

FOR SALE

1311 N Paul Russell Rd # 1 Tallahassee, FL 32301

NAI TALCOR

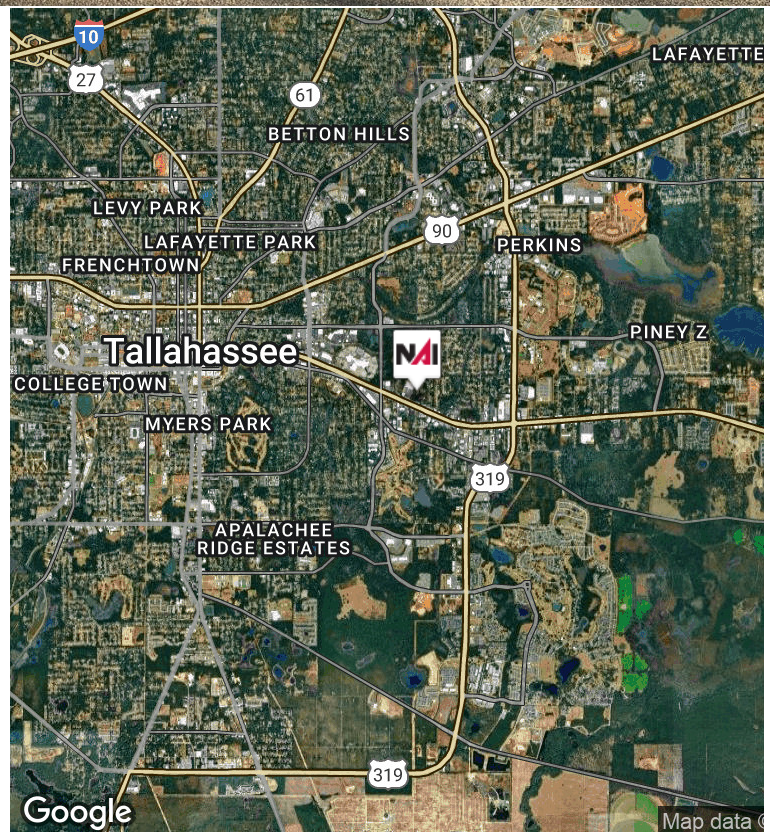


Office | 6,582 SF

This 6,582 SF building, featuring two units and constructed in 1990, is Zoned OR-3 and currently at 50% occupancy, this property is perfect for an Owner User with additional income stream and room for future growth.

- 6,582 SF building
- Two units
- Built in 1990
- Zoned OR-3
- Tallahassee location
- 50% occupancy

