

INVESTMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
HARTUNG



2459 MAHAN DRIVE
Tallahassee, FL 32308

INVESTMENT PROPERTY

Sale Price: \$6,250,000
Building SF: 20,222 SF
Acres: 3.04 +/- Acres
Parcel ID: #1128280000020
Zoning: C-2 General Commercial
Use: Medical/Office/Retail Center
Built: 2020
RE Taxes: \$34,118.21 (2025)
Signage: Monument + Building
Traffic Count: 29,500 cars daily



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INVESTMENT HIGHLIGHTS

Rare opportunity to acquire a 20,222 SF medical, office, and retail center located on 3.04± acres along Tallahassee's highly traveled Mahan Drive corridor. Built in 2020, this modern commercial property offers investors the opportunity to own a high-quality asset in a rapidly growing market.

The property's flexible C-2 General Commercial zoning supports a wide variety of uses including medical, professional office, retail, wellness, educational, and service-oriented businesses. Prominent monument and building signage, excellent accessibility, and exposure to approximately 29,500 vehicles daily create exceptional visibility and brand recognition.

Strategically positioned within Tallahassee's thriving northeast commercial district, the center is surrounded by established residential communities, healthcare providers, retailers, and major employment hubs. 2459 Mahan Drive offers the size, location, and modern construction that are increasingly difficult to find in today's market.



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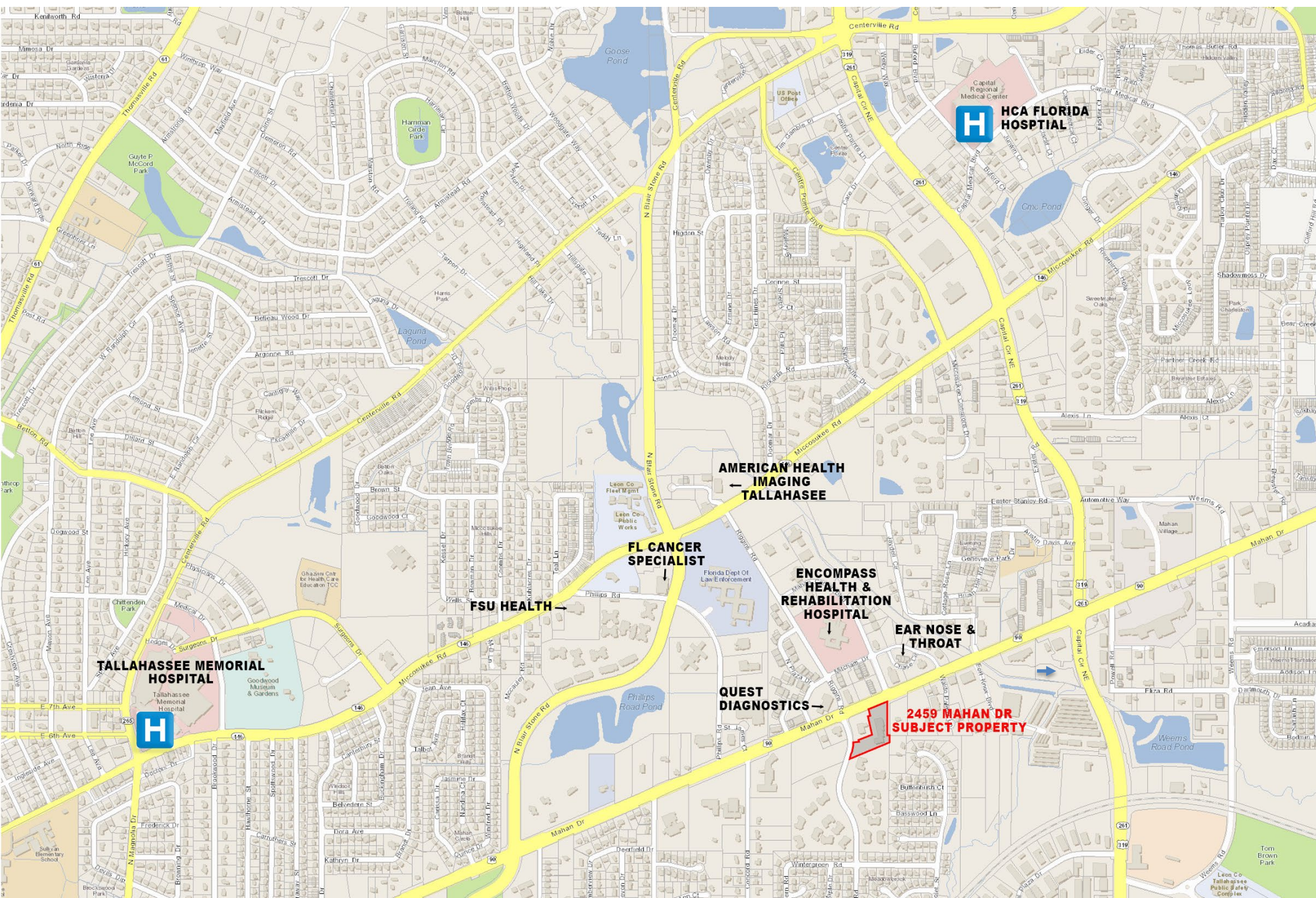
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HOSPITAL/MEDICAL LOCATION MAP



