

FOR SALE

1211 Commercial Park Dr Tallahassee, FL 32303

NAI TALCOR

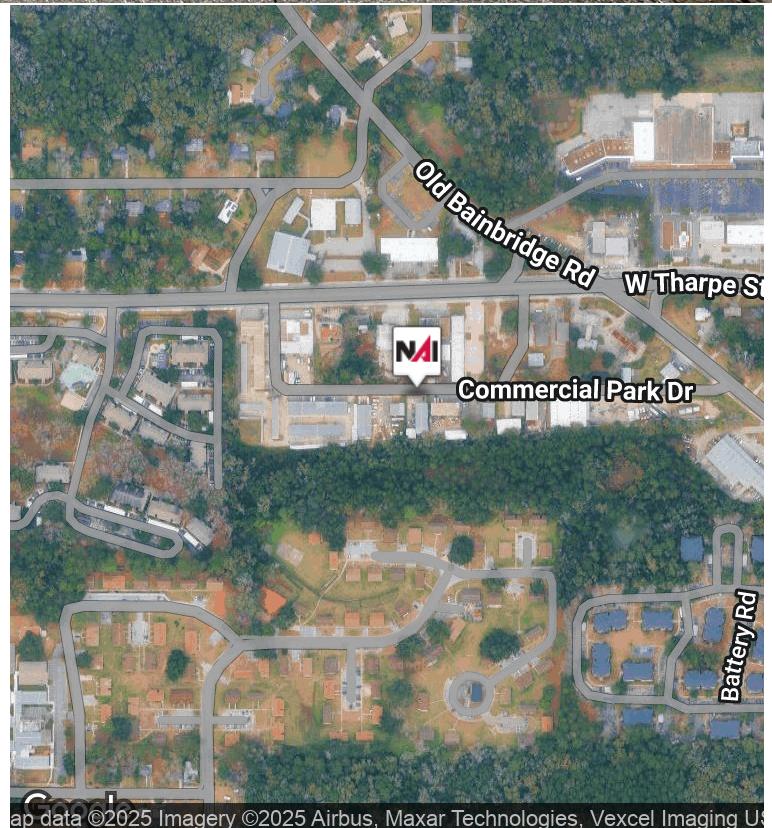


Industrial | 4,000 SF

Well located industrial/warehouse property located in the city of Tallahassee. 4,000 SF building built in 1988 and zoned M-1, the property could serve a range of industrial and distribution uses. Its prime location in the heart of Tallahassee ensures excellent accessibility, making it an ideal choice for service businesses such as Electricians, Plumbers, Roofing companies...etc. looking to establish or expand their presence in Tallahassee.

- Rare industrial zoned property minutes from Downtown Tallahassee and FSU
- Excellent condition
- Set up to be conditioned if needed
- 12' Grade Level Door
- 18' Eave Height

