

Office Property
FOR SALE



1760 & 1762 THOMASVILLE RD

Tallahassee, FL 32303

LOGAN SHORT
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group presents 1760 & 1762 Thomasville Rd. in Tallahassee, FL—a newly renovated 2,800 sq. ft. office building in Midtown, Tallahassee’s vibrant commercial and residential hub. Divided into two 1,400 sq. ft. units that can be used independently or combined, the property offers flexibility for investors or owner-occupants. With 21 parking spaces, C-2 zoning for various commercial uses, and multiple suites on the second floor, it’s ideal for growing businesses. Located just minutes from the Capitol, downtown, FSU, and I-10, and only 19 minutes from Tallahassee International Airport, this Class C building is surrounded by popular retailers and restaurants, offering an exceptional opportunity for business growth in a prime location.

PROPERTY HIGHLIGHTS

- Ideal for office or office building investment
- Prime location in Tallahassee with ample parking and well maintained property
- Versatile layout for various office needs with modern amenities and infrastructure
- Strong investment opportunity with potential for high rental income
- Easily accessible for clients and employees

OFFERING SUMMARY

Sale Price:	\$399,999
Number of Units:	2
Building Size:	2,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,186	40,359	80,730
Total Population	8,151	94,591	189,237
Average HH Income	\$111,588	\$75,999	\$75,871