Sale Price: \$740,000



✉ **John W. McNeill, SIOR**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

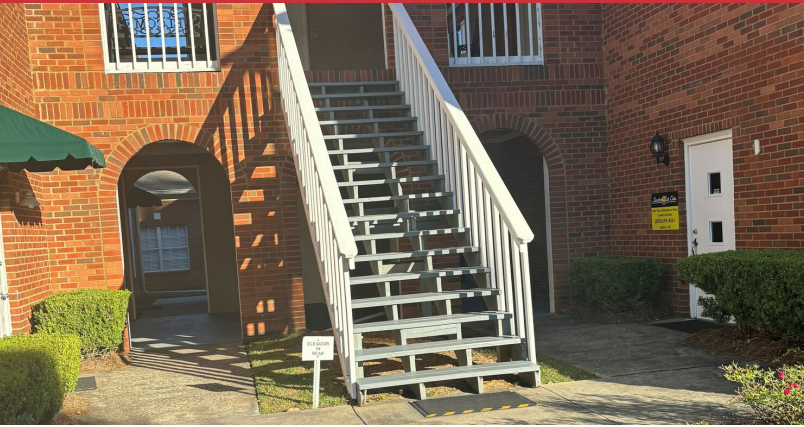


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talc.com

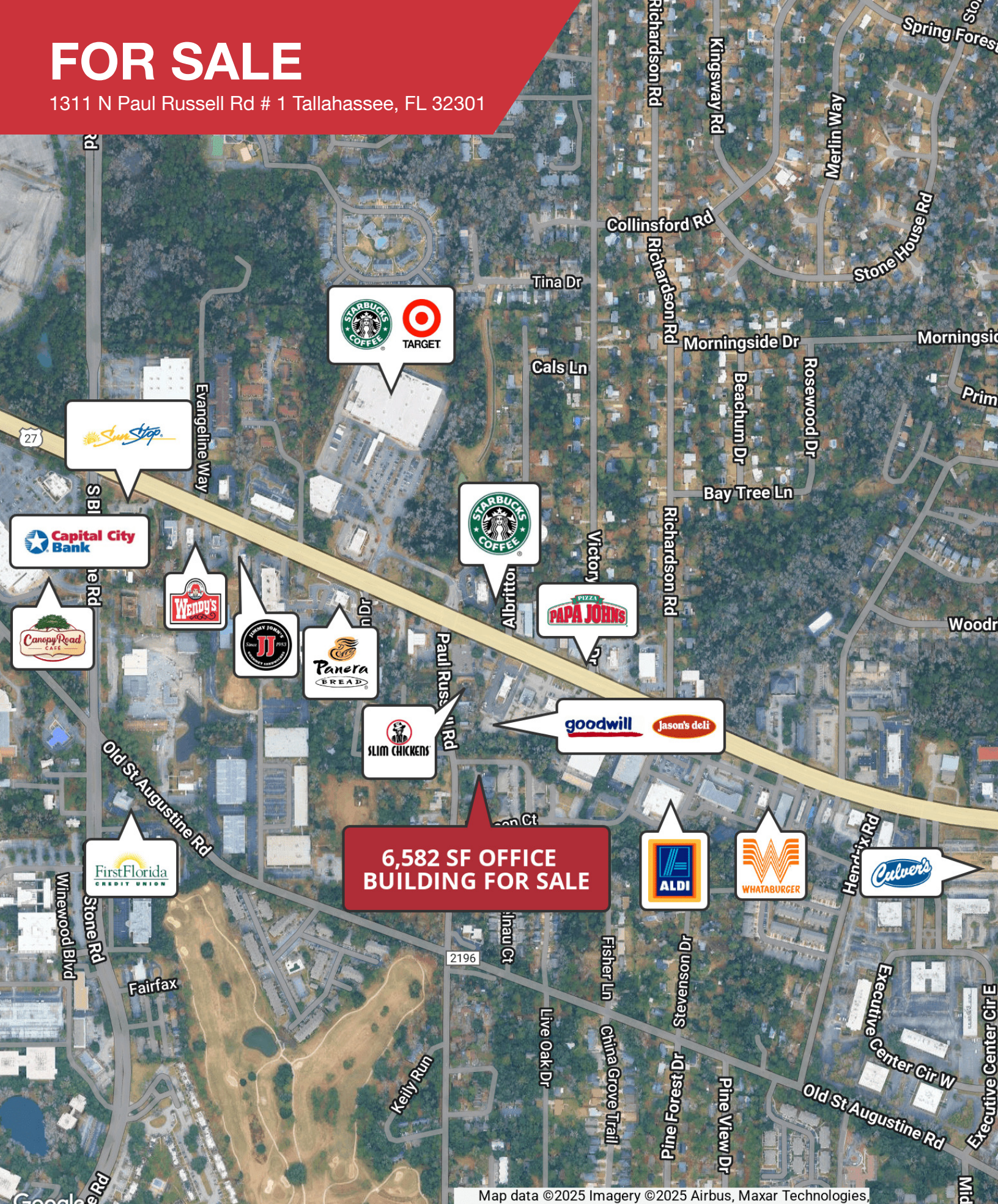
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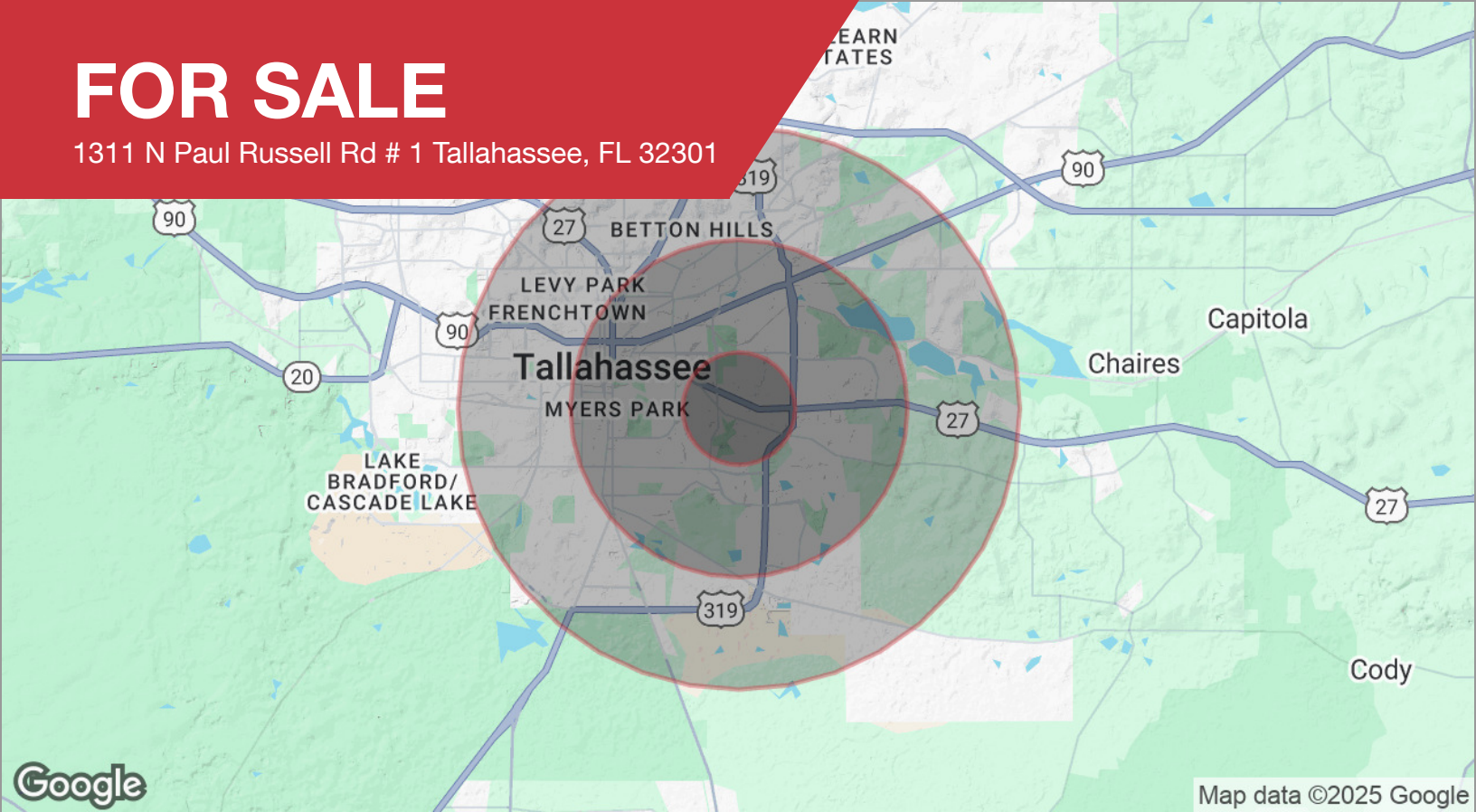
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NATLALCOR

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,343	62,092	153,050
Median age	36	37	35
Median age (male)	35	36	34
Median age (Female)	37	38	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,230	28,223	65,598
# of persons per HH	2	2.2	2.3
Average HH income	\$70,009	\$83,458	\$77,626
Average house value	\$238,296	\$310,229	\$278,621

** Demographic data derived from 2020 ACS - US Census*