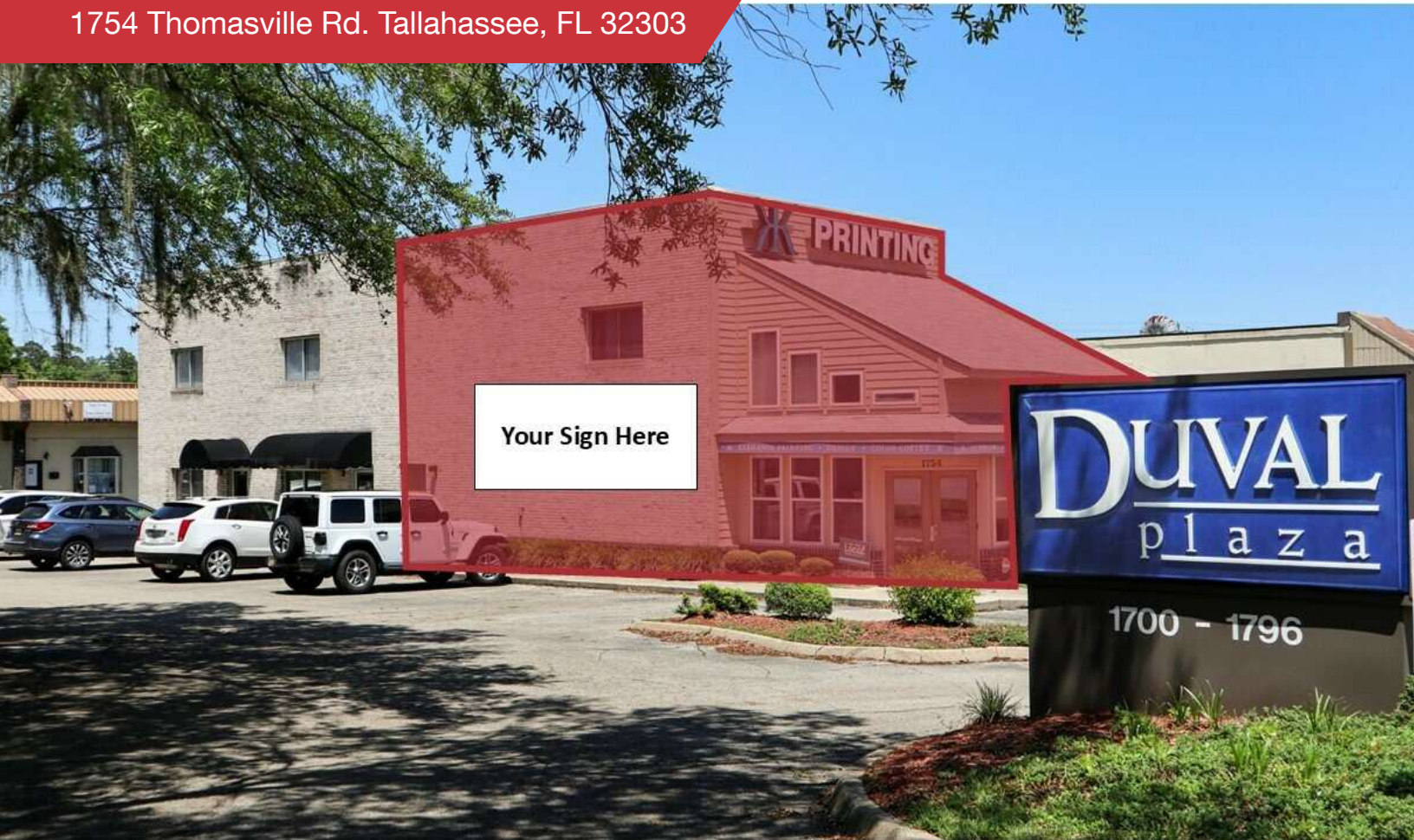


FOR SALE

1754 Thomasville Rd. Tallahassee, FL 32303

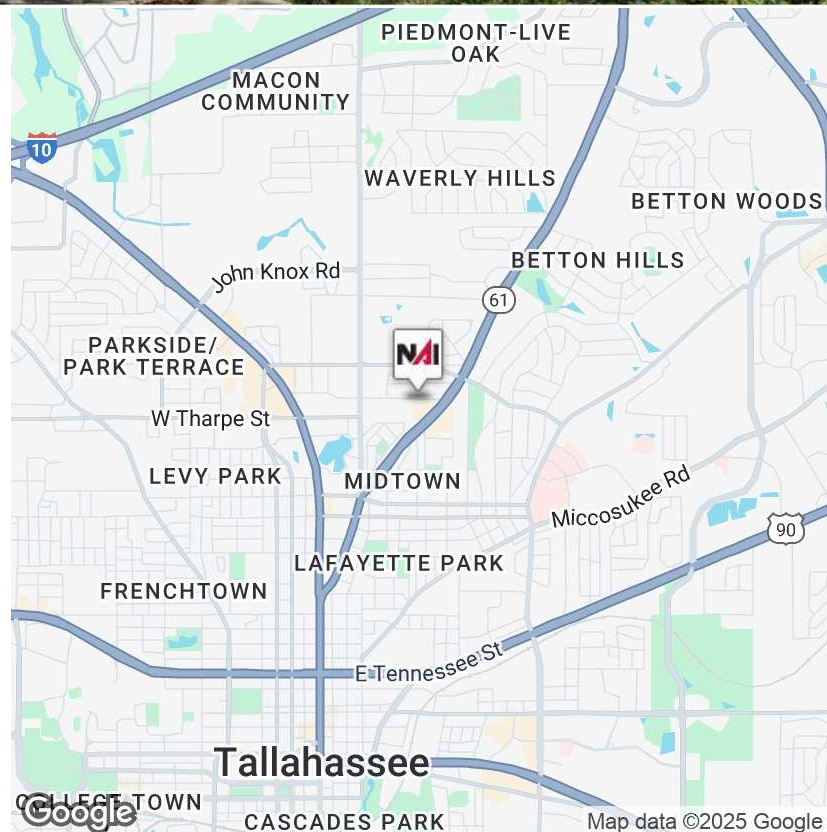
NAI TALCOR



Office & Retail | 2,056 SF

- Zoning: C-2
- Lot Size: 2 lots of 720 SF each
- APN #: 11300404 E 0300 & 11300404 E 0310
- Daily Traffic Count: 29,500 VPD
- Space is able to be divided
- Both upstairs and downstairs units have an exterior entrance as well as an interior staircase for easy access
- Existing business is relocating

Sale Price: \$599,000



✉ **Eric Stockstill**
+1 850 694 2021
eric@talcort.com

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NAI TALCOR
