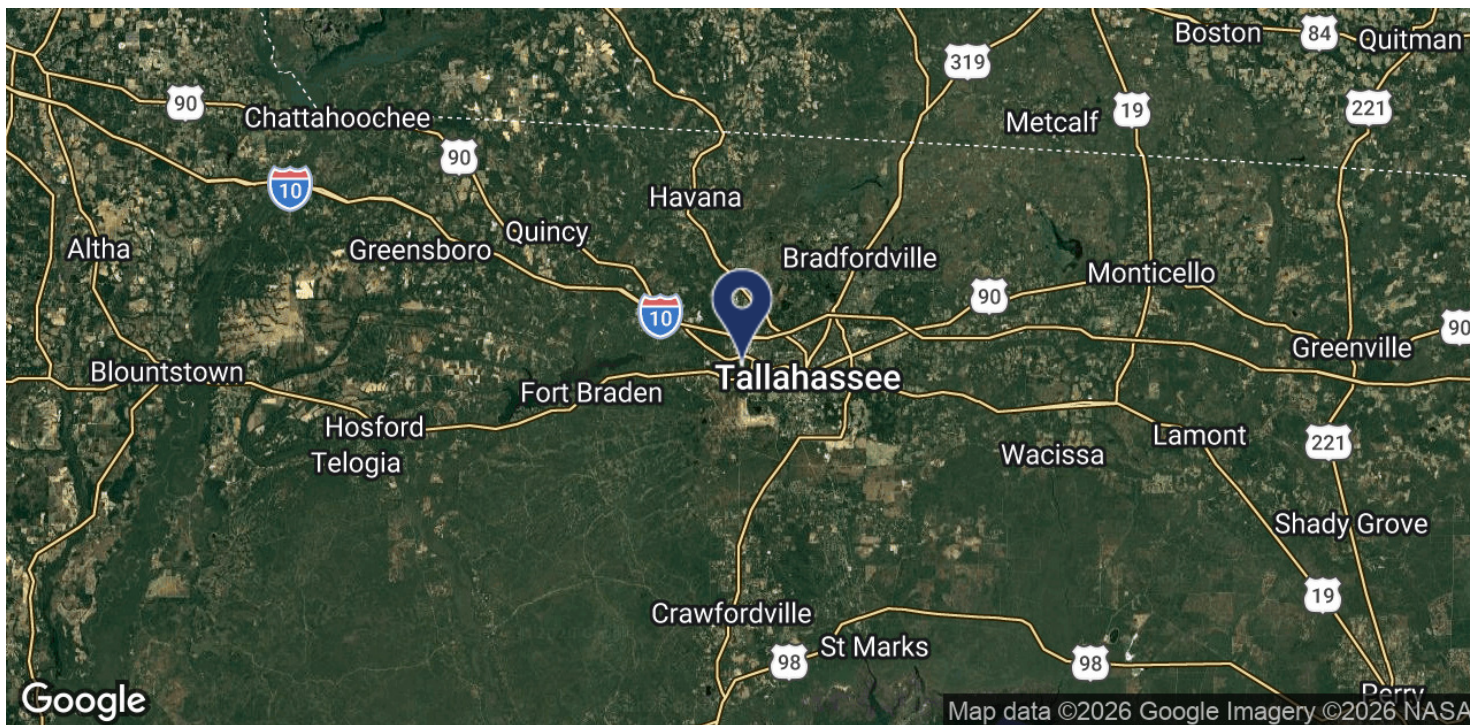
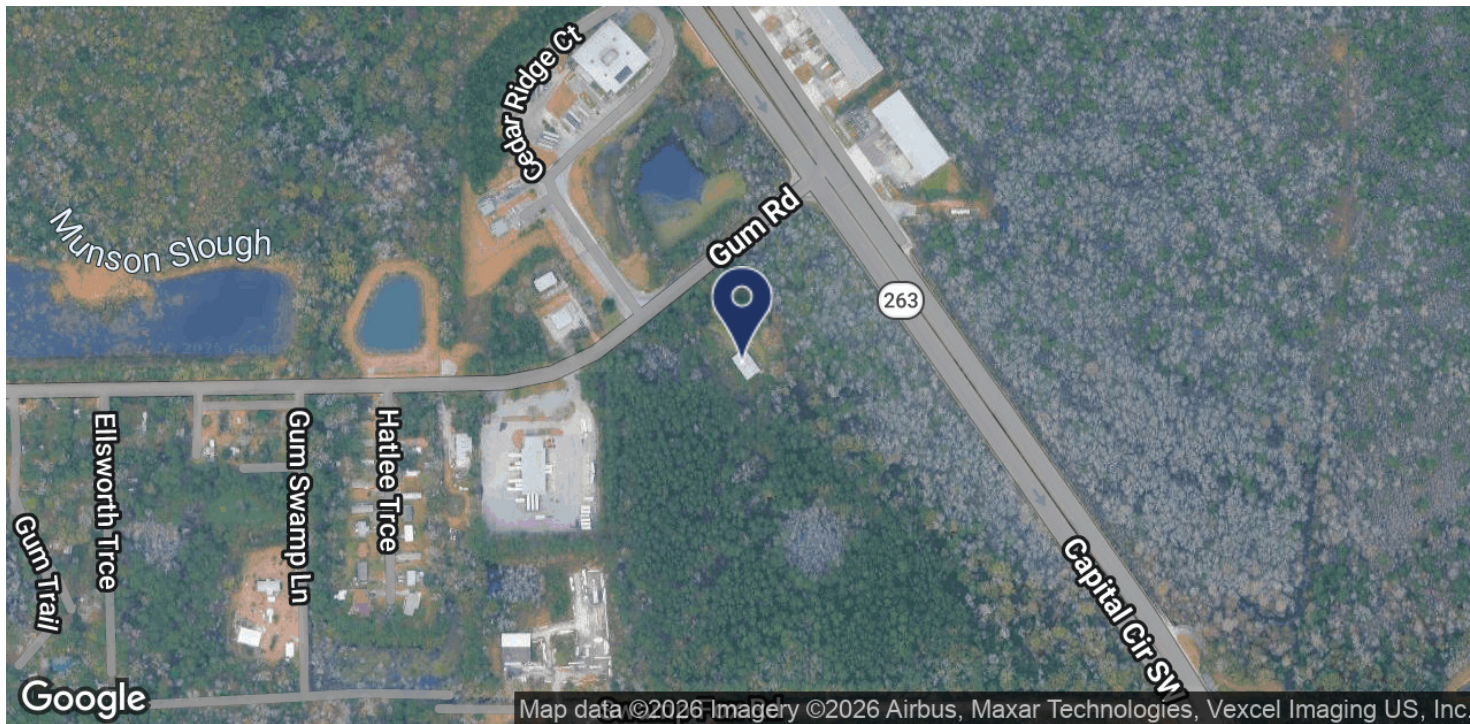
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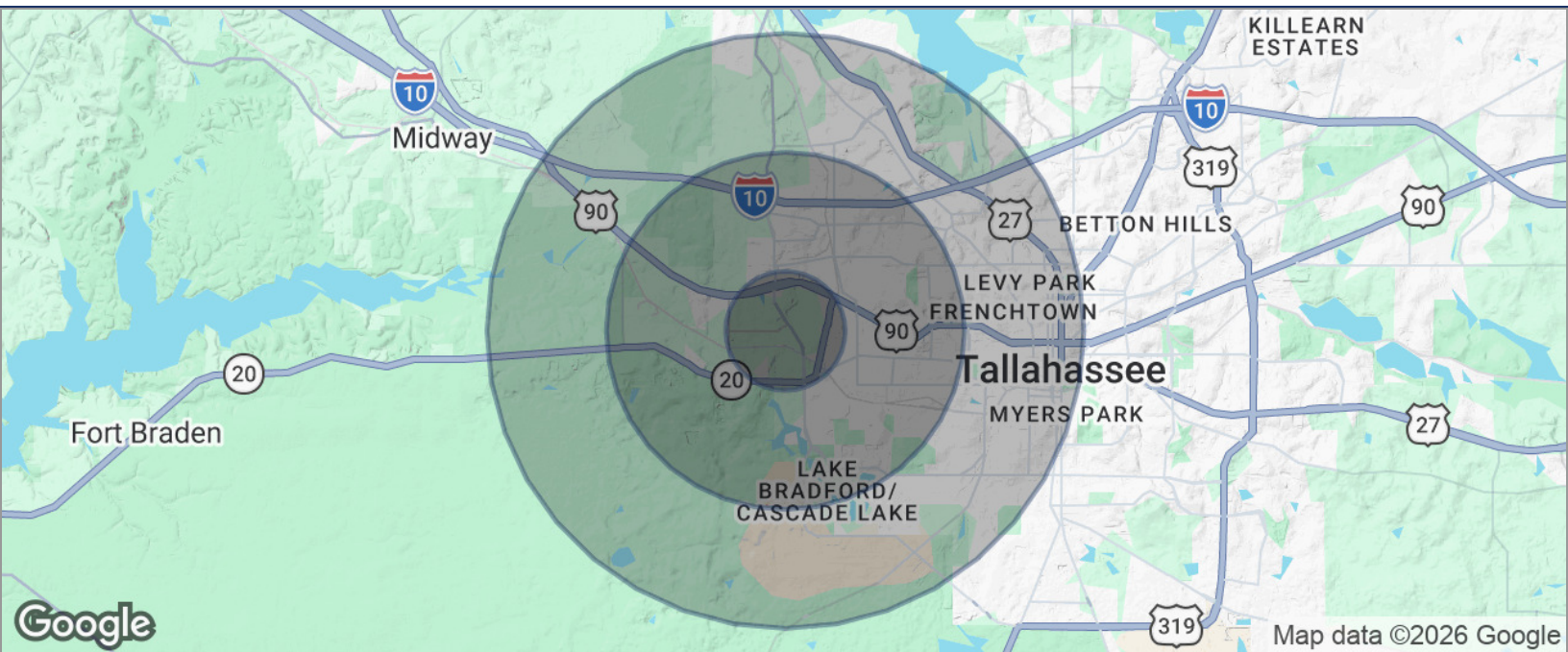
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DEMOGRAPHICS MAP
 4863 GUM RD
 TALLAHASSEE, FL 32304



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,475	48,586	115,498
MEDIAN AGE	31.9	27.0	28.6
MEDIAN AGE (MALE)	33.5	27.5	28.9
MEDIAN AGE (FEMALE)	30.1	26.3	29.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,071	21,317	45,847
# OF PERSONS PER HH	3.2	2.3	2.5
AVERAGE HH INCOME	\$52,792	\$53,058	\$59,240
AVERAGE HOUSE VALUE	\$34,028	\$162,036	\$185,674

* Demographic data derived from 2020 ACS - US Census

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