



SALE / LEASE

Edgewater E Building

2324 KILLEARN CENTER BLVD

Tallahassee, FL 32309

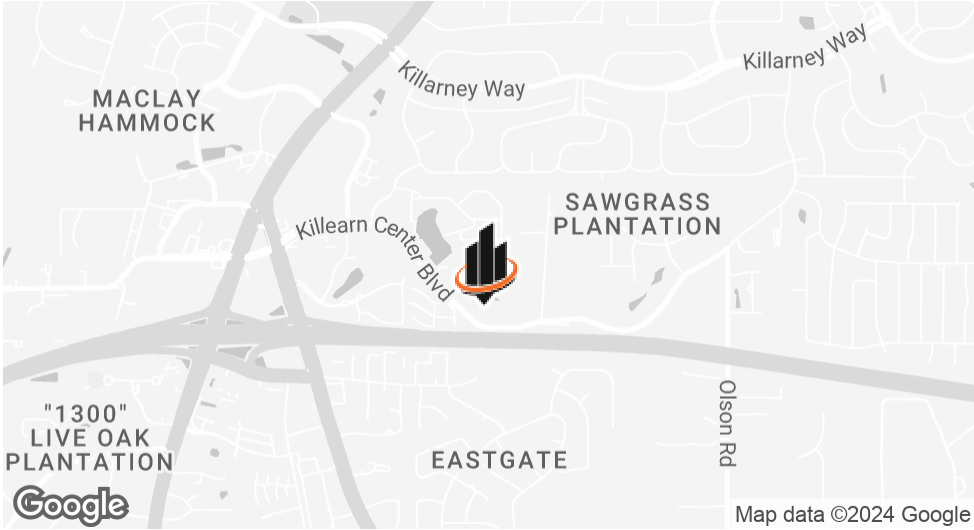
PRESENTED BY:

CHARLIE LEE

O: 850.545.6461

charlie.lee@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,250,000
LEASE RATE:	\$20.95 SF/yr (Full Service)
NUMBER OF UNITS:	1
AVAILABLE SF:	7,500 - 20,000 SF
LOT SIZE:	6.33 Acres
BUILDING SIZE:	40,000 SF

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PROPERTY DESCRIPTION

2323 Killearn Center Blvd is a 40,000 SF two-story former call center in a professional office park setting in the desirable Northeast Tallahassee submarket. The park has easy access to I-10 and is in close proximity to Tallahassee’s best shopping and dining. The first floor is fully leased and the second floor consisting of 20,000 square feet is available for lease or sale (The building is divided into four condo units). The landlord is willing to demise the space and provide a tenant improvement allowance.

PROPERTY HIGHLIGHTS

- Rare opportunity for building ownership in the desirable NE Tallahassee Submarket
- Close proximity to the I-10/Thomasville Rd interchange and great shopping & dining