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PROFORMA



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INCOME

Rental Income (20,000 SF @ \$25)	\$500,000 *
Vacancy 5%	<u>\$25,000</u>
Gross Income	\$475,000

EXPENSES **

Utilities	\$7,984
Repairs & Maintenance	\$4,800
Lawn Service	\$6,738
Management ***	\$23,750
Property Insurance	\$12,125
Liability Insurance	\$2,894
Property Taxes (10% increase upon sale)	\$37,530
Accounting	\$575
Corporate filing, Dept of State	\$139
Corporate filing, Dept of State (Holding Pond)	<u>\$61</u>
	\$96,596
Net Operating Income	\$403,404

* Leases are modified gross with Tenant paying electric, Landlord pays property taxes, insurance and maintenance

** Expenses reflect 2025 owner expenses

*** Property currently owner-managed

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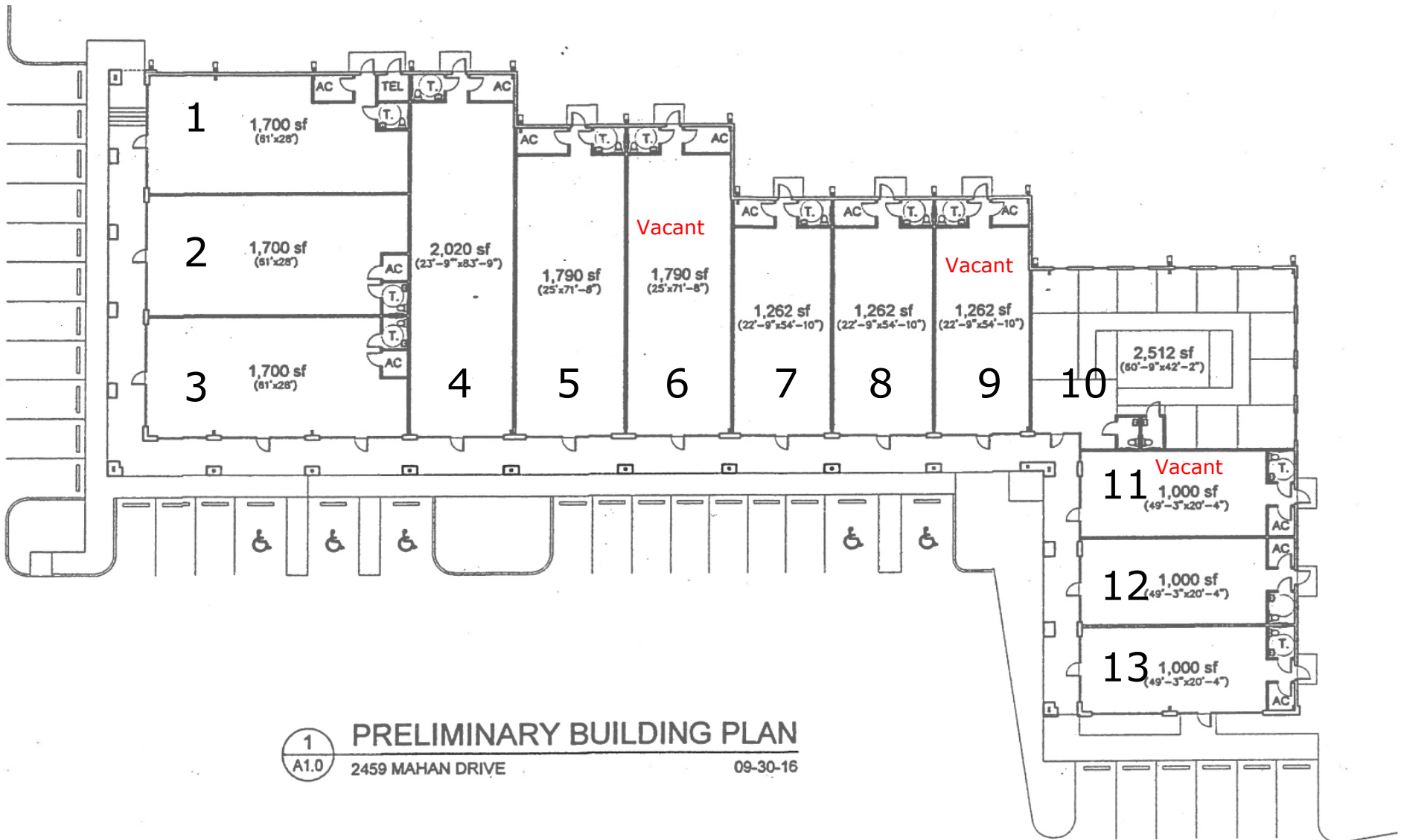
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BUILDING PLAN



