

FOR LEASE

3963 West Tennessee Street
Tallahassee, FL 32304



RETAIL | 20,422 SF

Prime location on Auto Alley on West Tennessee Street. Real Estate only, business has relocated. Dealership occupies 4.3 acres of property. Additional 3.9 acres is vacant and available for additional development. The 20,443 SF building consists of over 13,000 SF of air-conditioned retail showroom, private offices, restrooms and parts area. There are 16 overhead doors in the 7,000 SF service area. 240 paved parking spaces for car sales area.

OFFERING SUMMARY

AVAILABLE SF	20,422 SF
LEASE RATE	\$28,900/MONTH (NNN)
ZONING	CP
BUILDING SIZE	20,422 SF

NAITALCOR

Gray Cartee

Commercial Real Estate Advisor
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Office +1.850.224.2300
Cell +1.850.556.9000

All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

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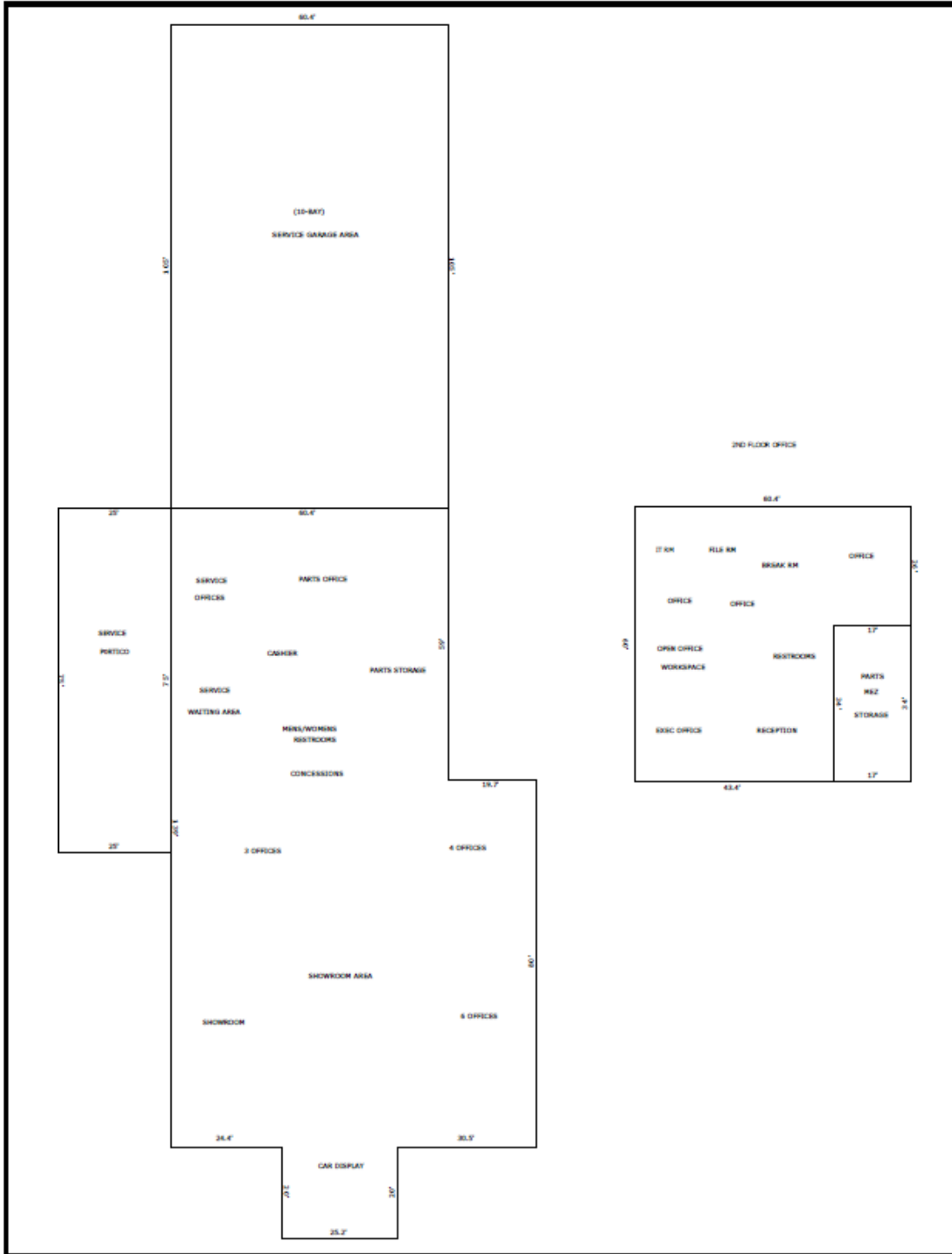
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Subject Building Sketch Map



