



COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE



4770 Shelfer Rd
Tallahassee, FL 32305

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EXECUTIVE SUMMARY
4770 SHELFER RD
 TALLAHASSEE, FL 32305



OFFERING SUMMARY

| | |
|-----------------------|---------------|
| Sale Price: | \$443,120 |
| Price / SF: | \$145.00 |
| Lot Size: | 0.58 Acres |
| Year Built: | 2009 |
| Building Size: | 3,056 SF |
| Zoning: | M-1 |
| APN: | 4124204940070 |

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

3,056 SF building on 0.58 AC.

1,000 SF of Office Space:
 - large lobby with work station
 - three offices
 - two bathrooms. one shower,
 - kitchenette

2,056 SF of Conditioned Warehouse Space:
 - two 14 ft roll-up doors, one 16 ft wide and one 12 ft wide
 - three phase power, two panels
 - secure yard space with 6 ft fence, three strand barbed wire, and entry gate

LOCATION OVERVIEW

Located off Shelfer Rd just north of the Crossway Rd intersection, this warehouse is situated in a very populated industrial district. This area primarily consists of warehouse and manufacturing services with a mix of residential.

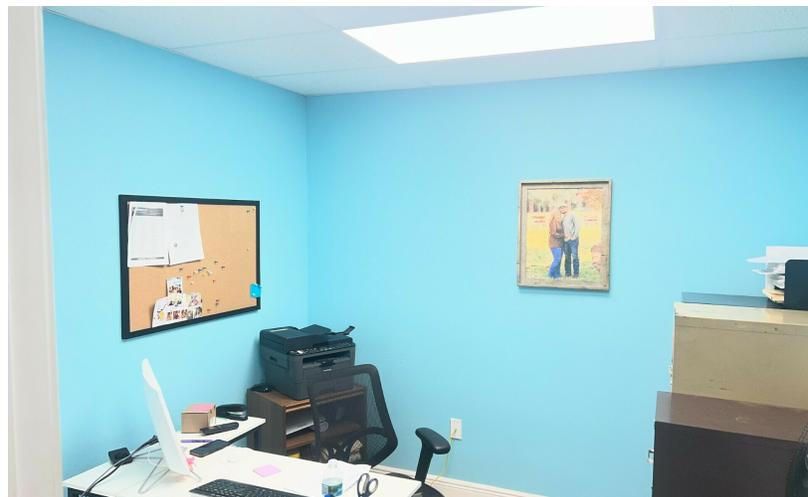
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ADDITIONAL PHOTOS
4770 SHELFER RD
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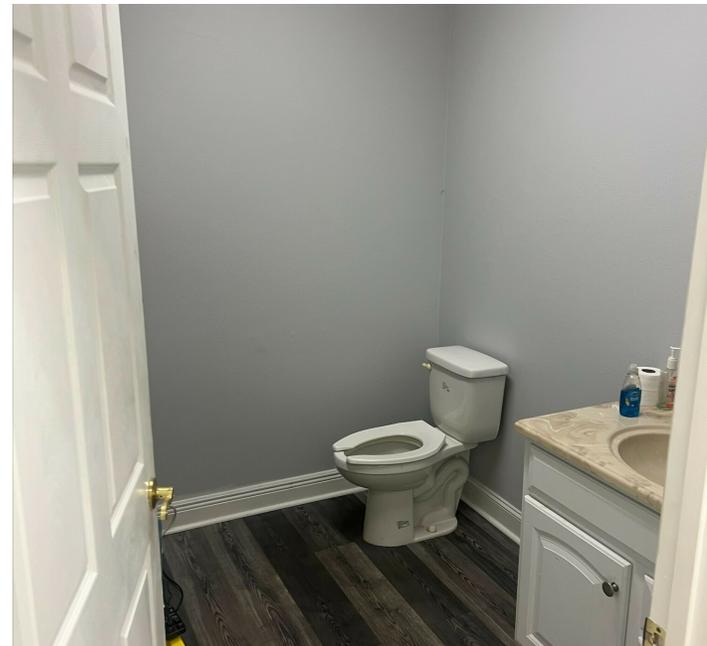
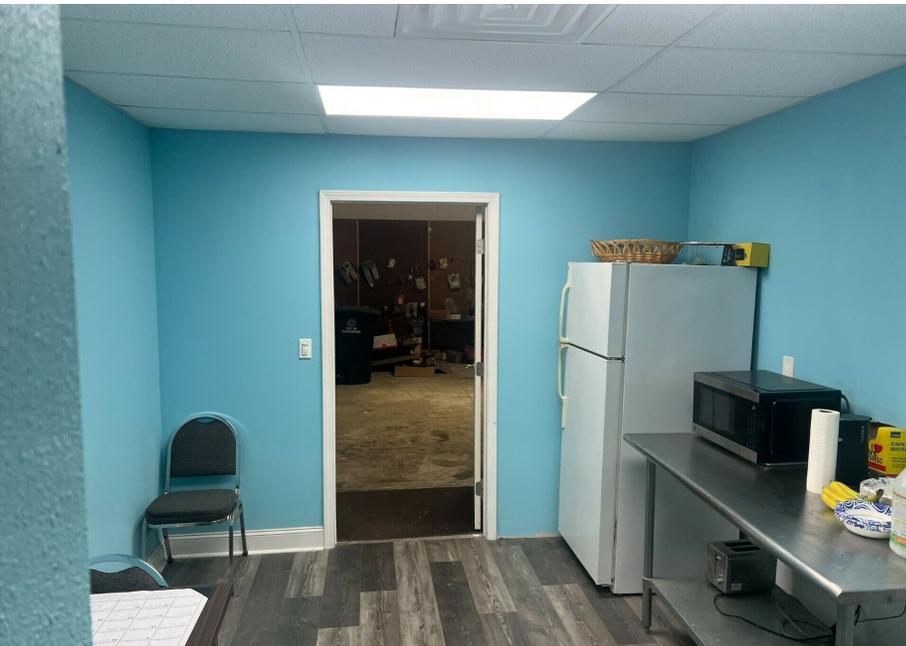
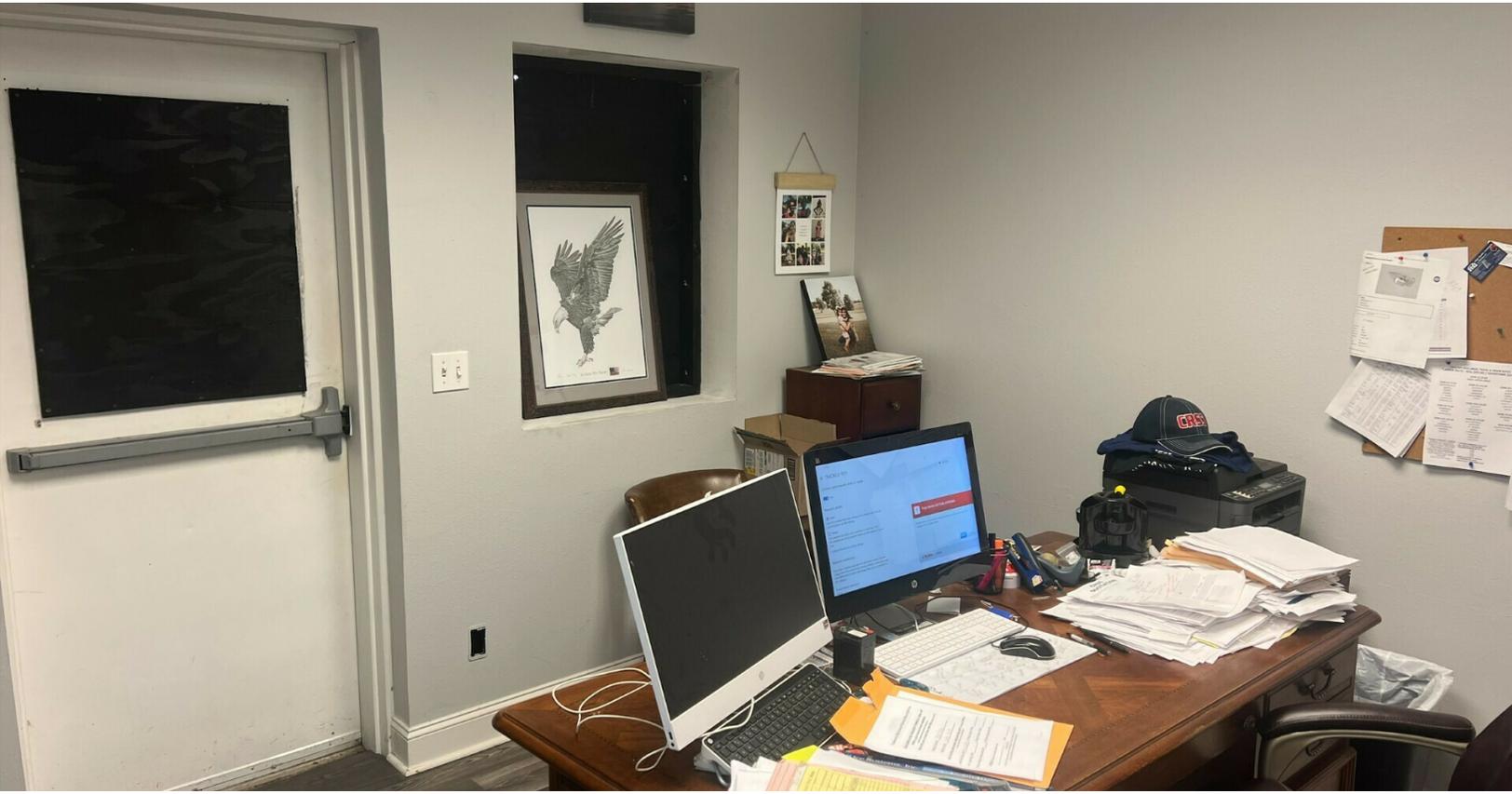