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1 PRELIMINARY BUILDING PLAN
A1.0 2459 MAHAN DRIVE 09-30-16

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EXTERIOR IMAGES



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C-2 ZONING



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Section 10-6.647. C-2 General Commercial district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplicating services. (21) Rental and sales of dvds, video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>
FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2		

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SITE PLAN

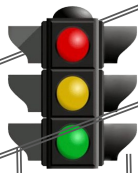


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Mahan Medical Office
106 Regular Parking Spaces
5 Handicapped Spaces

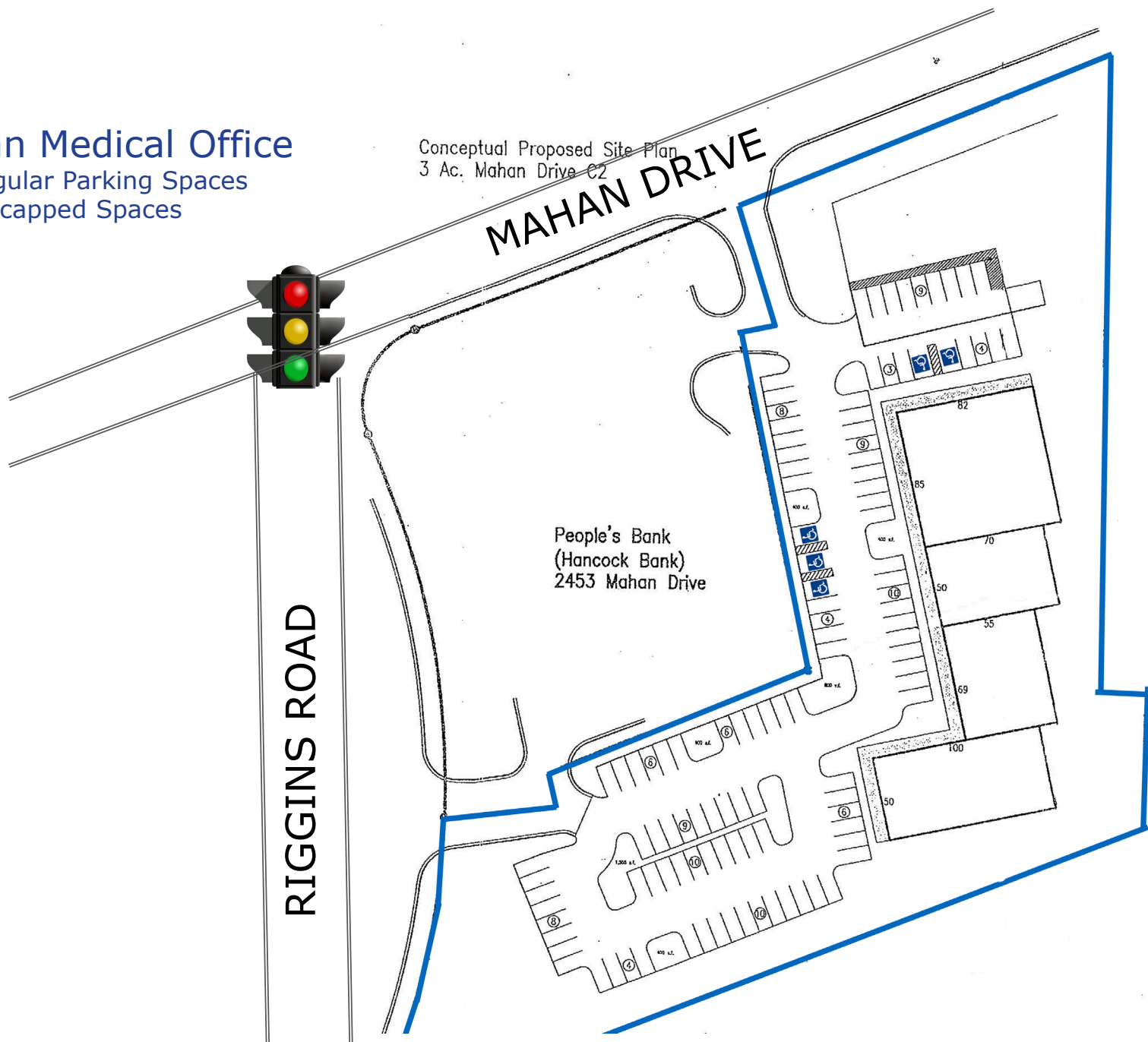
Conceptual Proposed Site Plan
3 Ac. Mahan Drive C2

