



For Sale

Prestigious Commercial Building on Hard Corner

- Signalized intersection
- Multitude of allowed business uses
- Corner location

3400 S. Monroe Street, Tallahassee, FL 32301

2,028± SF | 1.53± AC | ~~\$1,300,000~~ \$895,000

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Property Summary

Address:	3400 S Monroe St, Tallahassee, FL 32301
Building Size:	2,028± SF H/C Total SF including drive-thru canopy: 2,806± SF
Parcel Size:	1.53± Acres
Zoning:	C-2 www.talgov.com/Uploads/Public/Documents/place/zoning/c_2_city.pdf
Land Use:	2300 - FINANCIAL INSTITUTIONS
Jurisdiction:	City Of Tallahassee
Parcel ID:	4113200010000
Parking Spaces:	21
Drive Thru Lanes:	3
Property Taxes (2023):	\$5,976

**2-year financial deed restriction will be imposed at time of sale*



Property Description

Don't miss this opportunity to own a beautiful, **freestanding single-story building** with three drive-thru lanes located between S. Adams St. and S. Monroe St. on the southern gateway of Tallahassee just minutes from FAMU and FSU.

This property boasts **2,028± SF of office space** and a **778± SF canopy** covering three drive-thru lanes at the rear of the building. The office building is easily **accessible from both Paul Russell Rd and S Monroe St** and adjacent to the **Leon County Fair Grounds and Gene Cox Stadium**.

Highlights

- Corner location at signalized intersection
- Dedicated turn lane
- Adjacent to Leon County Fairgrounds
- Drive-thrus come at a premium in Leon County
- Under utilized adjacent land



