

Office Property
FOR SALE



738 EAST PARK AVENUE

Tallahassee, FL 32301

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

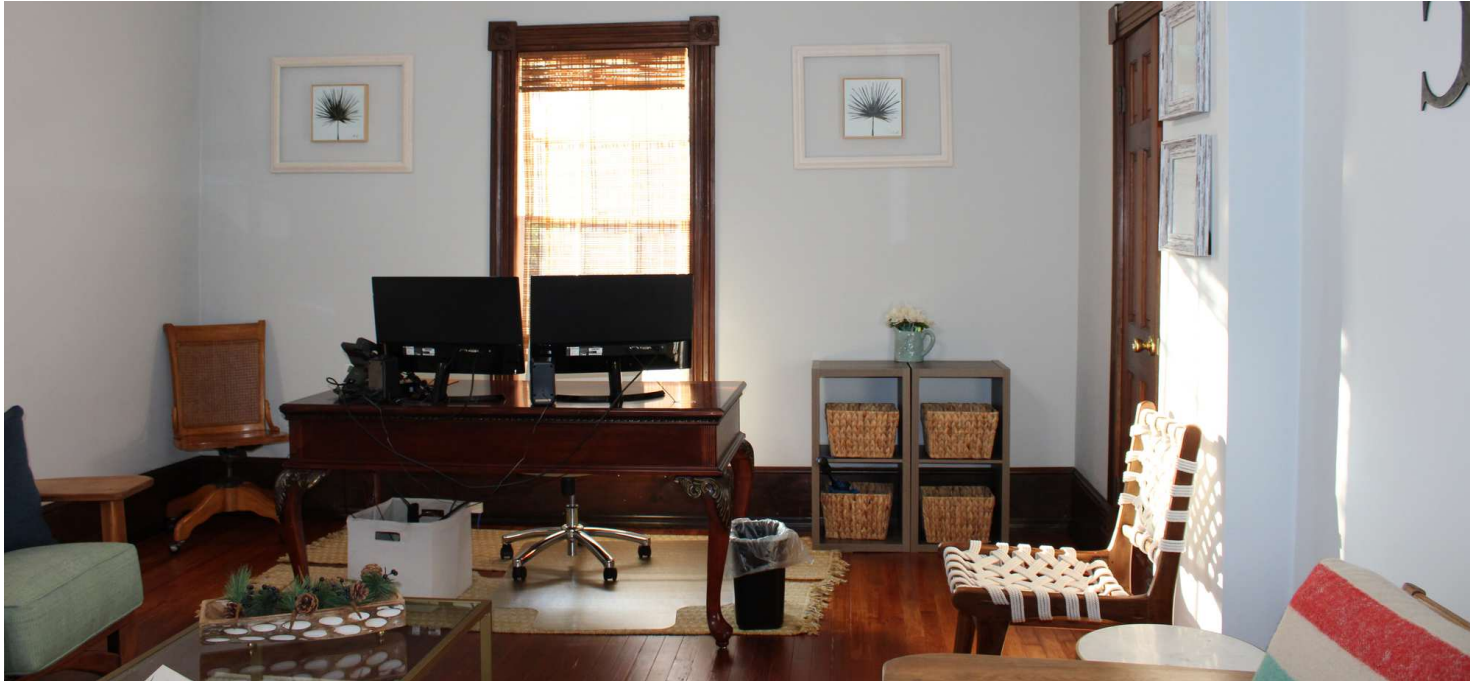


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PROPERTY DESCRIPTION

Located at 738 E Park Ave, this charming and functional office space offers the perfect blend of convenience and accessibility for your business. The property features a welcoming covered front porch, an open rear porch with a separate entrance, and a circular drive leading to a newly graveled parking area with ample space for employees and clients. Inside, you'll find a thoughtfully designed layout with three private office suites, a kitchen/breakroom, a small conference room, and two bathrooms, making it ideal for a variety of professional needs.