MAHAN DRIVE



RIGGINS ROAD

People's Bank
(Hancock Bank)
2453 Mahan Drive



BUSINESS LOCATION MAP



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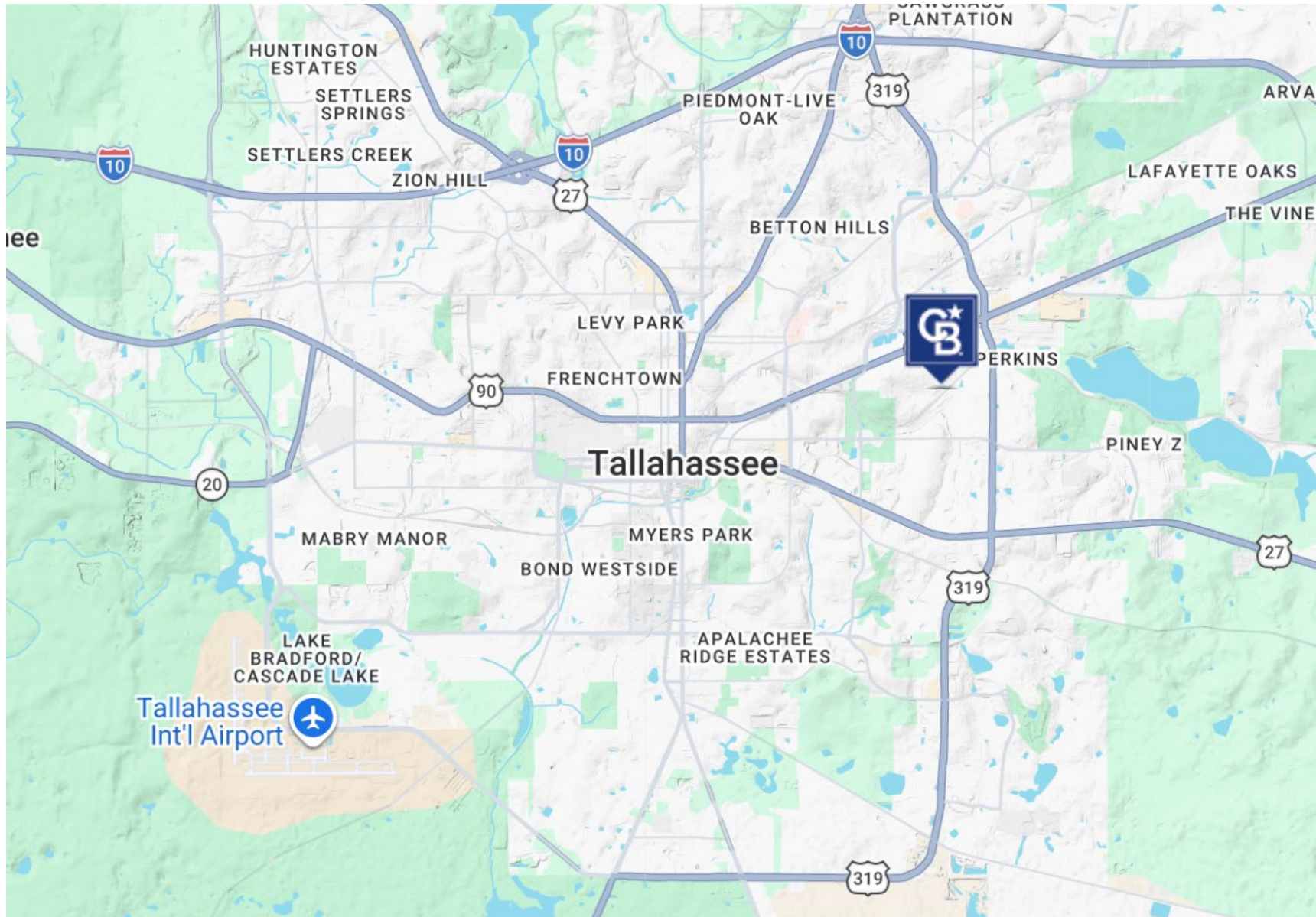
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LOCATION MAP



