



EXECUTIVE SUMMARY  
**954 W BREVARD ST**  
 TALLAHASSEE, FL 32304



### OFFERING SUMMARY

<b>Available SF:</b>	2,688 SF
<b>Lease Rate:</b>	\$2,850.00 per month (MG)
<b>Lot Size:</b>	0.31 Acres
<b>Year Built:</b>	1957
<b>Building Size:</b>	2,688 SF
<b>APN:</b>	21-26-20-512-0000
<b>Zoning:</b>	CU-45

### PROPERTY OVERVIEW

The 2,688 SF office building includes six office spaces, two conference rooms, a break room, and bathrooms.

### LOCATION OVERVIEW

This property is located just off of Tennessee Street in Tallahassee, Florida. The property is surrounded by student housing and just minutes away from the FSU Alumni Center, the FSU President's Official Residence, and Florida State University.

[Click for Zoning Information](#)

**Trey DeSantis**  
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**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363





ADDITIONAL PHOTOS  
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# RETAILER MAP 954 W BREVARD ST TALLAHASSEE, FL 32304



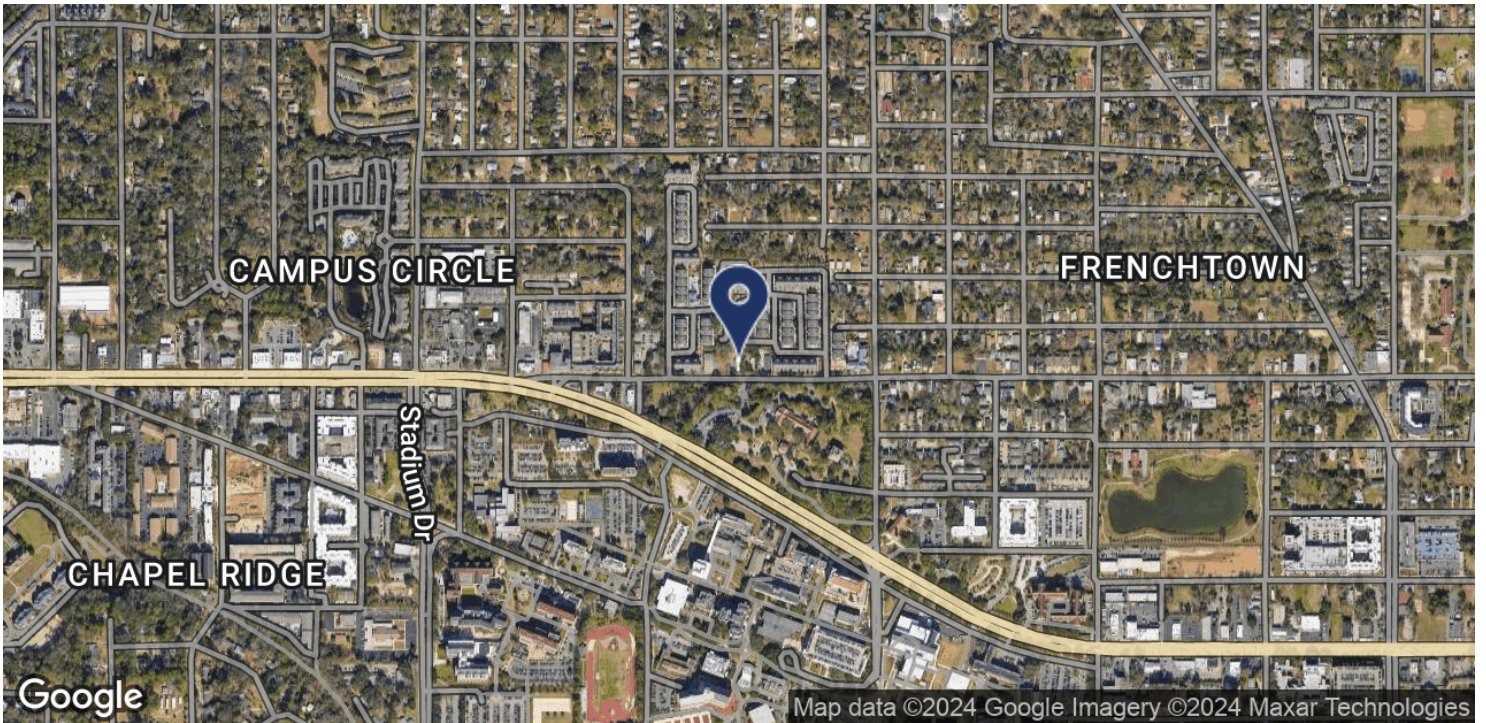
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DEMOGRAPHICS MAP  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	30,709	71,020	107,784
MEDIAN AGE	26	29	31
MEDIAN AGE (MALE)	26	29	31
MEDIAN AGE (FEMALE)	26	29	32
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	10,590	29,203	44,280
# OF PERSONS PER HH	2.9	2.4	2.4
AVERAGE HH INCOME	\$55,276	\$54,369	\$61,606
AVERAGE HOUSE VALUE	\$202,823	\$229,681	\$241,954

\* Demographic data derived from 2020 ACS - US Census

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