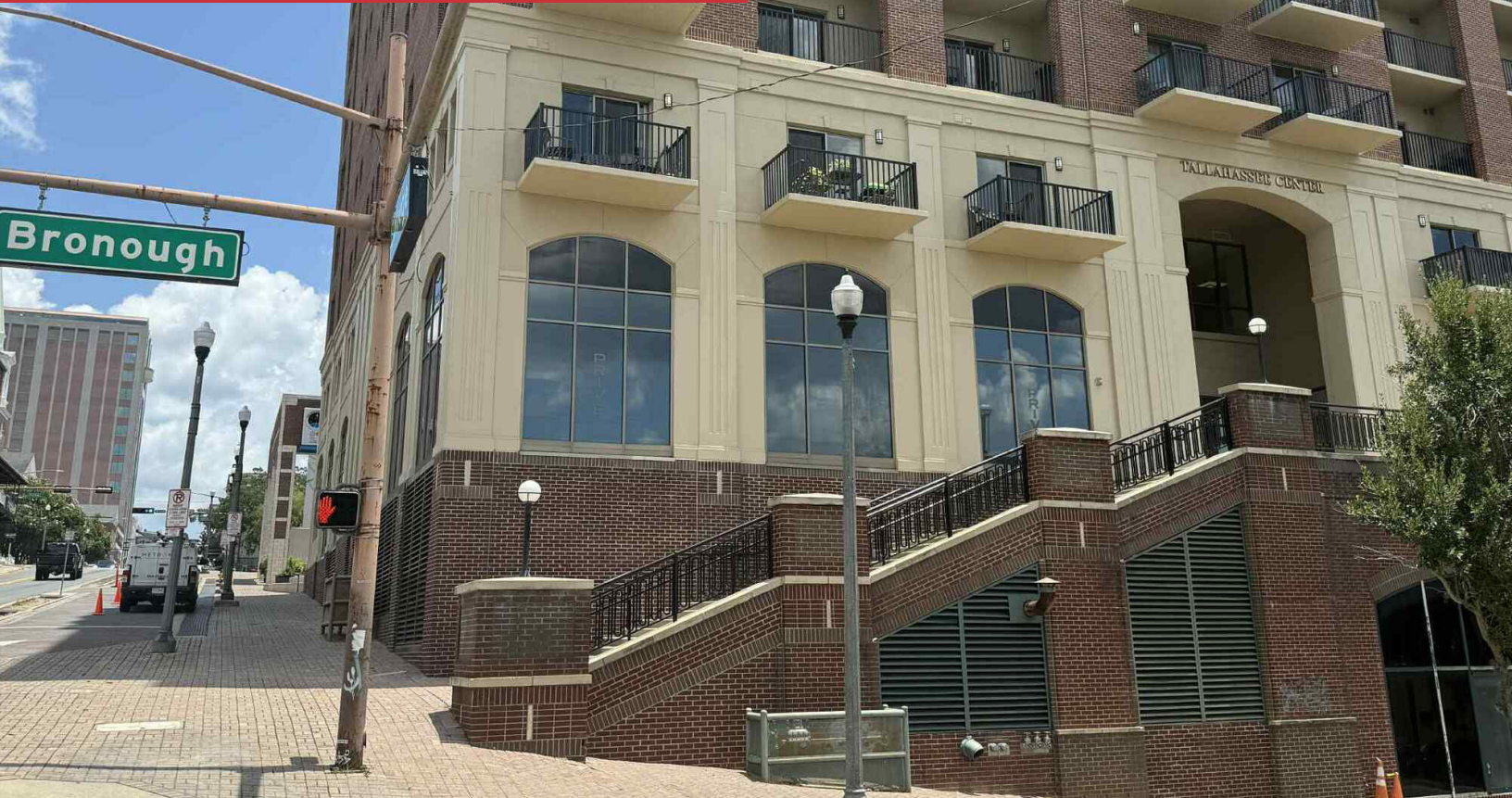


FOR SALE

215 W College Ave Ste 102a Tallahassee, FL 32301



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	3,971 SF
Year Built:	2006
Lot Size:	0.32 AC
Zoning:	PUD
Price / SF:	\$176.03

