

Retail Property
FOR SALE



MAHAN SQUARE & RED OWL

1322 Mahan Dr, Tallahassee, FL 32308

TRACY WATERS

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PREMIER COMMERCIAL GROUP

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PROPERTY DESCRIPTION

Premier Commercial Group proudly presents an exceptional opportunity: Mahan Plaza and its outparcel in Tallahassee, Florida. This combined sale includes a fully occupied 17-unit shopping center with long established tenants, and a 705-square-foot outparcel, currently leased by Red Owl Coffee under a newly signed 10-year NNN agreement. Renovated to modern standards, Mahan Plaza enjoys prime positioning along E Tennessee Street, one of the city's busiest roads, and is minutes away from an I-10 interchange. With established tenants and strategic location, this offering represents a lucrative investment in Tallahassee's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- 29,055 SF (combined) modern retail plaza and free-standing building
- 18 fully occupied units, providing stable income
- Plaza renovated in 2023 with outparcel built in 2024, offering contemporary amenities
- Prime location at a prominent Tallahassee intersection
- Credit franchisee of a well-established national brand
- Boasts high visibility and accessibility for customers
- Ideal investment opportunity with 100% occupancy

OFFERING SUMMARY

Sale Price:	\$7,800,000
Number of Units:	18
Building Size:	29,055 SF
NOI:	\$627,437.73
Cap Rate:	8.04%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,367	80,623	120,611
Total Population	7,791	170,407	266,340
Average HH Income	\$73,308	\$56,220	\$66,302

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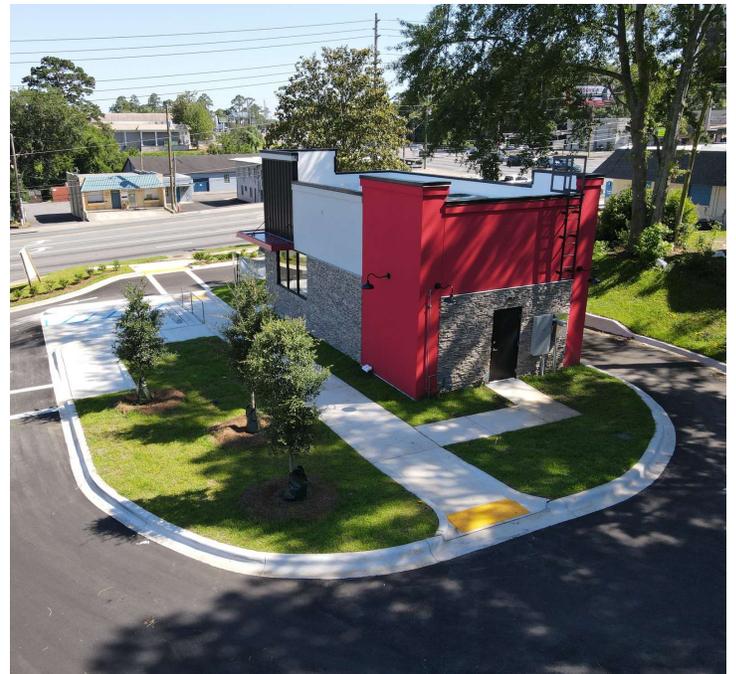
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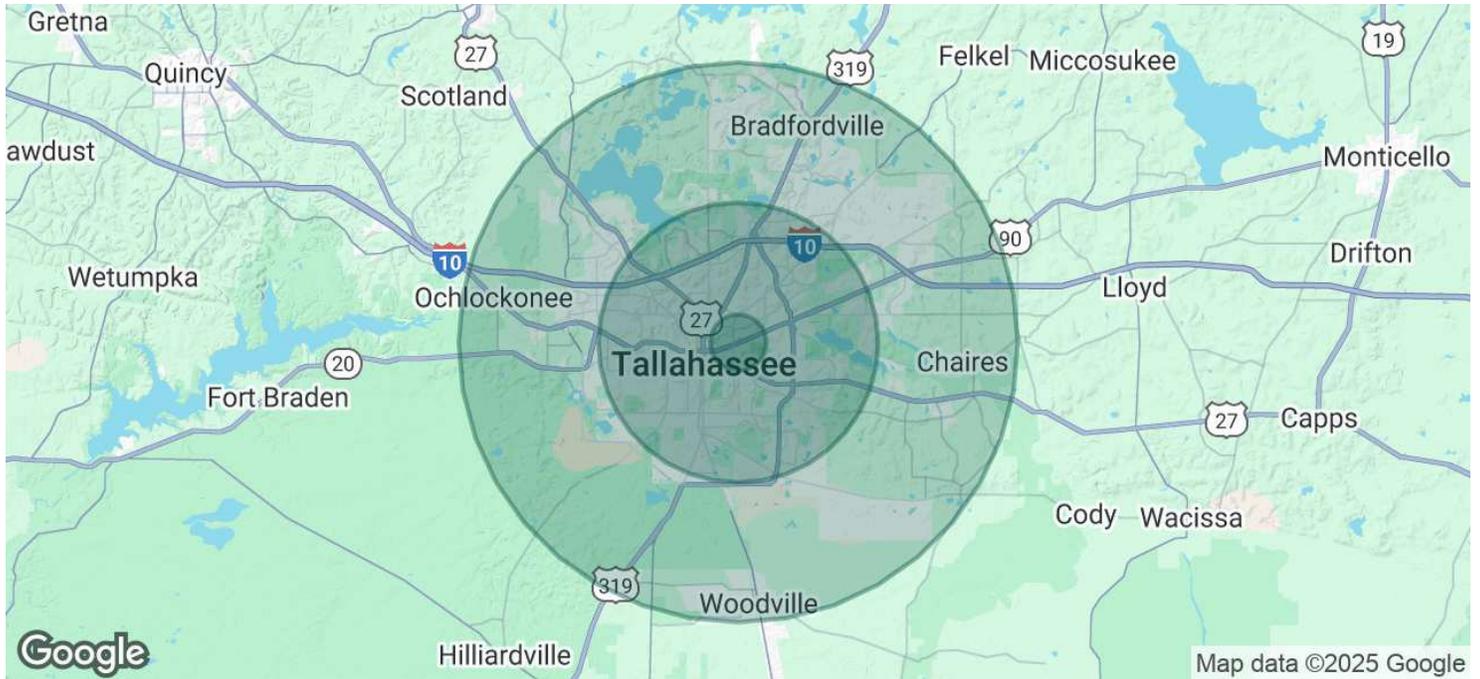
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,791	170,407	266,340
Average Age	33.2	32.3	34.9
Average Age (Male)	31.3	30.8	33.7
Average Age (Female)	36.3	33.6	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,367	80,623	120,611
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$73,308	\$56,220	\$66,302
Average House Value	\$210,424	\$164,697	\$180,450

2020 American Community Survey (ACS)

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