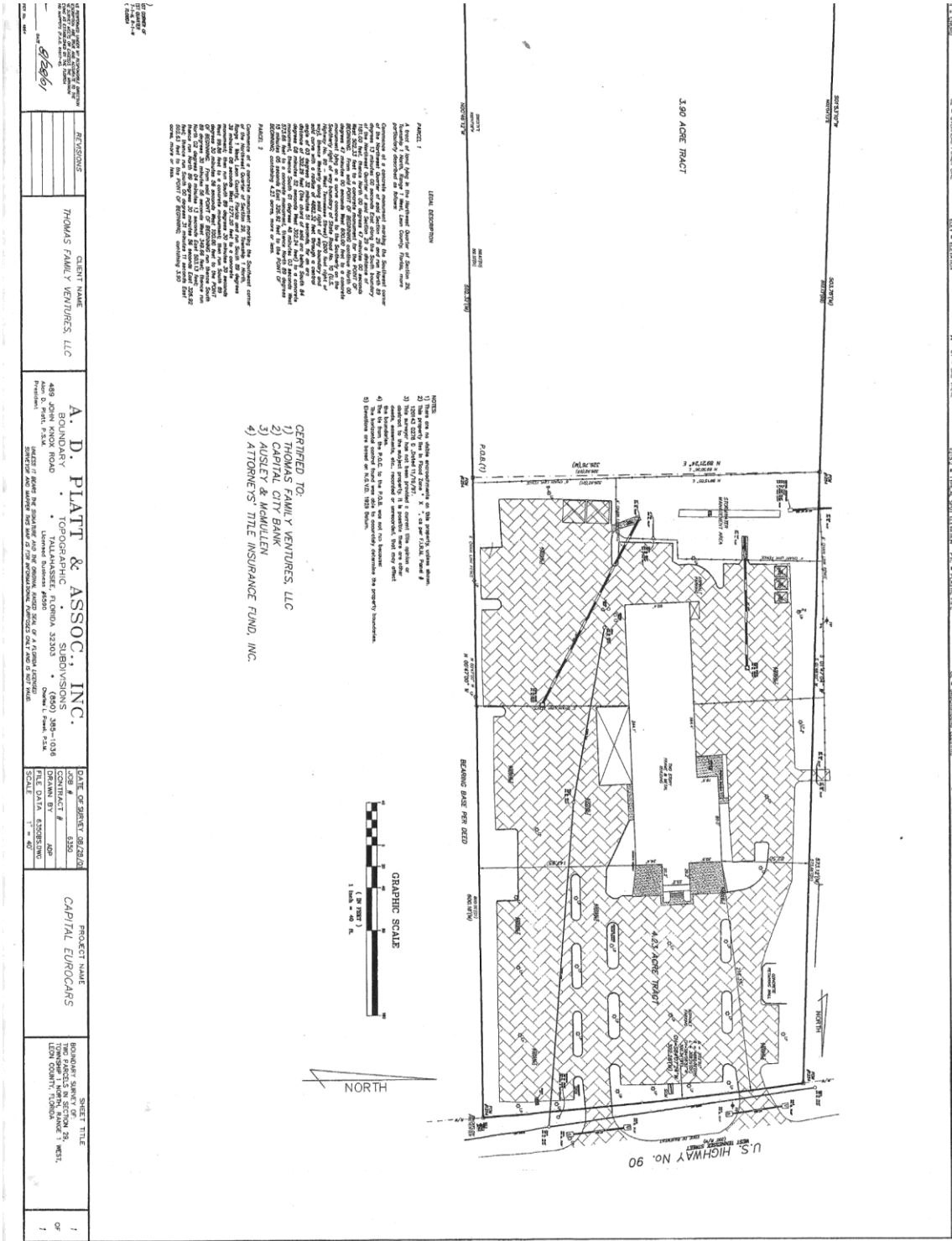
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