



# MULTI-TENANT OFFICE

OFFERING MEMORANDUM

930 Thomasville Road Tallahassee, FL 32303



## \$1,450,000

Financial information available upon request through the broker, subject to execution of a Non-Disclosure Agreement



**ERIC STOCKSTILL**

Commercial Real Estate Advisor

[eric@talcor.com](mailto:eric@talcor.com)

Office +1 850 224 2300

Cell +1 850 694 2021



# THANK YOU FOR YOUR CONFIDENTIALITY

**NAI TALCOR (“Broker”) has been retained by the owner of 930 THOMASVILLE ROAD, TALLAHASSEE, FL 32303 (“Property”) as the exclusive broker for this opportunity.**

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim an responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and

without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the

Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

## **NAI TALCOR**

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

tel +1 850 224 2300

fax +1 850 425 1114

[www.TALCOR.com](http://www.TALCOR.com)

# PROPERTY **SUMMARY**



## OVERVIEW

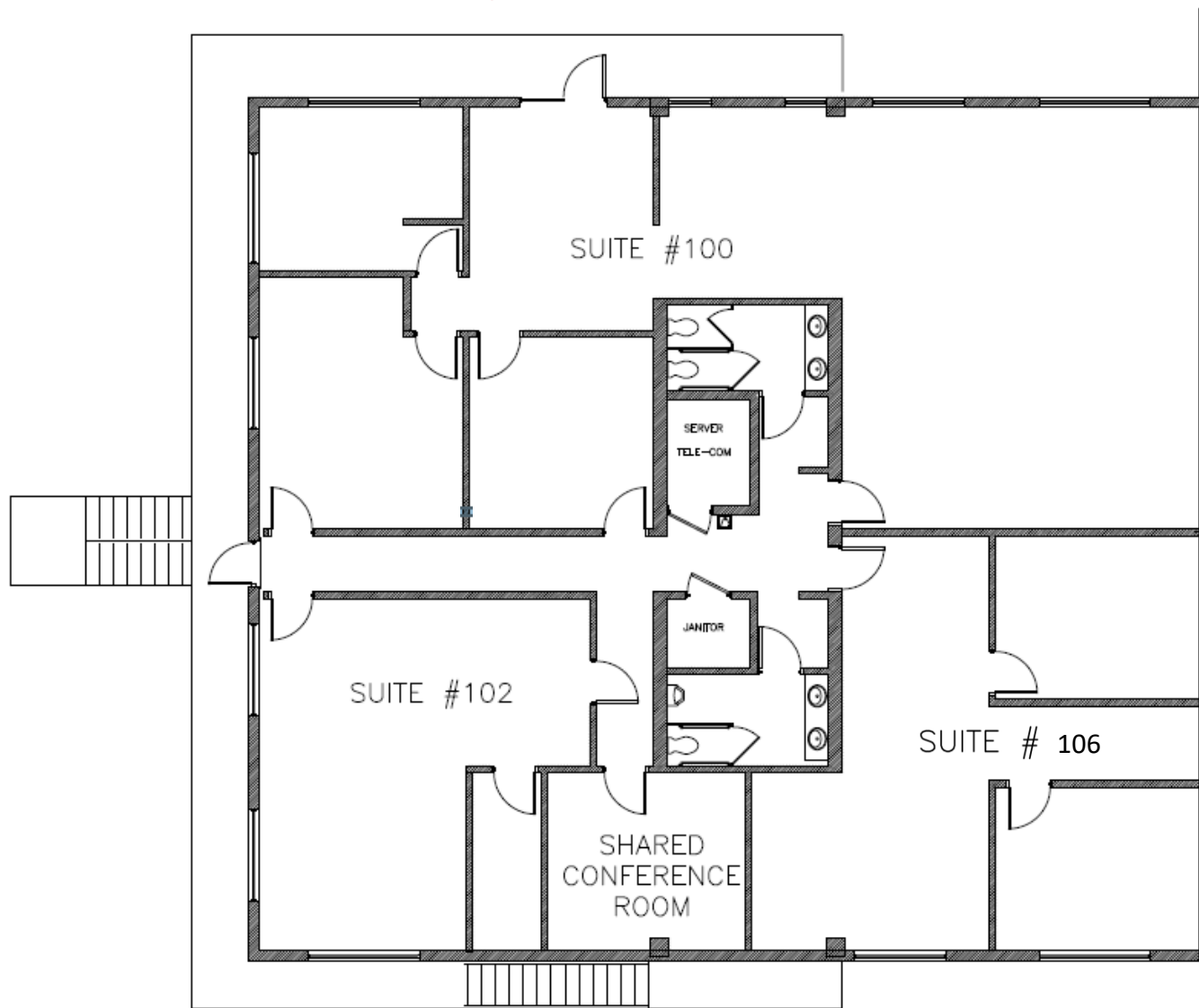
Two-story completely renovated brick building with nice interiors. Multi-Tenant opportunity with several different size options available. Prime Midtown Tallahassee location on Thomasville Road, surrounded by popular restaurants, retail, and professional offices. Conveniently located just minutes to both the Capitol Complex and Northeast Tallahassee I-10.

