

Retail Property

# FOR SALE / LEASE



## 950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303

### TRACY WATERS

Vice President

850.545.2282

twaters@teampcg.com

### PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com



# 950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity in Tallahassee, FL: 950 W Tharpe St. This remarkable property features a 5,010 SF building with 4 units, 100% leased offering a prime investment potential. Built in 2018, the building boasts modern construction and design, appealing to savvy retail/street retail investors. Don't miss out on the chance to acquire this attractive property in a thriving location, poised for success.

## PROPERTY HIGHLIGHTS

- 280 ft Frontage on W Tharpe St
- Signage
- Near lighted intersection
- 100% Leased

## OFFERING SUMMARY

Sale Price:	\$1,470,000
Number of Units:	4
Building Size:	5,010 SF
NOI:	\$104,195.16
Cap Rate:	7.1%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
Total Population	14,474	169,166	262,453
Average HH Income	\$43,389	\$52,931	\$65,798

## TRACY WATERS

Vice President  
850.545.2282  
twaters@teampcg.com

## PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303  
4708 Capital Circle NW  
850.205.2150 | teampcg.com



# TRAFFIC COUNTS

950 W Tharpe St , Tallahassee, FL 32303



850.205.2150



## TRACY WATERS

Vice President

850.545.2282

[twaters@teampcg.com](mailto:twaters@teampcg.com)

## PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | [teampcg.com](http://teampcg.com)



# 950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303



850.205.2150



**TRACY WATERS**  
Vice President  
850.545.2282  
twaters@teampcg.com

**PREMIER COMMERCIAL GROUP**  
Tallahassee, FL 32303  
4708 Capital Circle NW  
850.205.2150 | teampcg.com

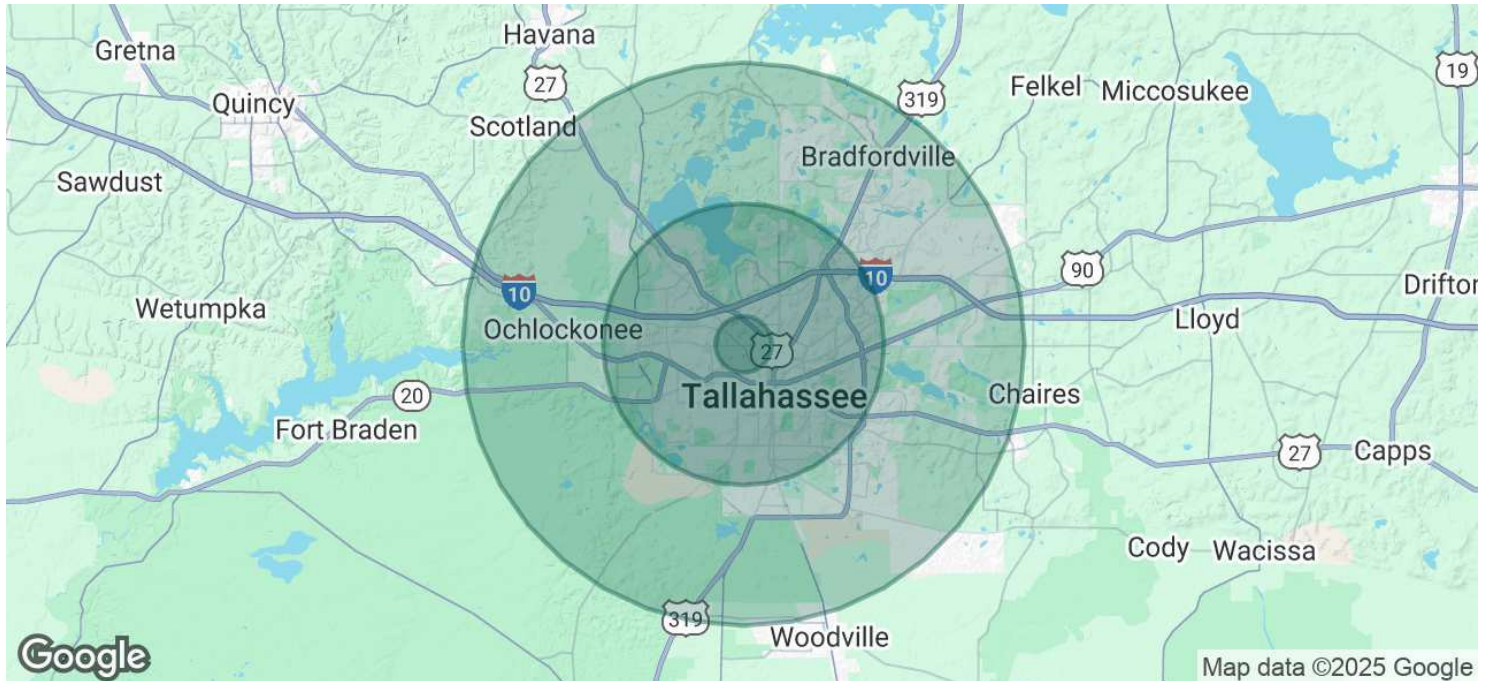


# 950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303



850.205.2150



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,474	169,166	262,453
Average Age	28.9	31.5	34.7
Average Age (Male)	27.8	30.4	33.5
Average Age (Female)	30.9	32.6	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$43,389	\$52,931	\$65,798
Average House Value	\$199,789	\$151,218	\$179,283

2020 American Community Survey (ACS)

## TRACY WATERS

Vice President  
850.545.2282  
twaters@teampcg.com

## PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303  
4708 Capital Circle NW  
850.205.2150 | teampcg.com