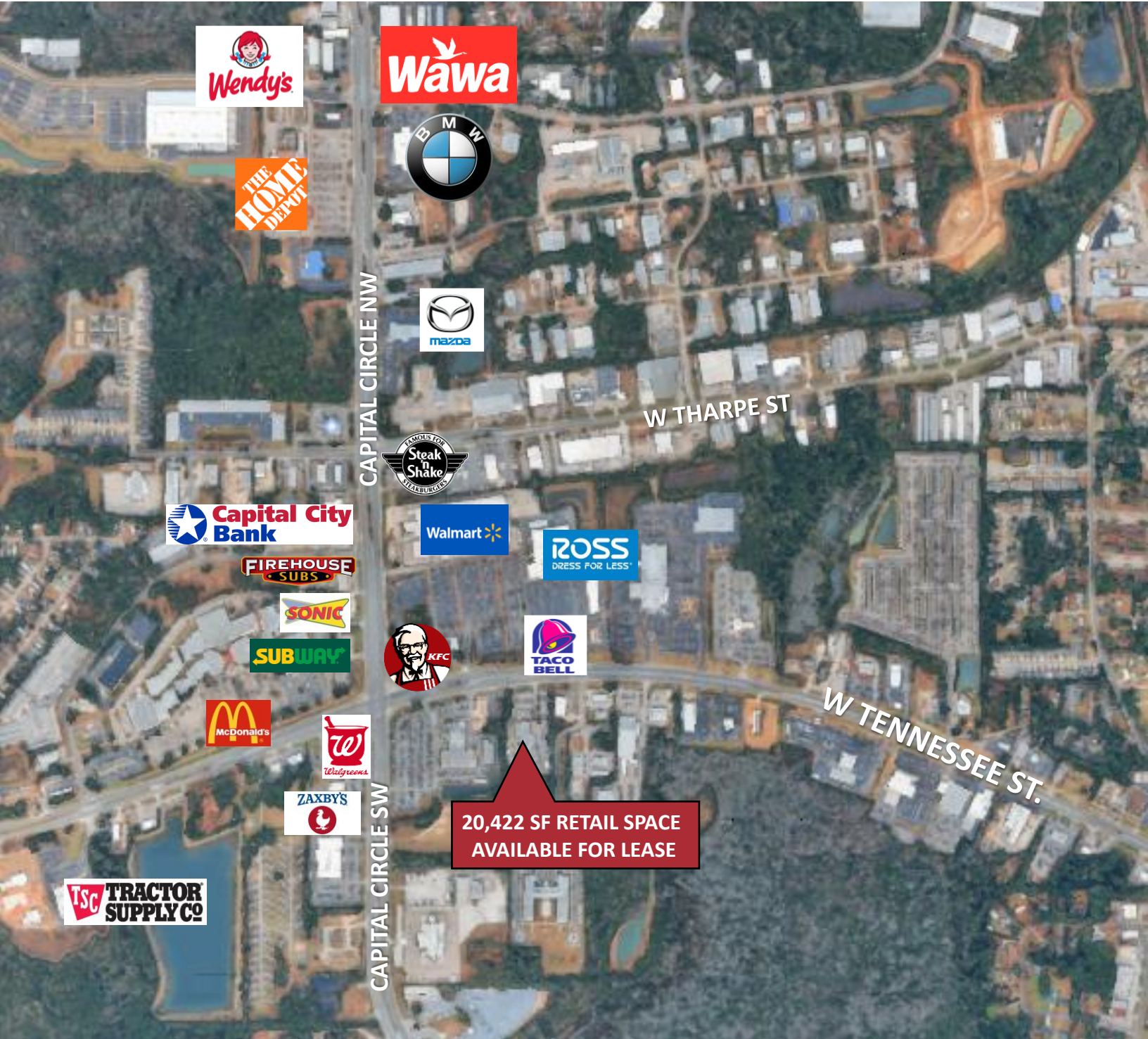