ADDITIONAL PHOTOS

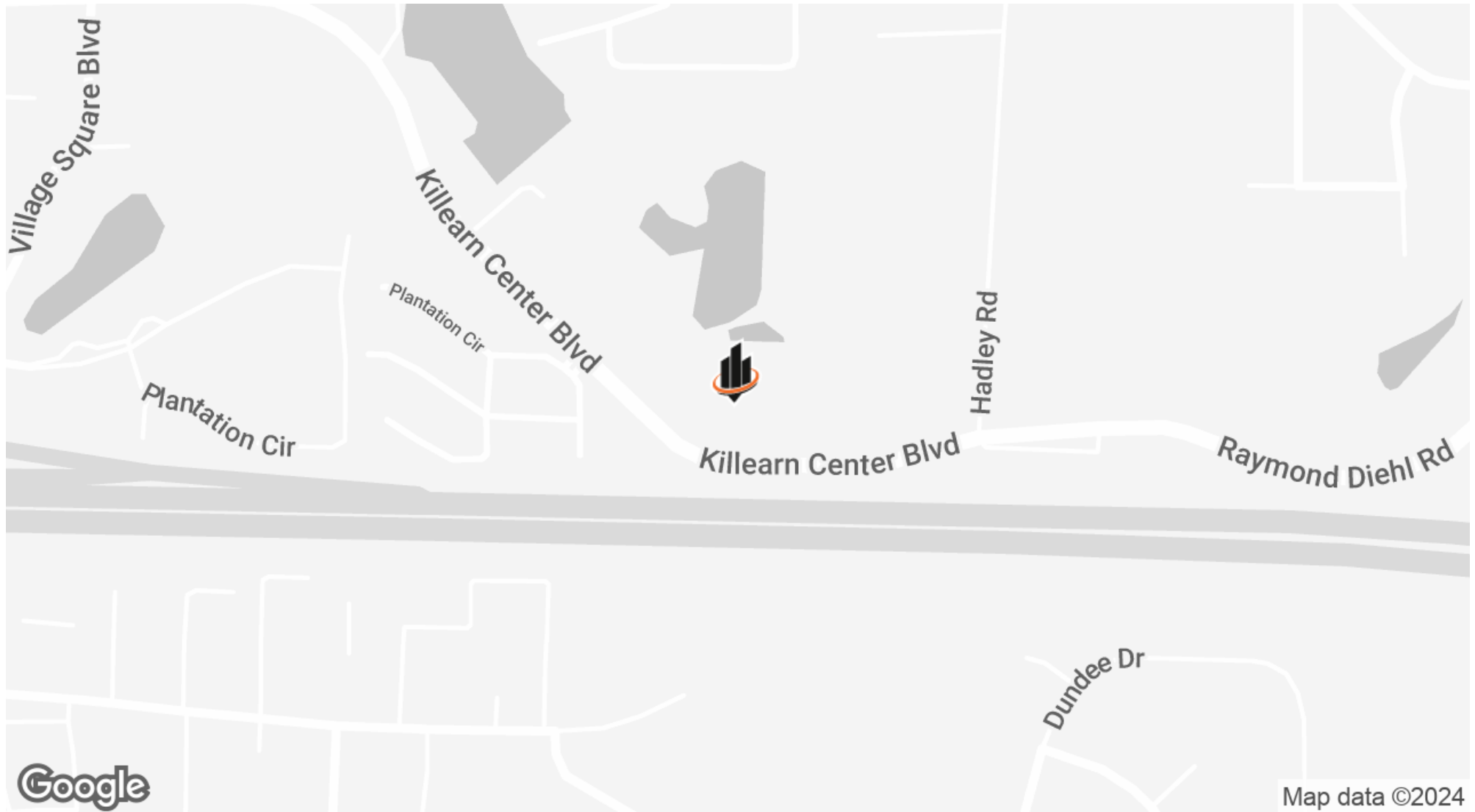


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

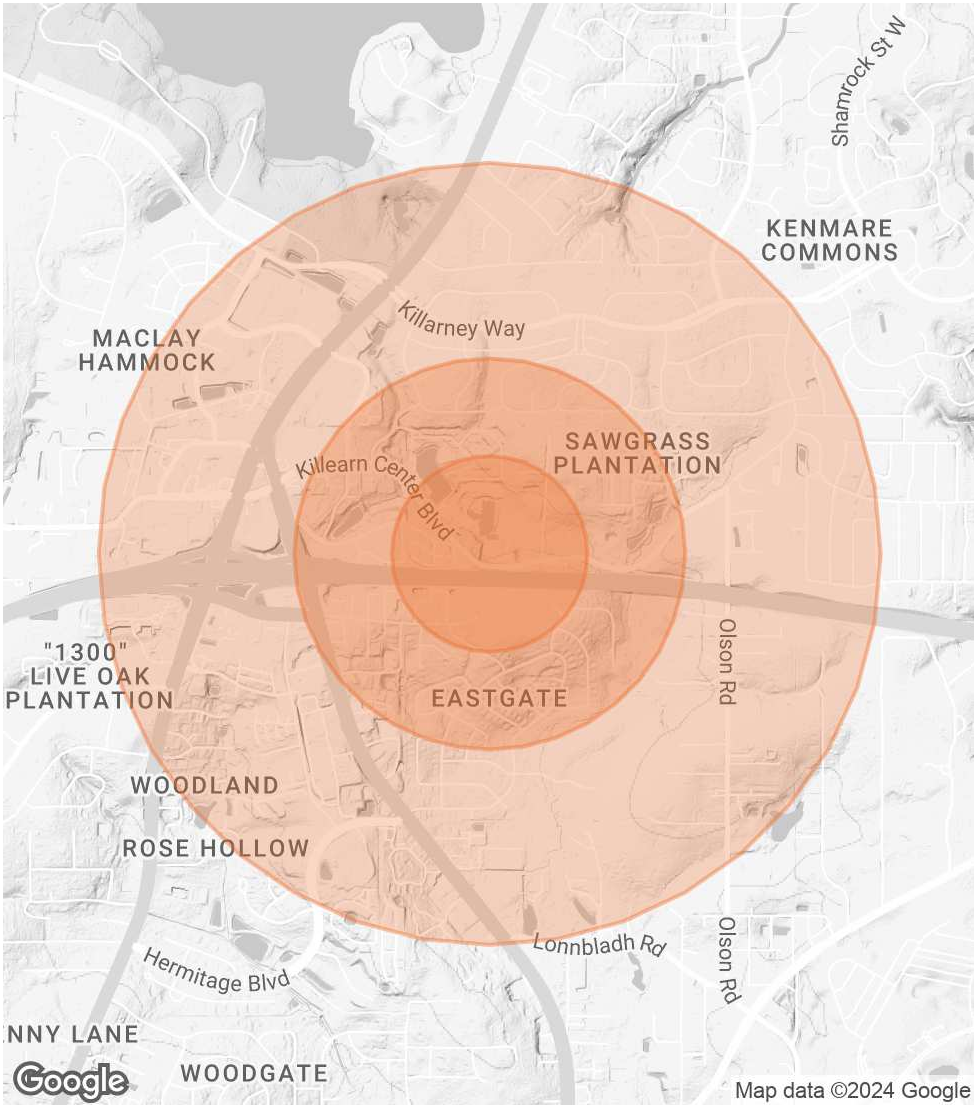
TOTAL POPULATION	742	2,451	7,211
AVERAGE AGE	30.7	32.2	37.8
AVERAGE AGE (MALE)	23.1	23.6	30.0
AVERAGE AGE (FEMALE)	35.5	37.6	42.0

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	418	1,331	3,600
# OF PERSONS PER HH	1.8	1.8	2.0
AVERAGE HH INCOME	\$43,534	\$49,959	\$83,468
AVERAGE HOUSE VALUE	\$100,281	\$117,863	\$203,704

2020 American Community Survey (ACS)



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