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RETAILER MAP
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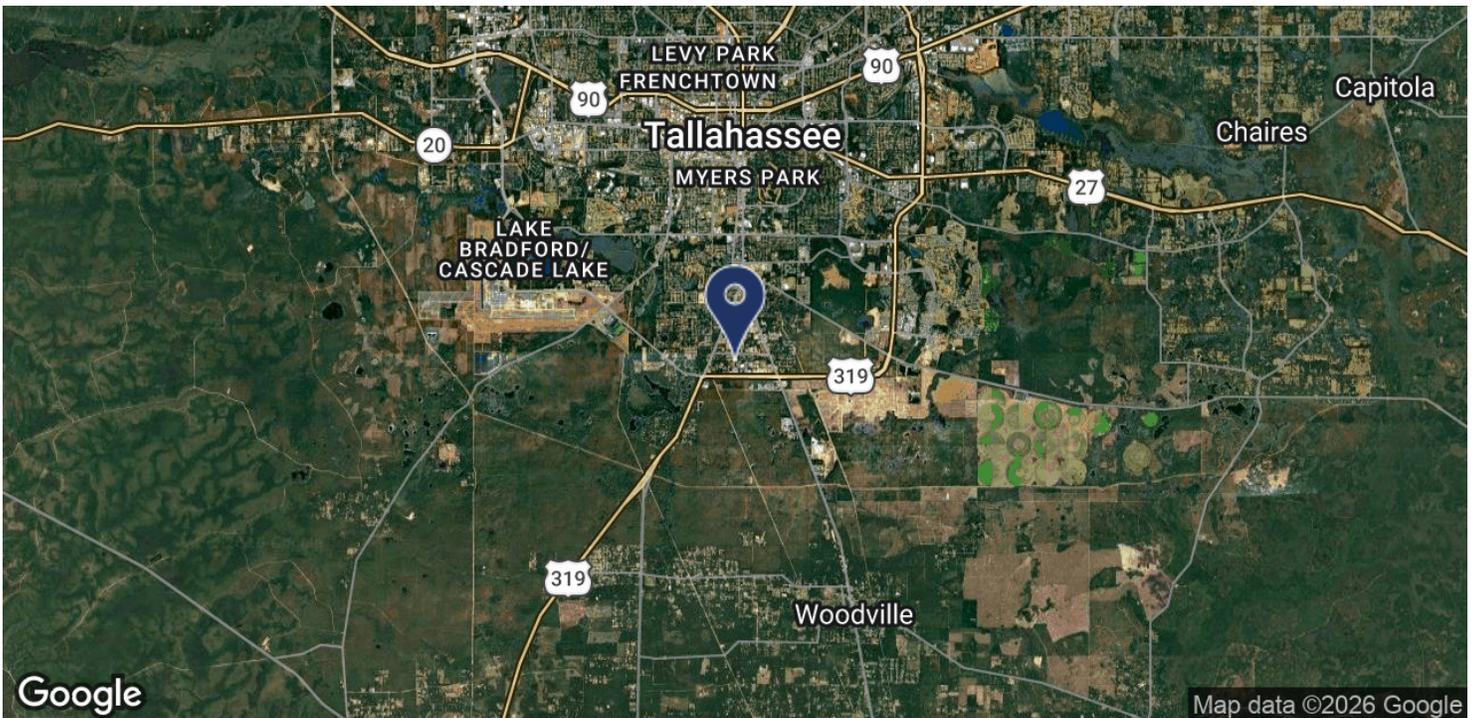
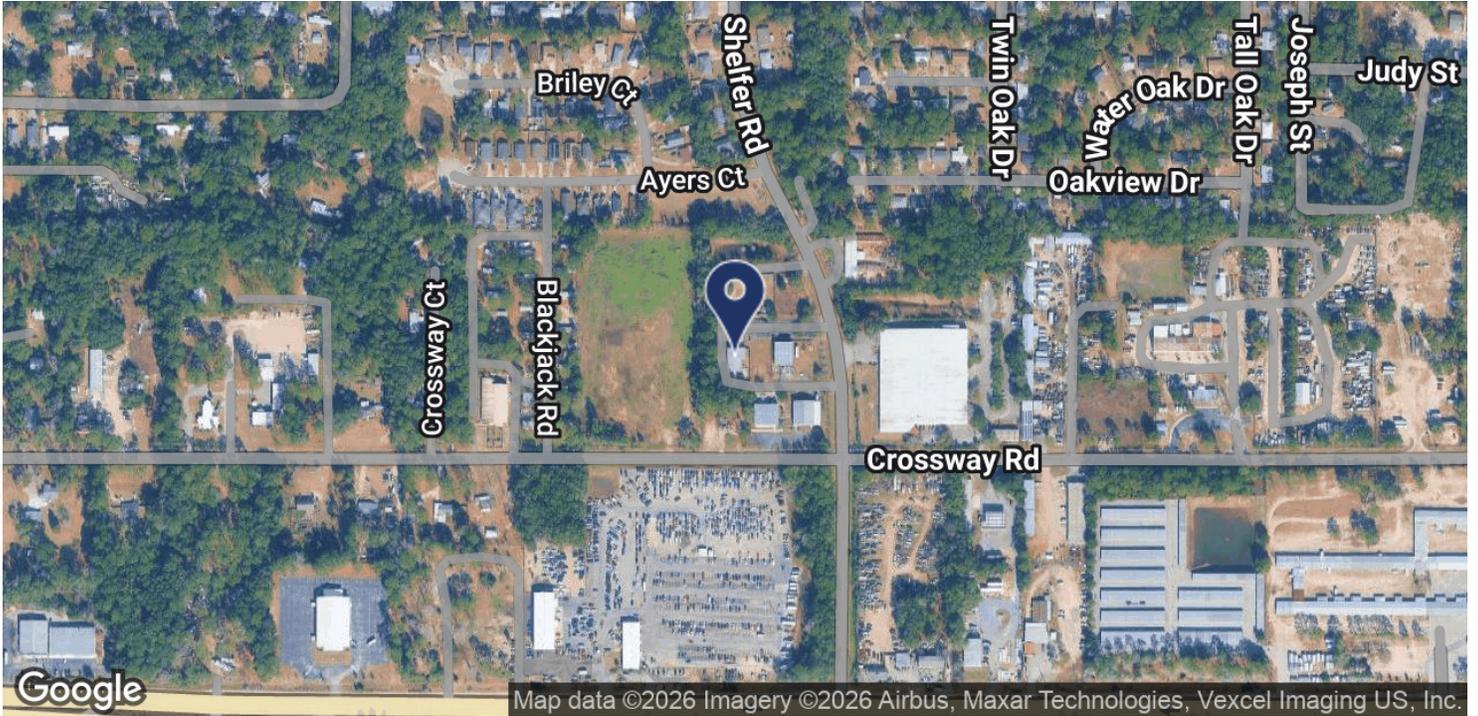
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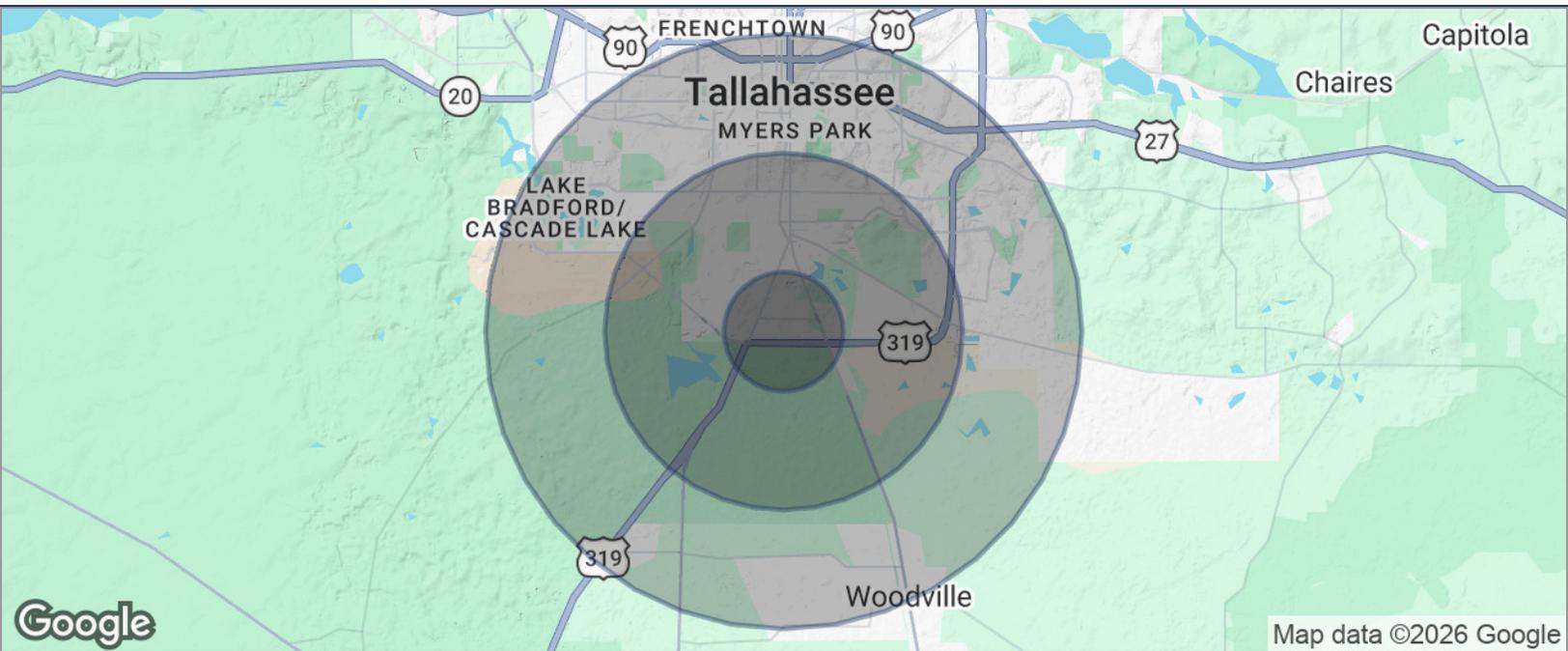
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DEMOGRAPHICS MAP
4770 SHELFER RD
 TALLAHASSEE, FL 32305



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 3,149 | 24,202 | 84,510 |
| MEDIAN AGE | 29.8 | 30.2 | 28.8 |
| MEDIAN AGE (MALE) | 25.2 | 28.6 | 29.0 |
| MEDIAN AGE (FEMALE) | 37.3 | 33.0 | 29.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,208 | 9,153 | 32,418 |
| # OF PERSONS PER HH | 2.6 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$58,138 | \$61,035 | \$62,770 |
| AVERAGE HOUSE VALUE | \$245,868 | \$188,567 | \$219,221 |

* Demographic data derived from 2020 ACS - US Census

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