Site Aerial



Site Aerial

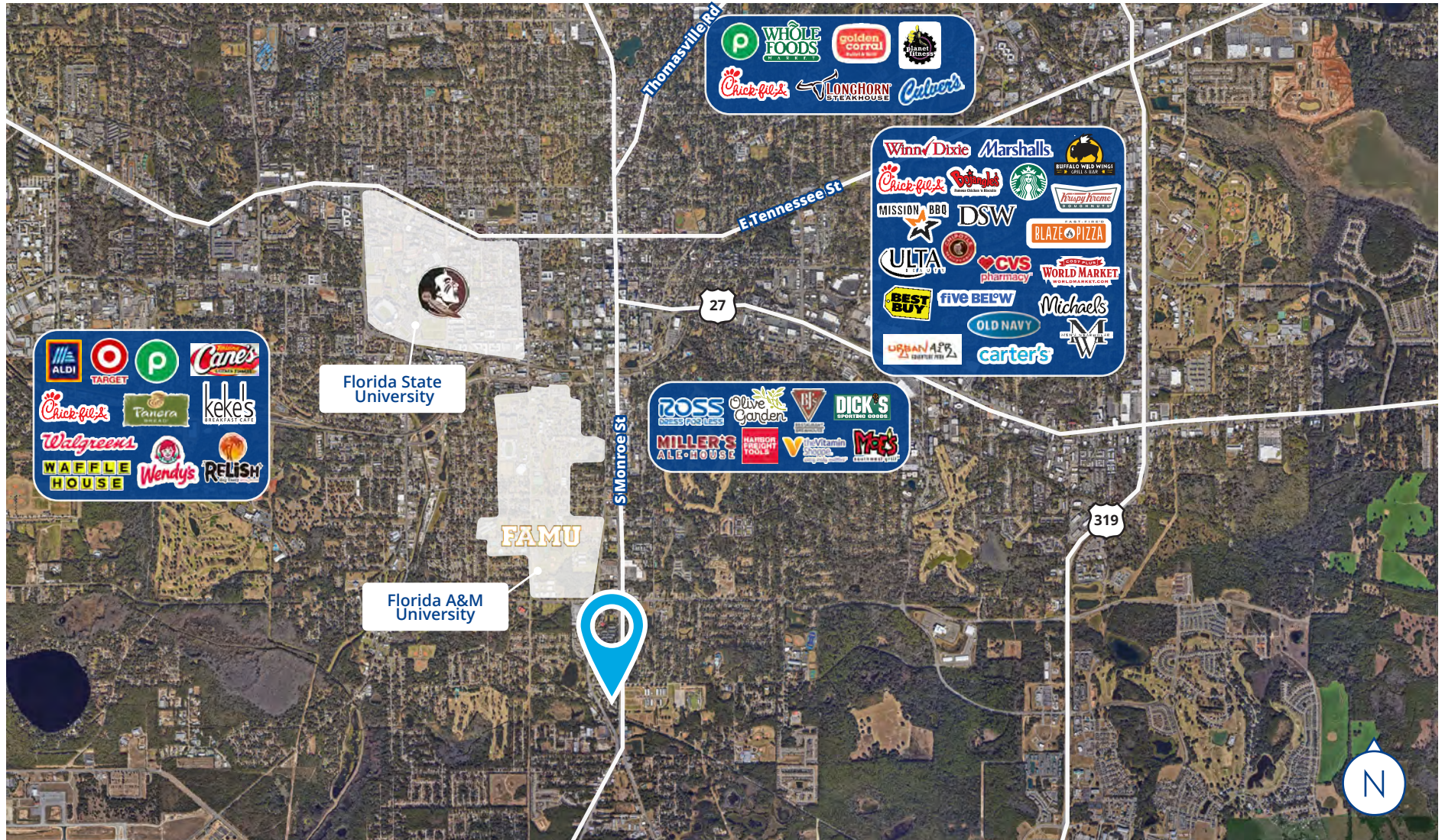
0.5-Mile Radius



Photo Gallery



Retailer Map

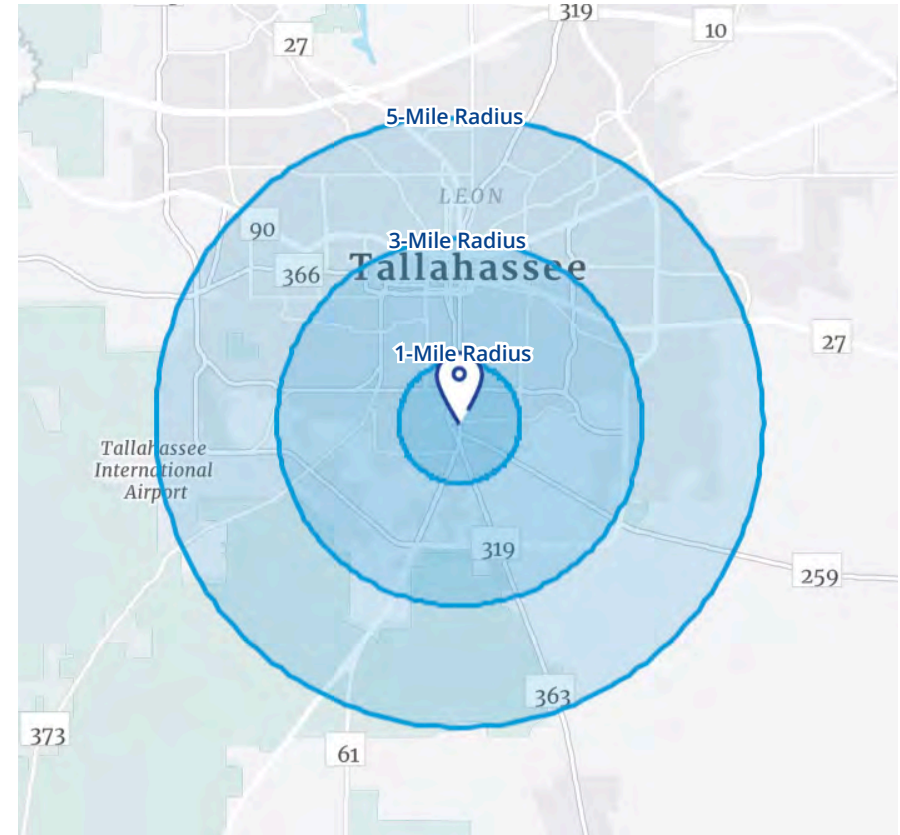


Demographics

Population	1 Mile	3 Mile	5 Mile
2023 Population	7,952	58,008	134,552
2028 Population	8,236	60,367	136,450

Households	1 Mile	3 Mile	5 Mile
2023 Households	2,935	22,912	57,518
2028 Households	3,056	24,143	58,659
2023-2028 Total HH Change	0.81%	1.05%	0.39%

Average Household Income	1 Mile	3 Mile	5 Mile
2023 Avg. HH Income	\$63,007	\$60,536	\$66,040
2028 Avg. HH Income	\$76,985	\$71,952	\$77,570



Demographic Snapshot

3 Mile Radius | 2023



58,008
Population



99,002
Daytime
Population



\$60,536
Average
HH Income



\$41,817
Median
HH Income



22,912
Households



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