



EXECUTIVE SUMMARY

3060 & 3050 W THARPE ST

TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	Bldg A: \$875,000.00
	Bldg B: \$950,000.00
Available SF:	7,700 - 18,850 SF
Bldg B Lease Rate:	\$8.00 SF/month (NNN)
Building Size:	7,700 - 18,850 SF
Zoning:	M1
APN:	2120204140000 & 2120204130000

PROPERTY OVERVIEW

Building A is offered for sale at \$875,000.00 for 7,700 SF.
 Building B is offered for sale at \$950,000.00 for 18,850 SF.
 Both lots total 1.5 AC with M1 zoning.
 Buildings must be purchased together

Bldg B (18,850 SF) is offered for lease at \$8.00/PSF.

LOCATION OVERVIEW

Located on W Tharpe St in an established commercial and industrial corridor. Convenient access to I-10 and US Hwy 90.

[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

3060 & 3050 W THARPE ST

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Bldg A



Bldg B

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RETAILER MAP

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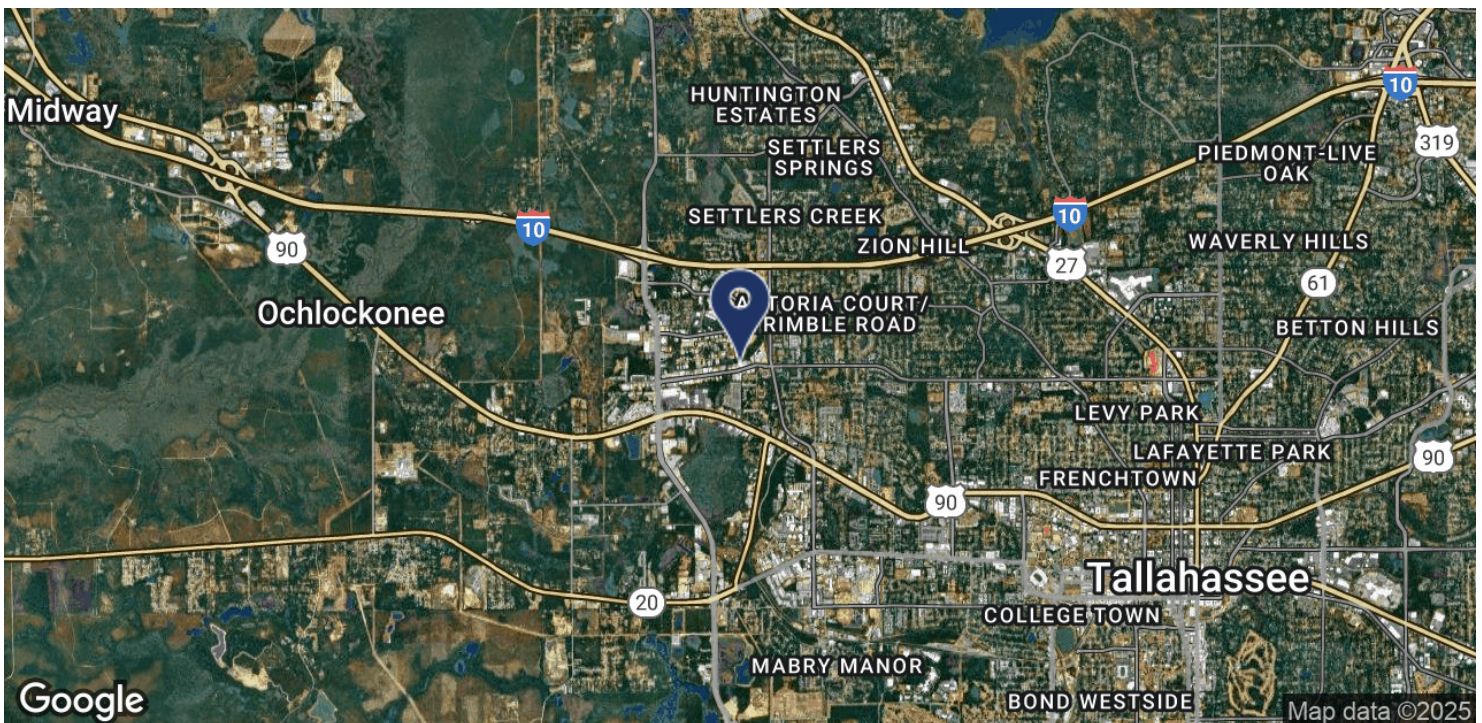