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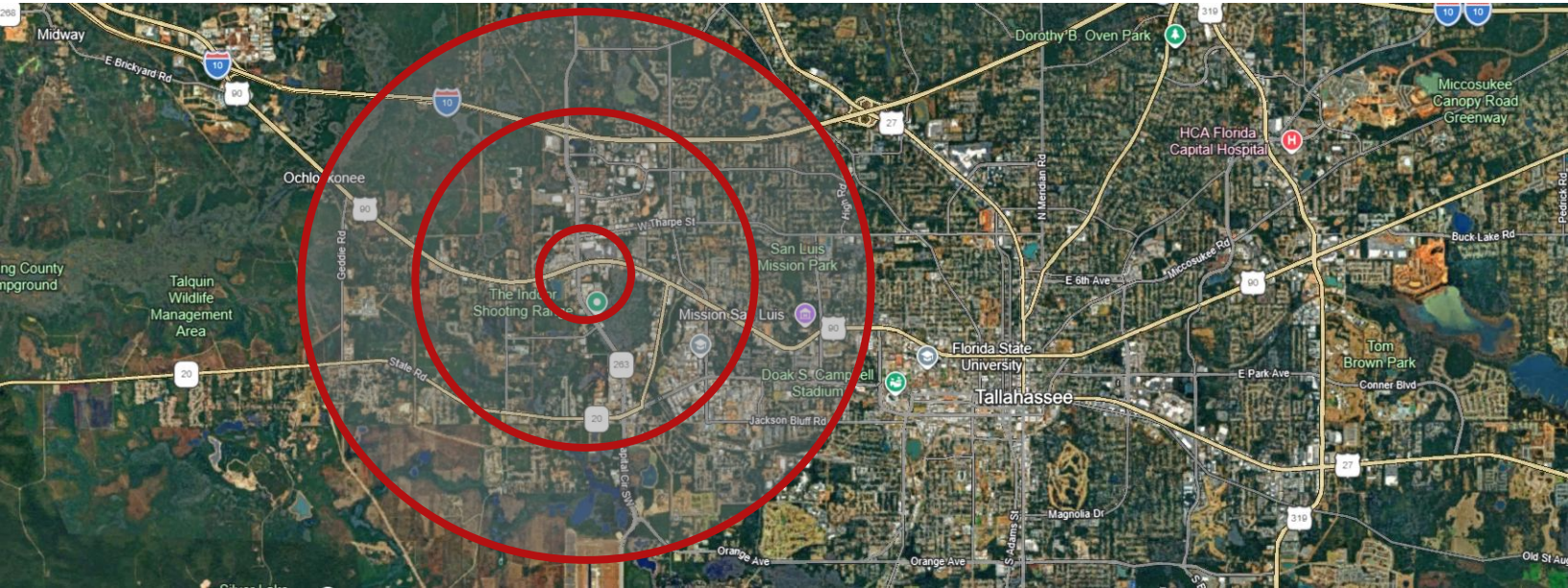
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,526	21,737	50,637
MEDIAN AGE	29.6	28.5	28.0
MEDIAN AGE (MALE)	31.3	29.2	28.2
MEDIAL AGE (FEMALE)	27.4	27.2	27.7
HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,763	9,024	22,328
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$44,267	\$56,265	\$57,240
AVERAGE HOUSEHOLD VALUE	\$132,764	\$177,498	\$178,154



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