PROPERTY OVERVIEW

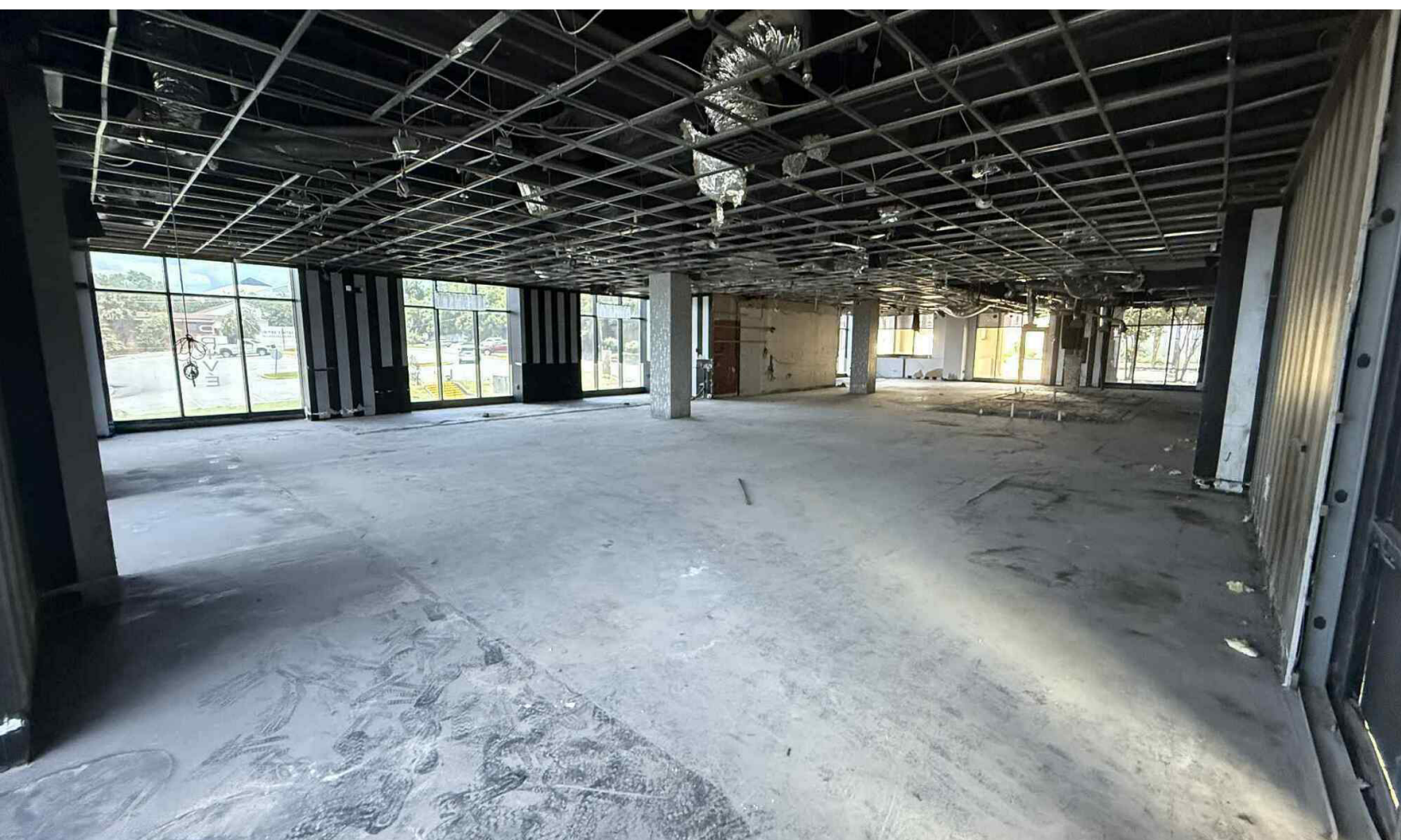
Uncover an exceptional investment opportunity in the heart of Tallahassee, FL, offering stunning views of Florida State University and Downtown Tallahassee. This 3,971 SF property boasts floor-to-ceiling windows that frame the vibrant cityscape, providing a bright and inspiring environment for tenants. Situated on Kleman Plaza, the property features a plethora of outdoor space, ample parking opportunities, and adjacent to a convenient drop-off lane, ensuring accessibility for tenants and visitors. The shell condition of the property presents a blank slate for buyers to customize their desired floor plan, offering endless potential for creating a unique and inviting office space.