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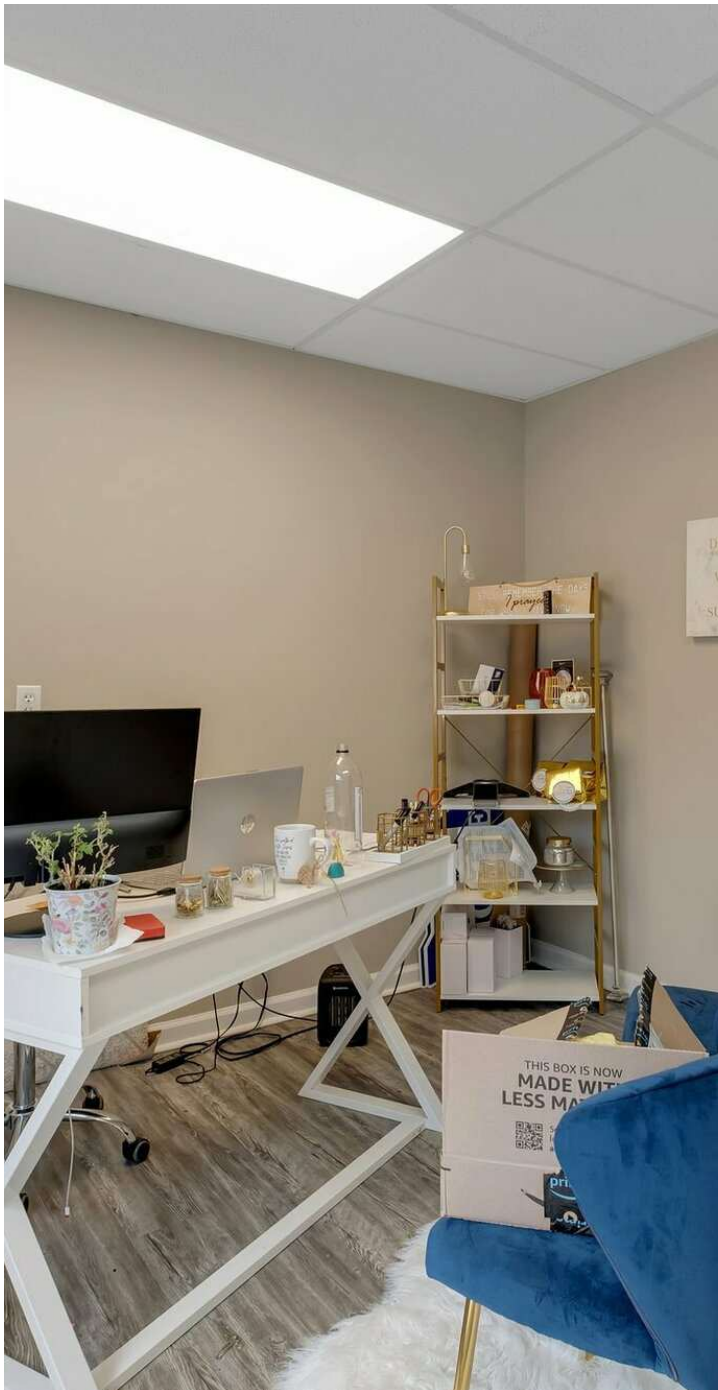
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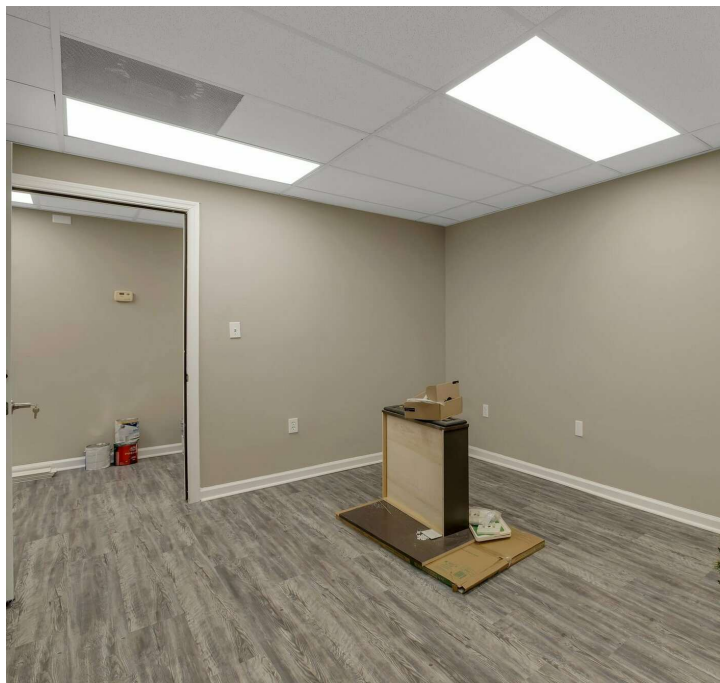
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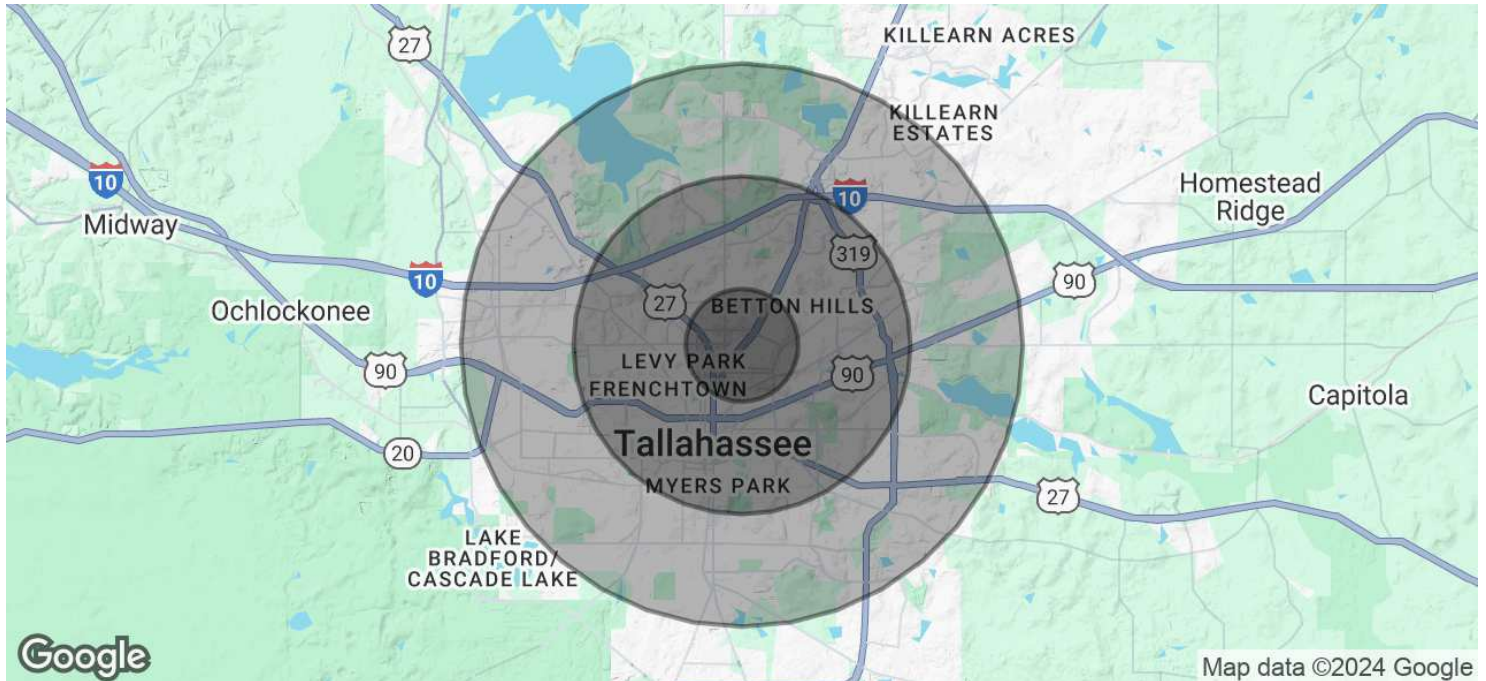
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,151	94,591	189,237
Average Age	42	34	36
Average Age (Male)	41	34	35
Average Age (Female)	42	35	36

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

Demographics data derived from AlphaMap

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