TENANT PROFILE	
ADDRESS	930 THOMASVILLE ROAD TALLAHASSEE, FL 32303
SIZE	8,694 SF
PARKING	35 SURFACE SPACES
CONSTRUCTION	MASONARY
LOCATION	MIDTOWN
TENANTS MIX	6
OCCUPANCY	100%

**MULTI-TENANT OFFICE FOR SALE**  
930 Thomasville Rd. Tallahassee, FL 32303

**ERIC STOCKSTILL**  
Commercial Real Estate Advisor  
eric@talcor.com  
Office +1 850 224 2300 Cell +1 850 694 2021

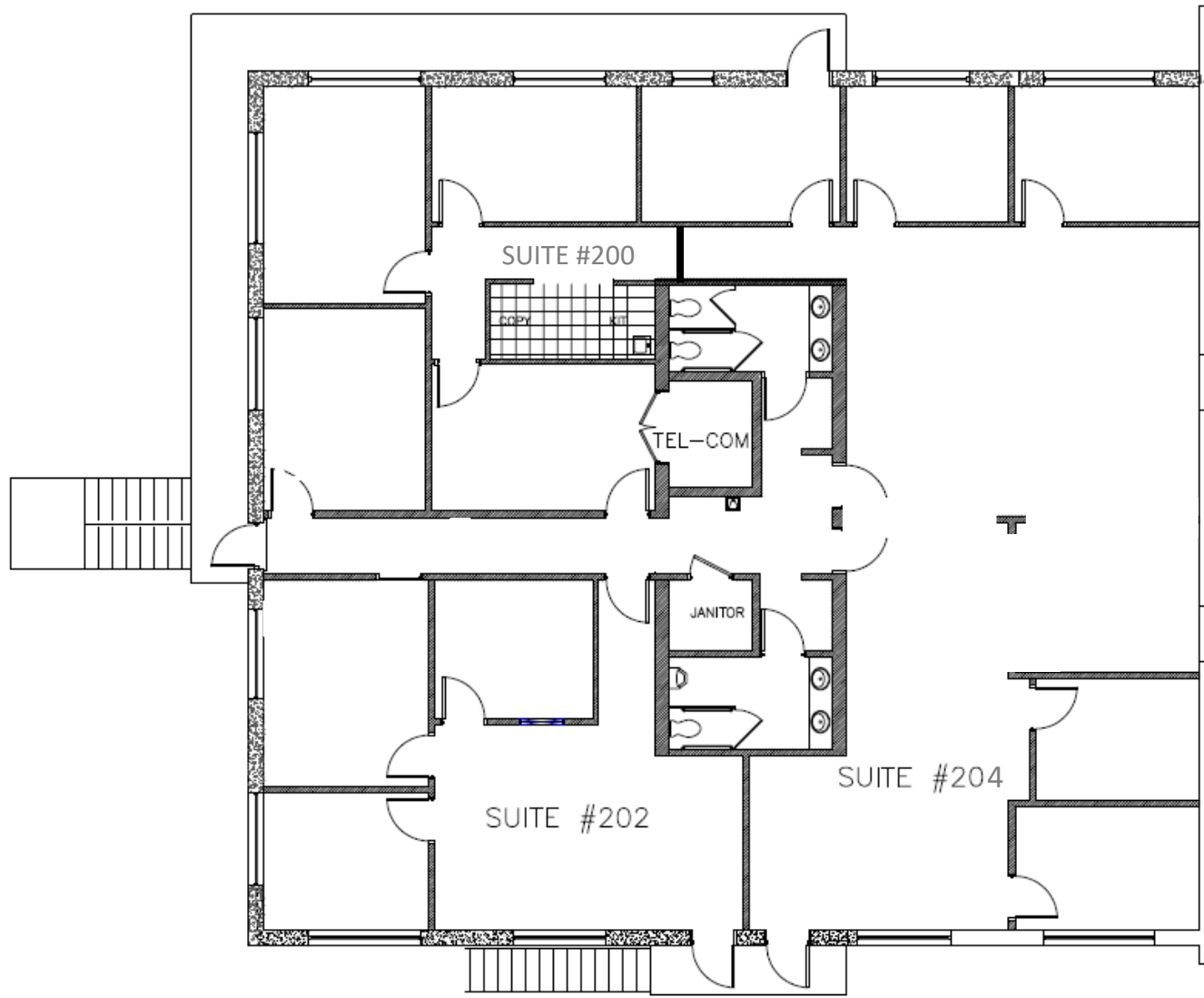
# SITE PLAN / **FIRST FLOOR**



**MULTI-TENANT OFFICE FOR SALE**  
930 Thomasville Rd. Tallahassee, FL 32303

**ERIC STOCKSTILL**  
Commercial Real Estate Advisor  
eric@talcor.com  
Office +1 850 224 2300 Cell +1 850 694 2021

# SITE PLAN / SECOND FLOOR



**MULTI-TENANT OFFICE FOR SALE**  
930 Thomasville Rd. Tallahassee, FL 32303

**ERIC STOCKSTILL**  
Commercial Real Estate Advisor  
eric@talcor.com  
Office +1 850 224 2300 Cell +1 850 694 2021

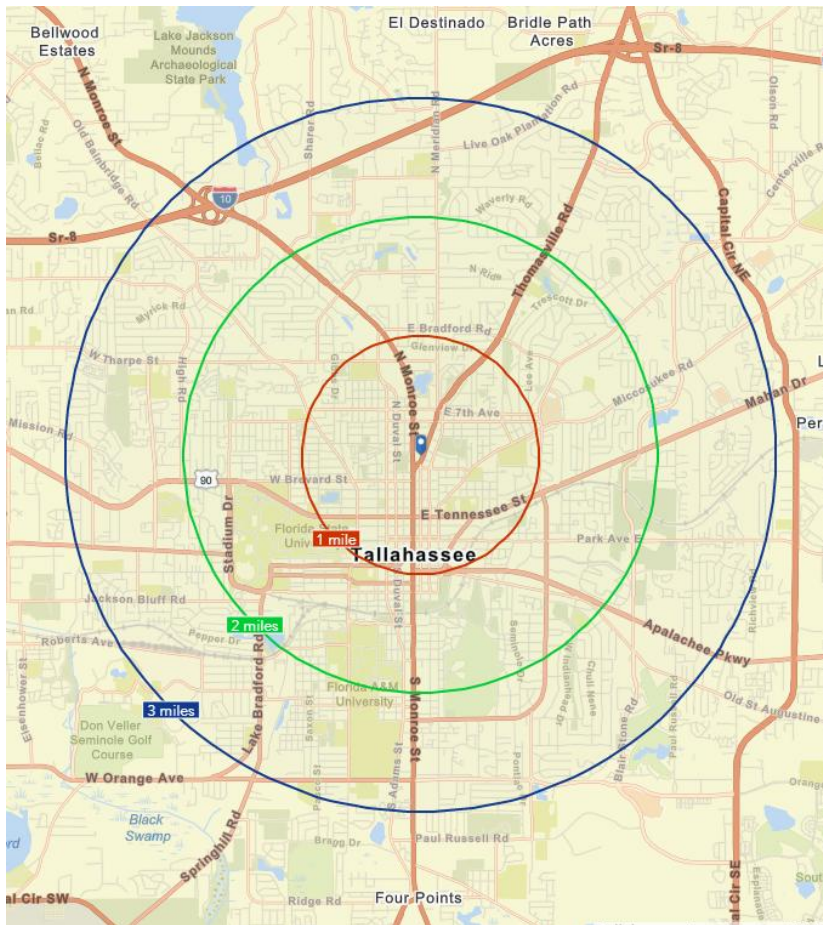
# PROPERTY PHOTOS



**MULTI-TENANT OFFICE FOR SALE**  
930 Thomasville Rd. Tallahassee, FL 32303

**ERIC STOCKSTILL**  
Commercial Real Estate Advisor  
eric@talcor.com  
Office +1 850 224 2300 Cell +1 850 694 2021

# AREA OVERVIEW



## TALLAHASSEE DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE
Total Population	10,796	51,877	102,326
Median Age	34.7	29.4	29.5
HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	4,968	19,790	42,460
# of persons per HH	2.2	2.6	2.4
INCOME	1 MILE	2 MILE	3 MILE
Average HH income	\$102,081	\$80,113	\$72,995
Average house value	\$328,890	\$287,895	\$268,299