This low-maintenance building is equipped with a durable metal roof (2020) and a recently upgraded HVAC system (2023), ensuring modern efficiency and reliability. The location is unbeatable—surrounded by dozens of national and local restaurants and retailers, and just minutes from downtown Tallahassee, Cascades Park, Capital Complex, and Governors Square Mall. Don't miss the opportunity to establish your business in this prime location that combines professional appeal with excellent accessibility.

PROPERTY HIGHLIGHTS

- Highly sought after downtown business district location
- New metal roof and HVAC system
- Private offices, conference room, kitchen, and covered porch

OFFERING SUMMARY

Sale Price:	\$410,000
Lot Size:	0.39 Acres
Building Size:	1,502 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,957	44,302	78,122
Total Population	7,015	103,850	182,729
Average HH Income	\$82,870	\$68,029	\$74,417

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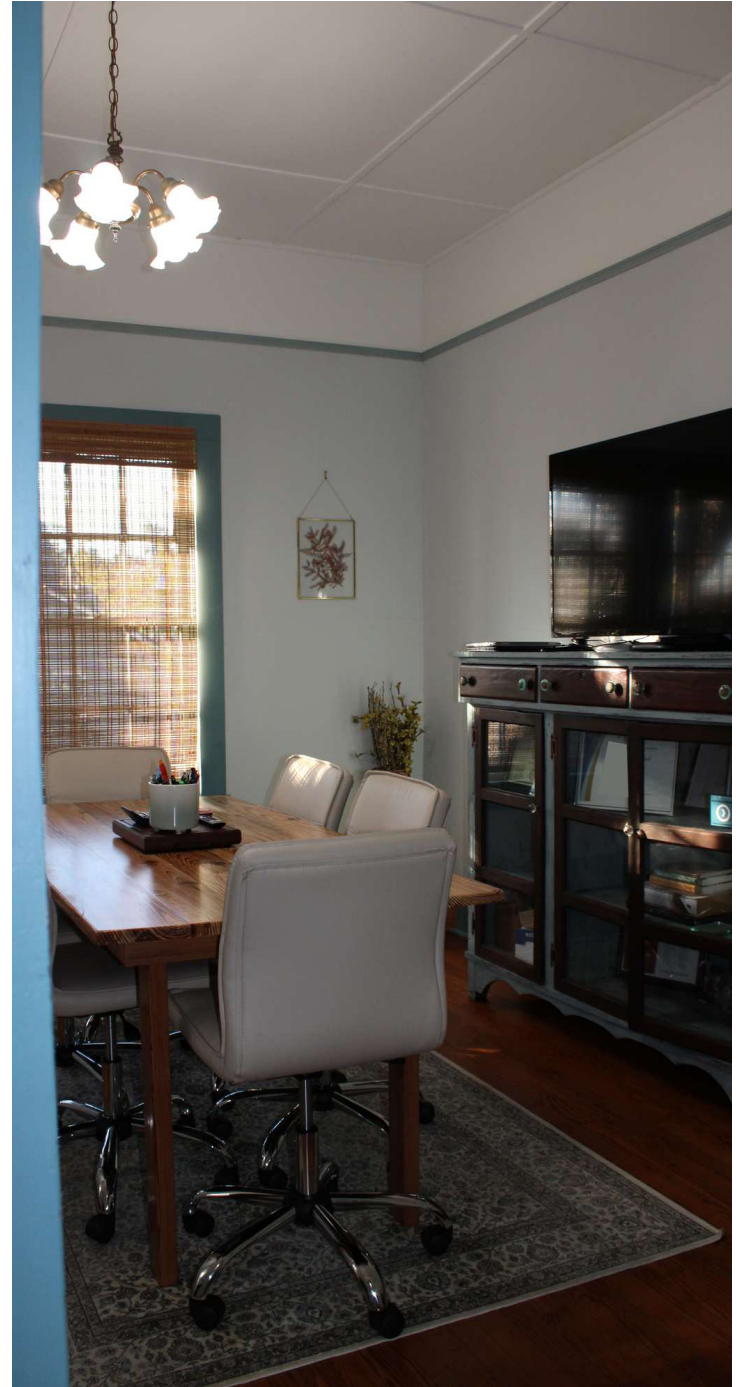
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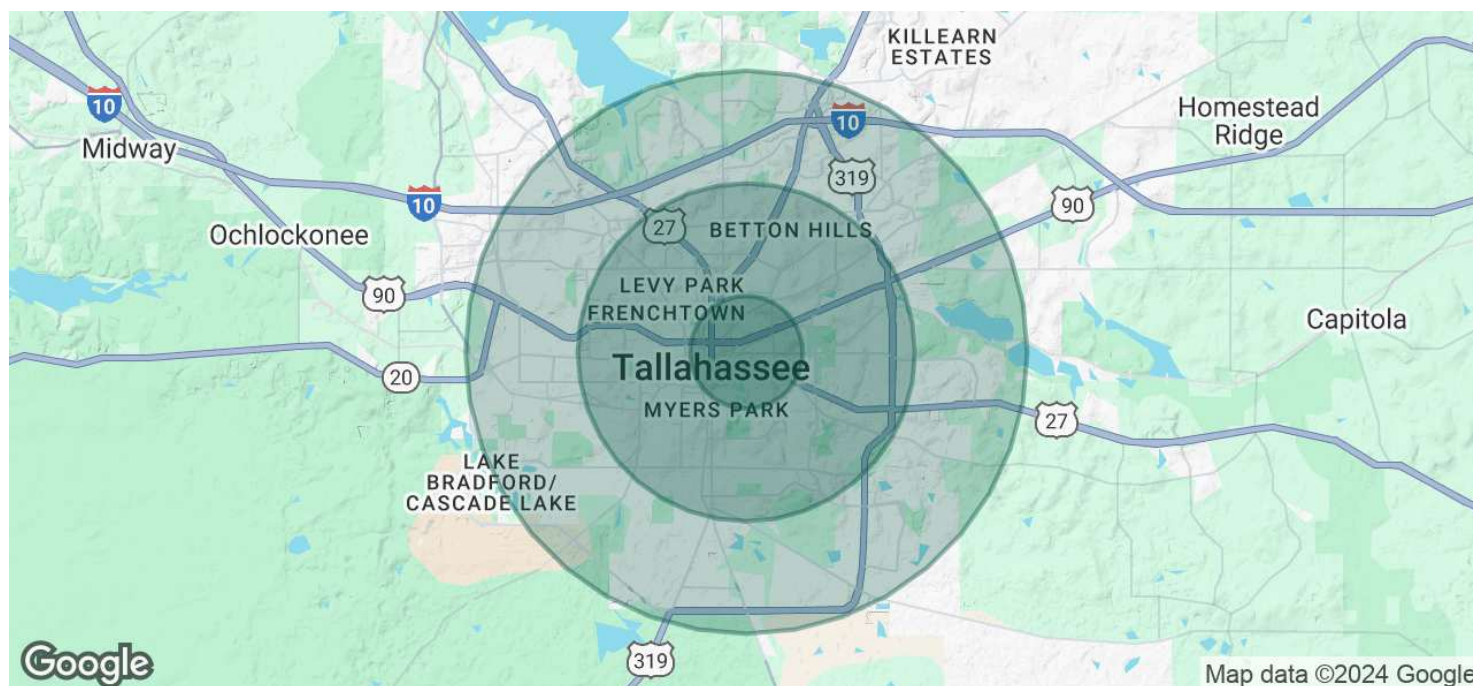
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,015	103,850	182,729
Average Age	41	33	35
Average Age (Male)	40	33	34
Average Age (Female)	42	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,957	44,302	78,122
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$82,870	\$68,029	\$74,417
Average House Value	\$450,551	\$260,934	\$269,470

Demographics data derived from AlphaMap

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