1018 Thomasville Road, Suite 200A
talcort.com

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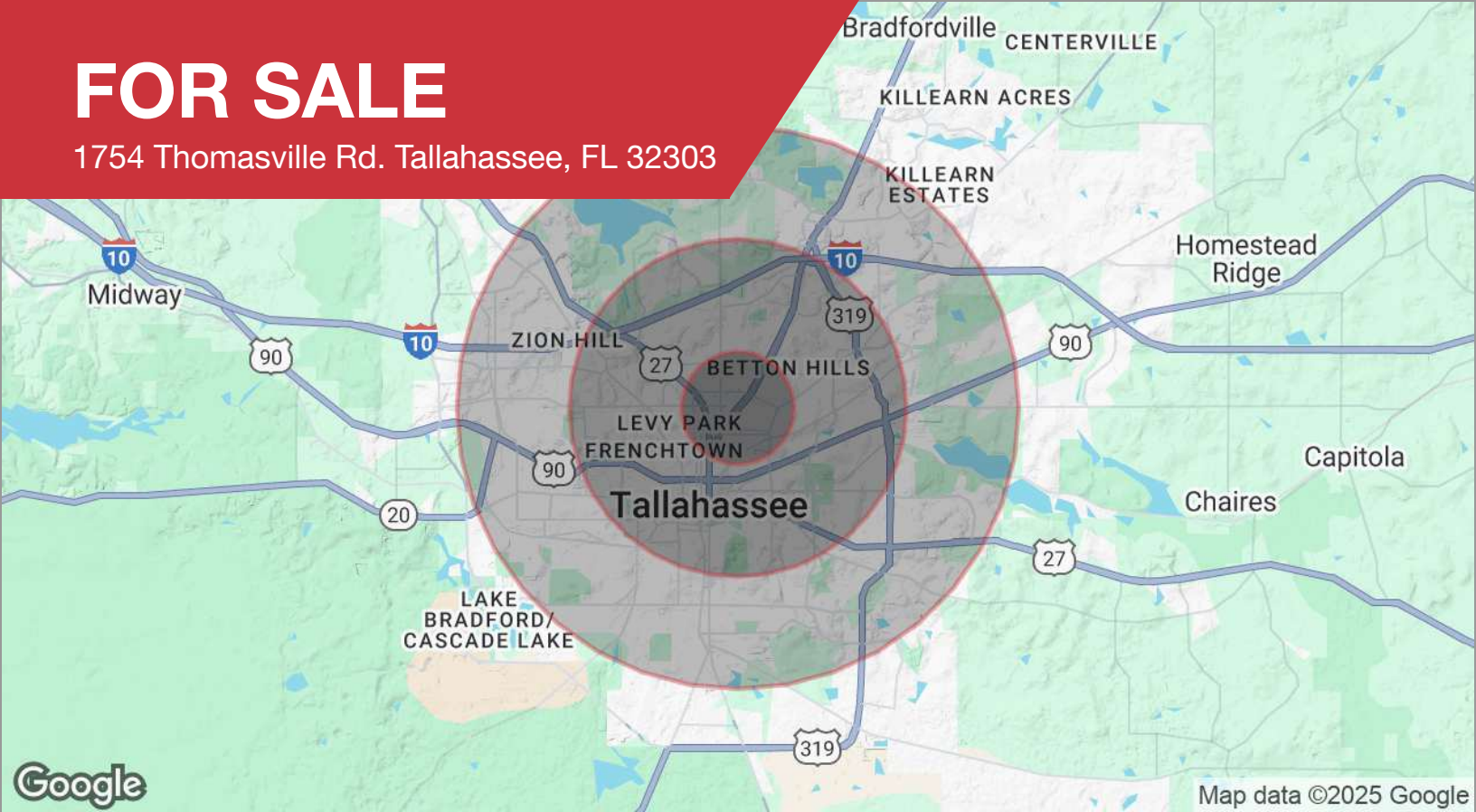
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FOR SALE

1754 Thomasville Rd. Tallahassee, FL 32303



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,151	94,591	189,237
Median age	42	34	36
Median age (male)	41	34	35
Median age (Female)	42	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,186	40,359	80,730
# of persons per HH	1.9	2.3	2.3
Average HH income	\$111,588	\$75,999	\$75,871
Average house value	\$406,118	\$291,127	\$273,283

* Demographic data derived from 2020 ACS - US Census