\* Demographic data derived from 2010 US Census

## TALLAHASSEE, FLORIDA

Tallahassee is known as Florida's Capital City and Downtown Tallahassee is the political epicenter drawing in visitors from around the state and nation to visit the Capitol. In addition, the city is known for its college population from Florida State University (42,000 student enrollment), Tallahassee Community College (18,000 students), and Florida A&M University (9,000 student enrollment). The heart of the Capital City is Downtown Tallahassee. Downtown Tallahassee is known for its beautiful parks, boutique hotels, unique and exciting dining, museums, arts, music and natural resources. So regardless of what brought you here, being here will guarantee you an experience vibrant with entertainment, culture and delight.

# LOCATION **MAP**



**930 Thomasville Rd  
Tallahassee, FL 32303**



**MULTI-TENANT OFFICE FOR SALE**  
930 Thomasville Rd. Tallahassee, FL 32303

**ERIC STOCKSTILL**  
Commercial Real Estate Advisor  
eric@talcor.com  
Office +1 850 224 2300 Cell +1 850 694 2021



## NAI TALCOR CONTACTS



### **ERIC STOCKSTILL**

Commercial Real Estate Advisor

[eric@talc.com](mailto:eric@talc.com)

Office +1 850 224 2300

Cell +1 850 694 2021

NAI TALCOR

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

+1 850 224 2300

[TALCOR.COM](http://TALCOR.COM)

©2018 NAI TALCOR

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI TALCOR, is strictly prohibited.

**930 THOMASVILLE ROAD  
TALLAHASSEE, FL 32303**