Sale Price: \$485,000



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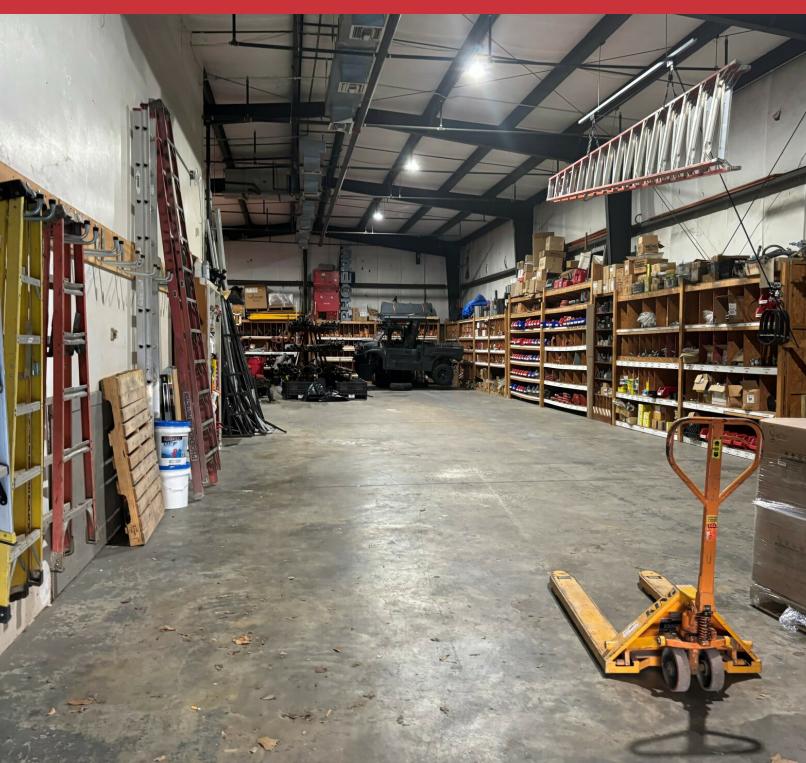
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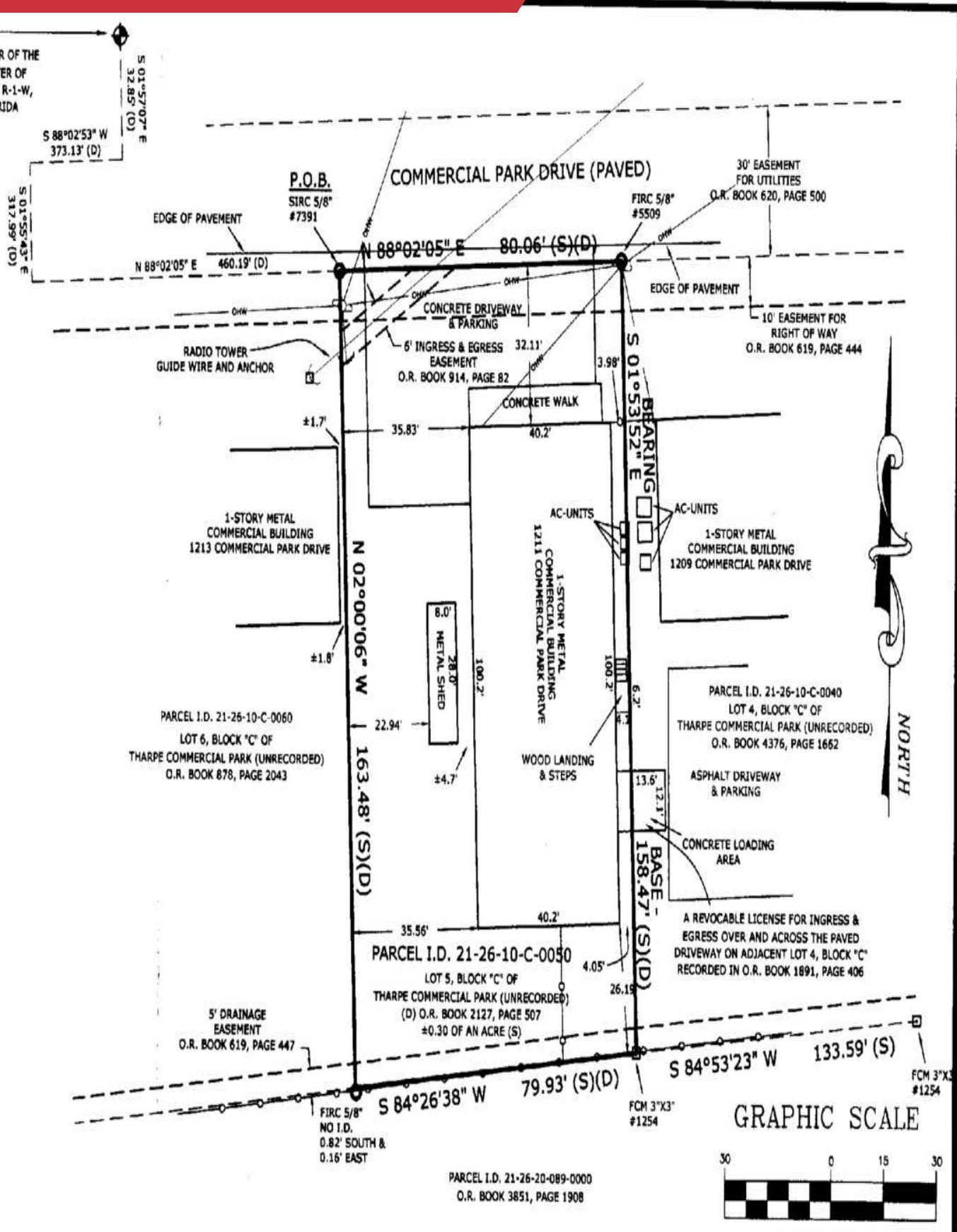
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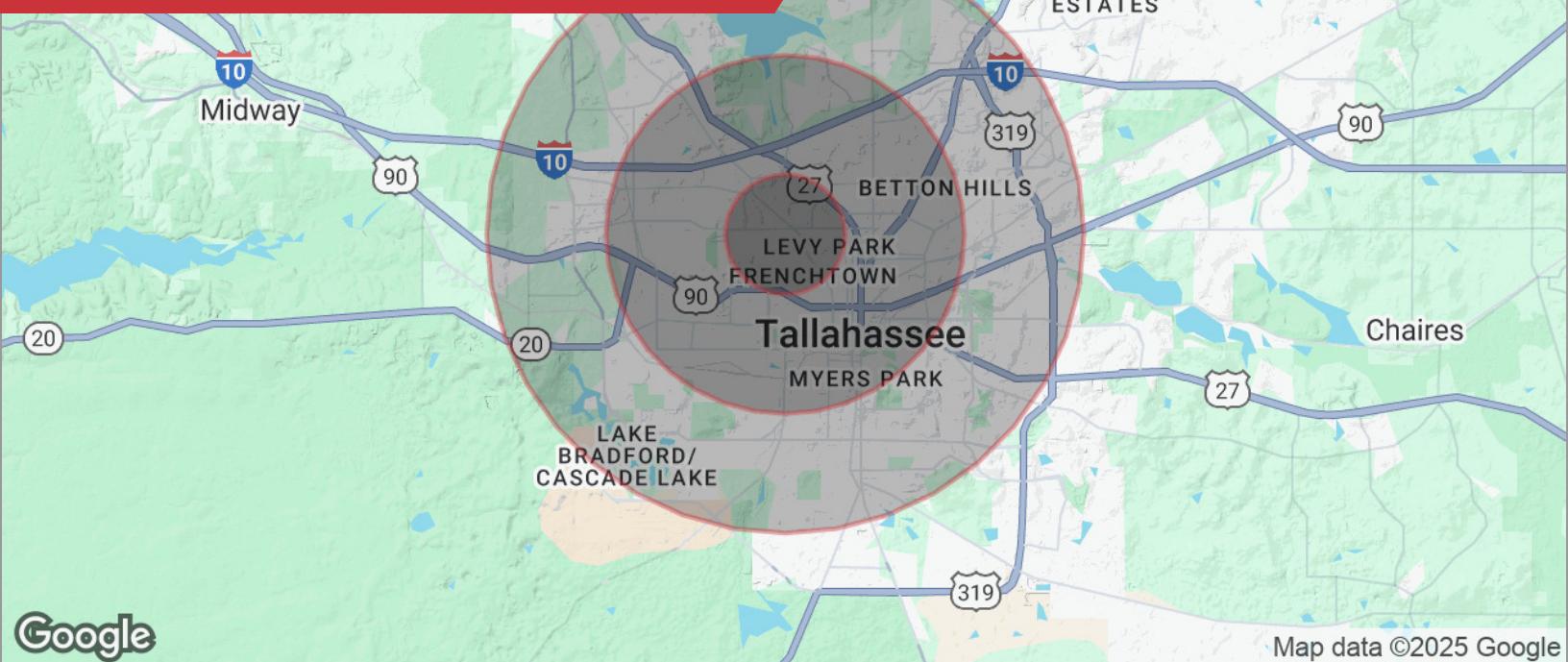
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,574	106,090	178,811
Median age	32	32	35
Median age (male)	31	31	34
Median age (Female)	33	32	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,688	43,917	75,997
# of persons per HH	2.2	2.4	2.4
Average HH income	\$56,059	\$65,209	\$71,945
Average house value	\$188,008	\$249,354	\$261,995

* Demographic data derived from 2020 ACS - US Census