

FOR SALE

Office/Retail



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



Unit #3852 Unit #3854

3854 & 3852 KILLEARN COURT
Tallahassee, FL 32309

CONTACT: Tim Marston
850-386-6160 o
850-322-5336 c
timmarston@gmail.com

SALE PRICE: \$750,000

Addresses 3854 Killearn Court
#1108040000010
1,539 SF
.03 Ac

3852 Killearn Court
#1108040000020
1,491 SF
.03 Ac

Type Office/Retail
Zoning Activity Center
Built 1983
Signage Street signage – great visibility

- Two-story office/retail condos, sold together
- Studio apartment upstairs, treatment rooms, steam rooms, laundry hookups, sauna, additional plumbing
- NE Tallahassee in Chimney Corners
- Traffic Count Killearn Center Blvd 7,000
- Traffic Count Thomasville Rd @ KCB 14,900
- Condo Dues each \$595 Quarterly
- Real Estate Taxes \$3,379 (unit 3854)
- Real Estate Taxes \$3,275 (unit 3852)

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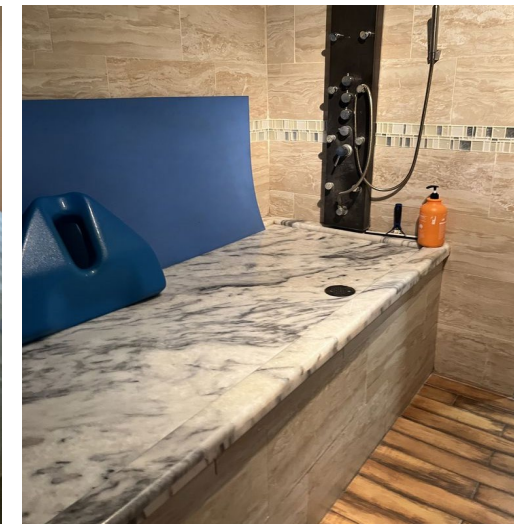
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INTERIOR IMAGES



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EXTERIOR IMAGES



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GIS MAPS



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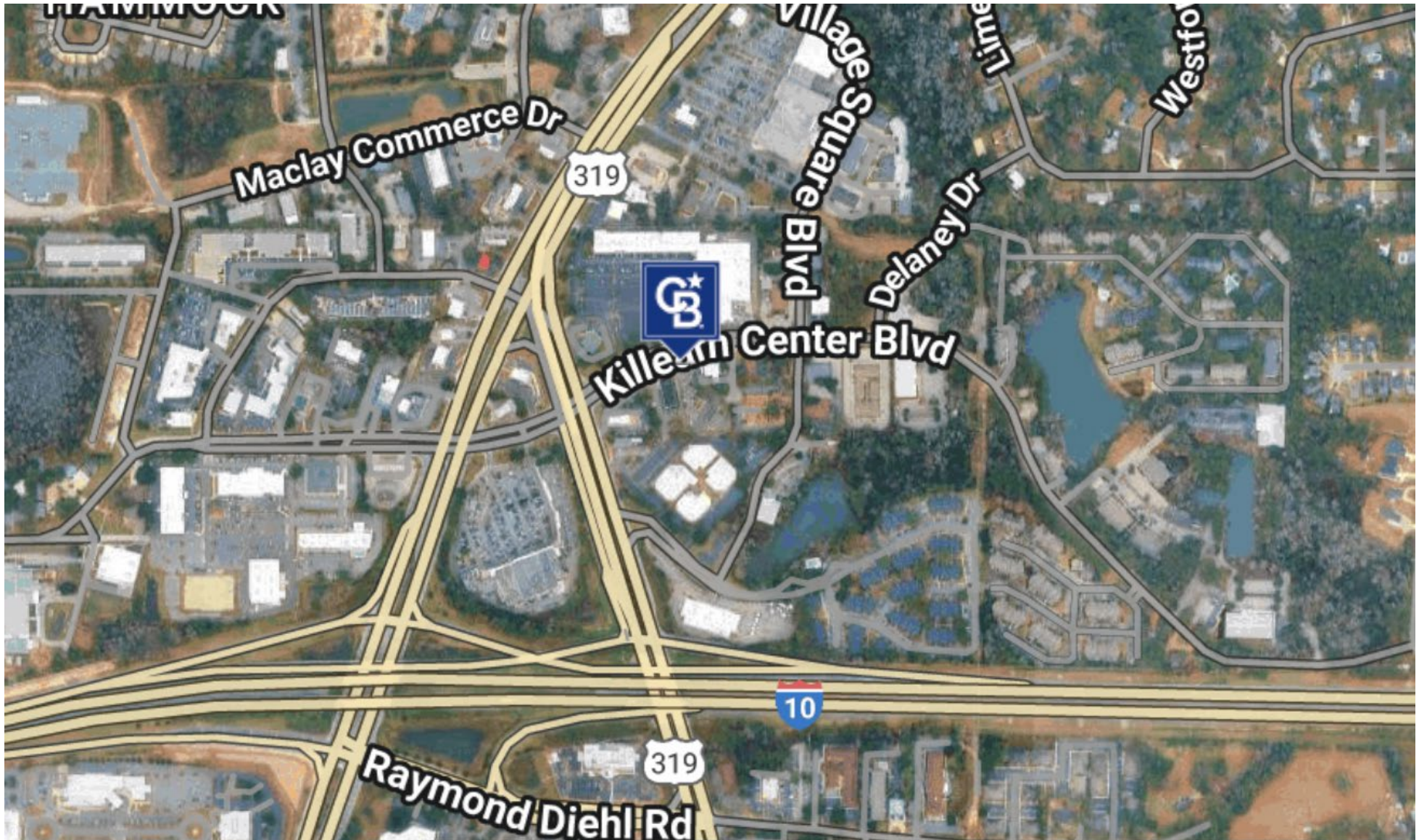
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AERIAL MAP