LOCATION MAP

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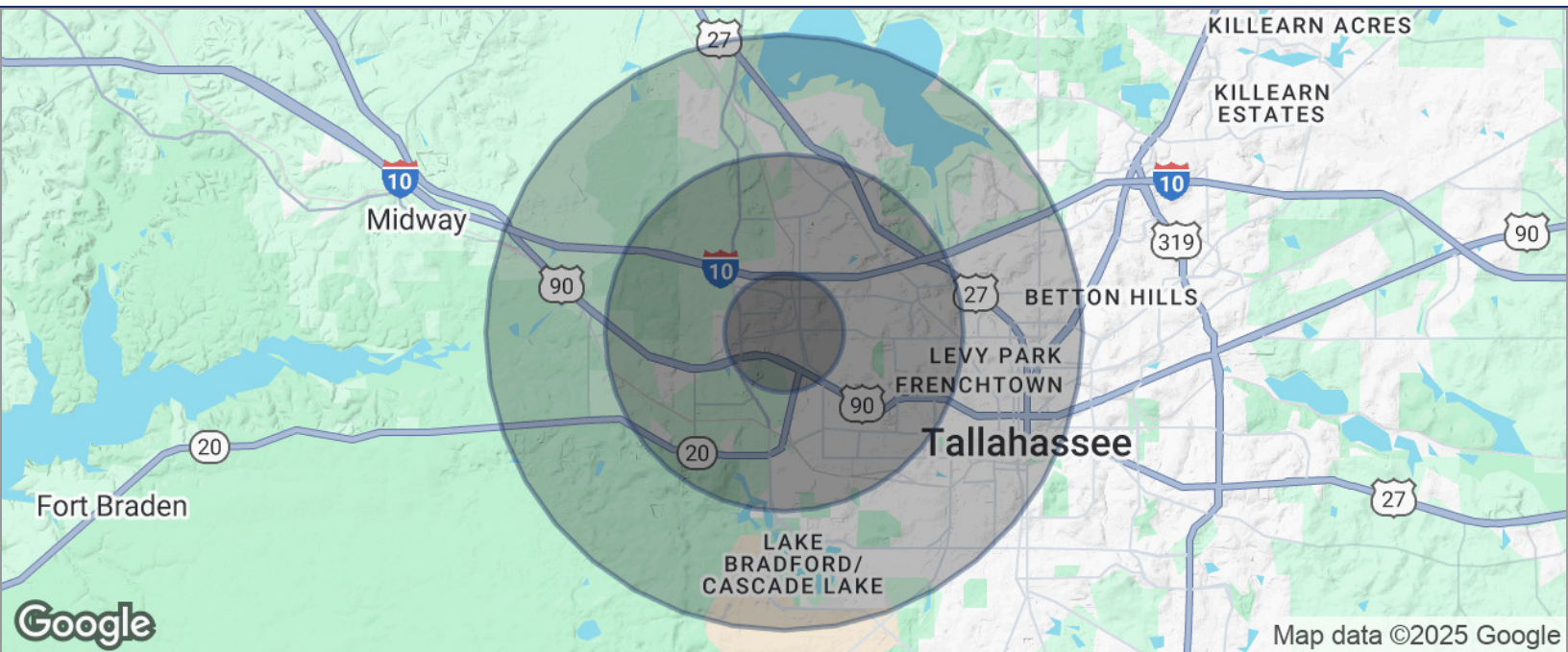




DEMOGRAPHICS MAP

3060 & 3050 W THARPE ST

TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,142	64,217	128,879
MEDIAN AGE	31	32	33
MEDIAN AGE (MALE)	30	31	32
MEDIAN AGE (FEMALE)	31	32	33
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,956	27,732	52,934
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$53,140	\$57,930	\$64,272
AVERAGE HOUSE VALUE	\$242,428	\$184,259	\$232,900

* Demographic data derived from 2020 ACS - US Census

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