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DEMOGRAPHICS

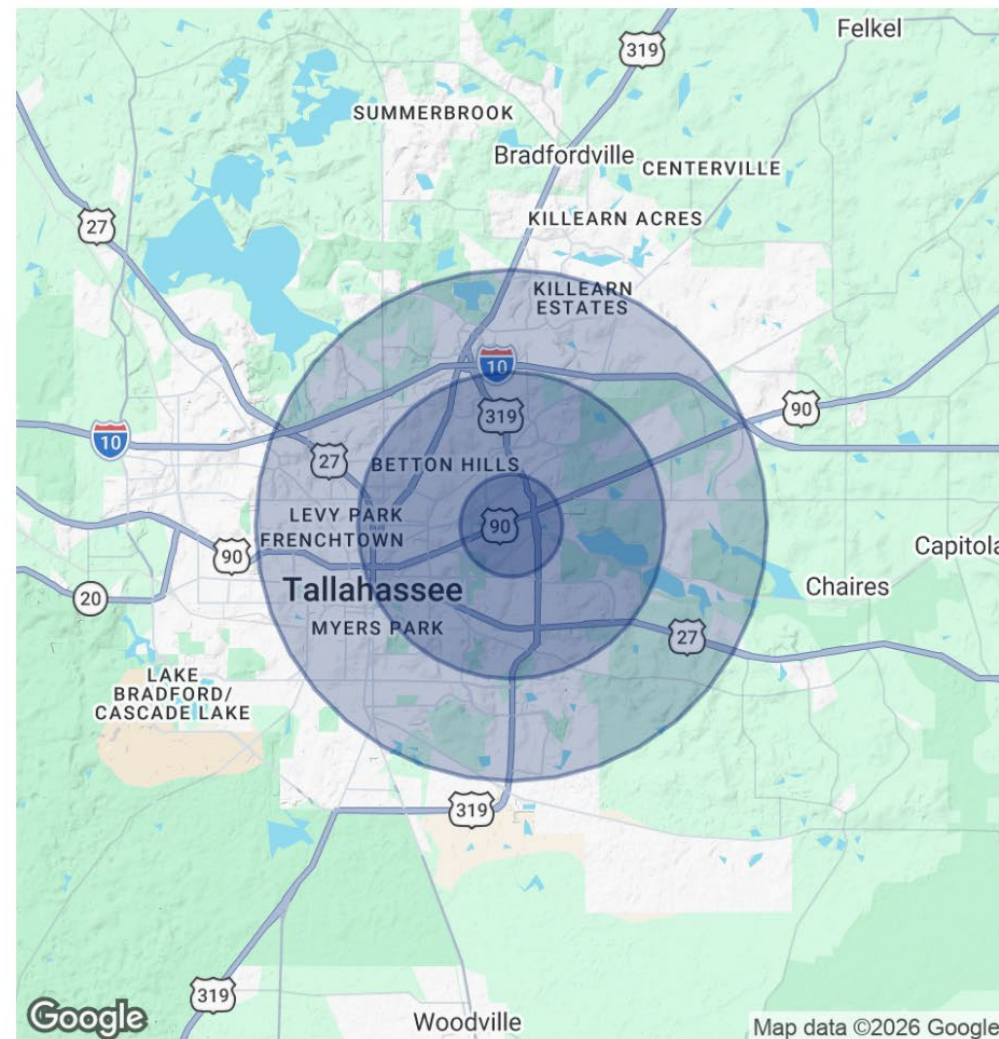


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,933	55,110	154,238
Average Age	39.4	38.4	33.8
Average Age (Male)	38.9	37.1	32.4
Average Age (Female)	40.6	40	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,558	26,474	64,431
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$84,762	\$99,809	\$88,961
Average House Value	\$255,637	\$299,915	\$305,458

* Demographic data derived from 2020 ACS - US Census



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