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LOCATION MAP



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DEMOGRAPHICS

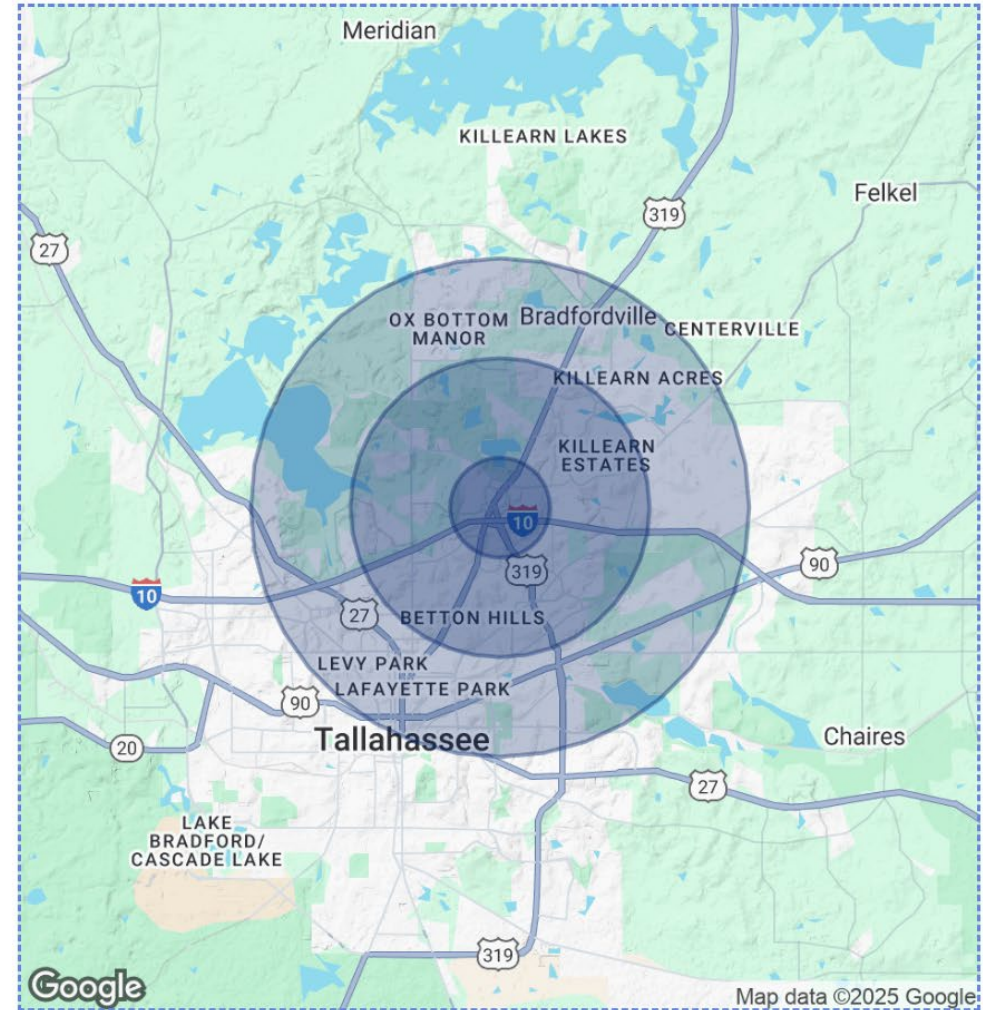


**COLDWELL BANKER
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,016 | 42,941 | 131,483 |
| Average Age | 45 | 45 | 39 |
| Average Age (Male) | 42 | 43 | 38 |
| Average Age (Female) | 46 | 46 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,435 | 18,581 | 55,361 |
| # of Persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$101,332 | \$124,019 | \$102,174 |
| Average House Value | \$442,725 | \$420,265 | \$339,921 |

Demographics data derived from AlphaMap



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