PROPERTY HIGHLIGHTS

- Strategic location in Downtown Tallahassee
- Prime views of Florida State University
- Flexible floor plan
- Abundant natural light
- Plethora of outdoor space
- Ample parking opportunities

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✉ Slaton Murray, SIOR, CCIM
+1 850 294 8521
slaton@talcor.com

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NAITALCOR

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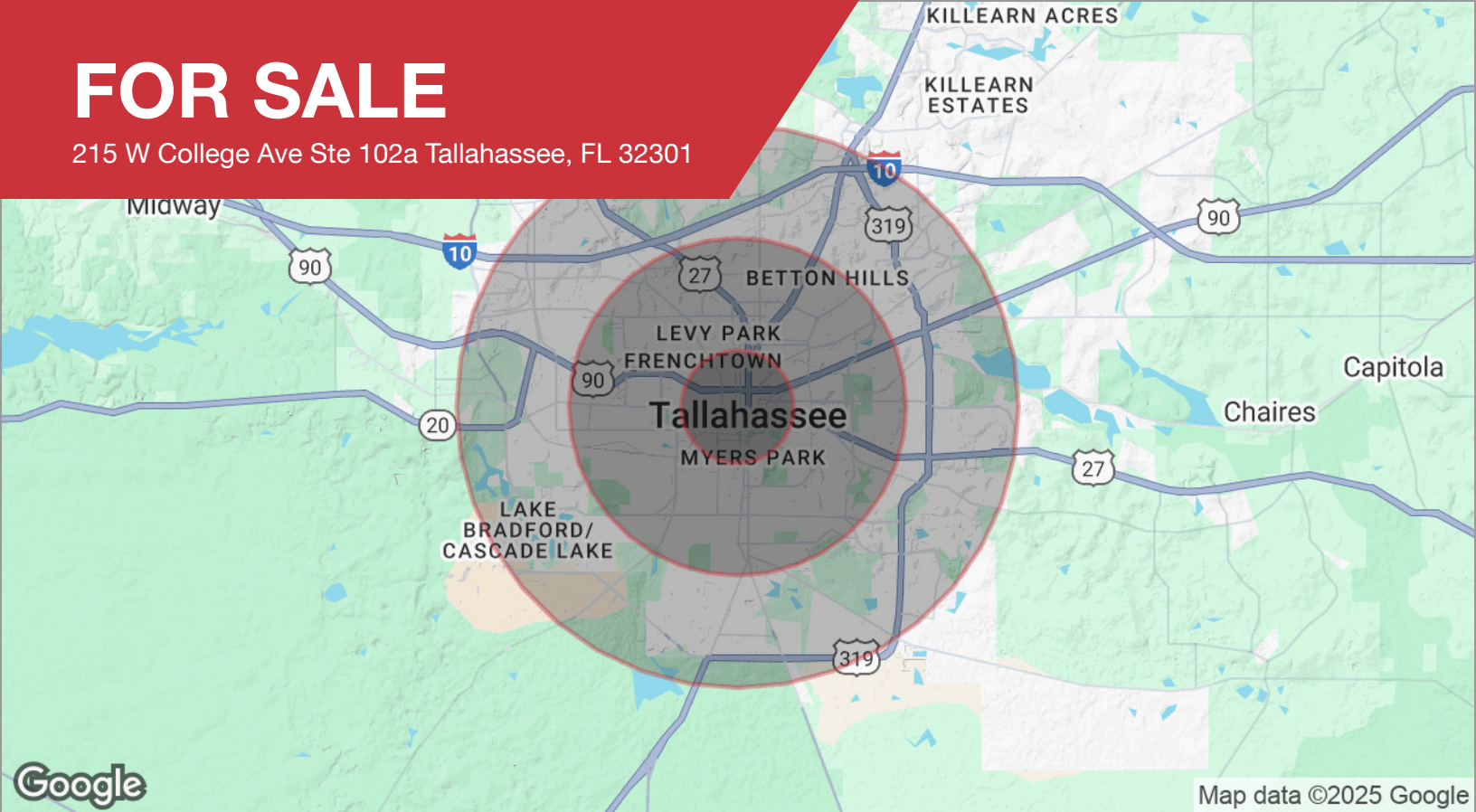
slaton@talcor.com

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	21,175	107,137	181,375
Median age	27	32	35
Median age (male)	28	32	34
Median age (Female)	27	33	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,448	45,601	77,104
# of persons per HH	2.8	2.3	2.4
Average HH income	\$63,177	\$63,340	\$72,494
Average house value	\$338,263	\$245,081	\$263,794

* Demographic data derived from 2020 ACS - US Census