

Retail Property  
**FOR SALE**



**1334 THOMASVILLE RD**

Tallahassee, FL 32303

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**LOGAN SHORT**

Commercial Advisor

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**PREMIER COMMERCIAL GROUP**

Tallahassee, FL 32303

4708 Capital Circle NW

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# 1334 THOMASVILLE RD

Tallahassee, FL 32303



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present this unique gas station/retail property for sale in the heart of Midtown Tallahassee. Formerly operated as a gas station and most recently converted into a convenience store, the 1,189 SF freestanding building offers exceptional visibility and frontage at the signalized corner of Thomasville Road and 7th Avenue.

Situated directly across from a brand-new office development featuring shared co-working space, one of the area's largest fitness centers, and newly opened apartment residences, the property benefits from strong daily traffic and continued area growth. With unmatched exposure along one of Tallahassee's primary commuter corridors to and from Thomasville, this offering presents a compelling opportunity for an owner-user, redevelopment, or long-term investment in one of the city's most active and desirable submarkets.

## PROPERTY HIGHLIGHTS

- Prime corner location at Thomasville Rd. & 7th Ave. in Midtown Tallahassee
- High visibility & strong traffic counts along major commuter route
- Flexible retail opportunity with unique building footprint
- Rare Midtown real estate in a thriving mixed-use corridor

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	0.37 Acres
Building Size:	1,189 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,001	43,768	79,300
Total Population	9,415	102,494	185,883
Average HH Income	\$90,692	\$70,960	\$72,602

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## LOGAN SHORT

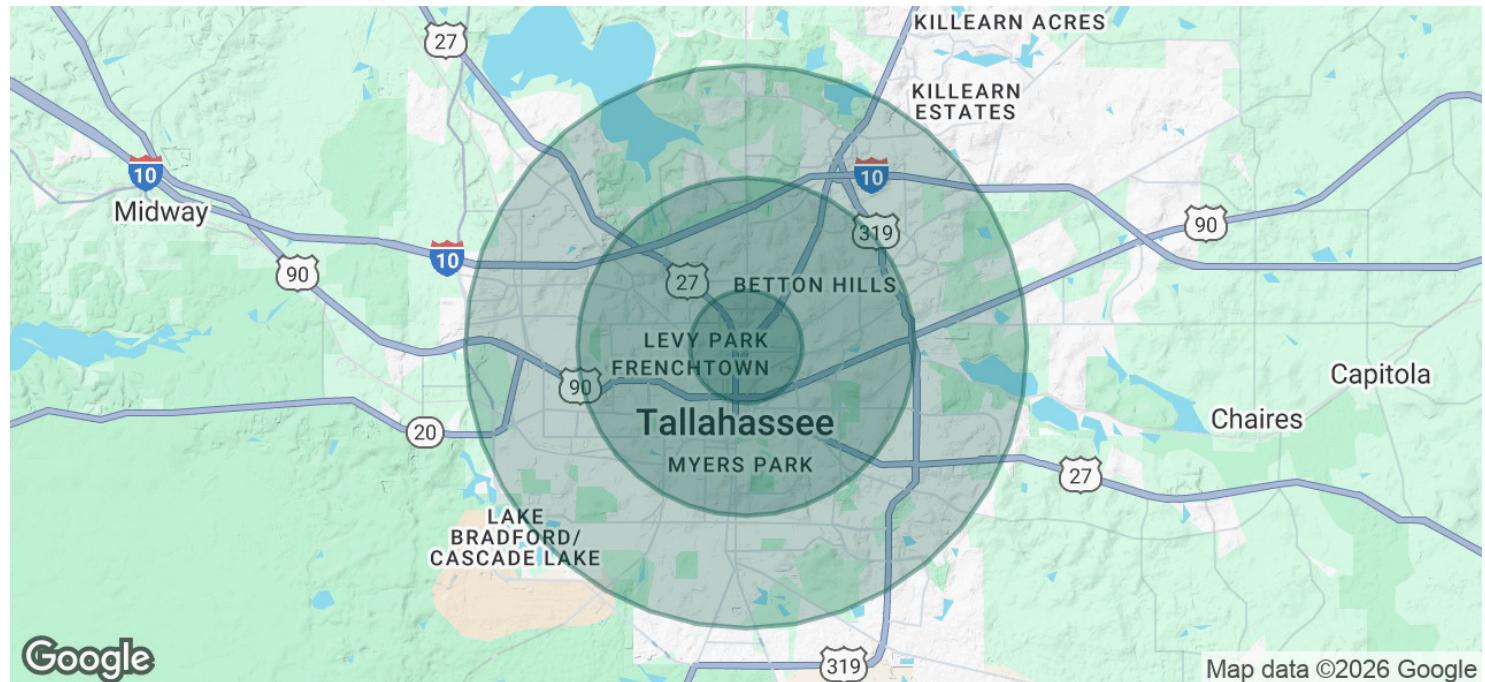
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,415	102,494	185,883
Average Age	40	33	35
Average Age (Male)	40	33	34
Average Age (Female)	41	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,001	43,768	79,300
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$90,692	\$70,960	\$72,602
Average House Value	\$385,412	\$271,910	\$267,682

\* Demographic data derived from 2020 ACS - US Census

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