

For Sale

# Retail & Business

8,763 SF | \$2,950,000



## 927-931 N Monroe St

Tallahassee, Florida 32303

### Property Highlights

- 8,763 SF building offering ample space for retail opportunities
- Comprises three units, providing flexibility for tenant arrangements
- Thoughtfully renovated in 2024 to meet modern standards
- Zoned CU45, offering versatility for a variety of commercial uses
- Strategically located in the thriving Tallahassee area
- Prime investment opportunity in a dynamic and growing market
- Ideal for Retail / Free Standing Building investors seeking a prominent presence

#### OFFERING SUMMARY

<b>Property Price</b>	\$2,100,000
<b>Business Operations</b>	\$850,000
<b>Total</b>	\$2,950,000
<b>Building Size</b>	8,763 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>0.3 Miles</b>	573	\$79,094
<b>0.5 Miles</b>	2,124	\$88,634
<b>1 Mile</b>	12,014	\$73,953

For more information

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# NAITALCOR

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## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Retail / Free Standing Building investors, this prime property at 927-931 N Monroe St, Tallahassee, FL, 32303 stands as a testament to timeless appeal and modern functionality. Boasting a total of 8,763 SF across three units, this meticulously renovated building offers a compelling investment proposition. Built in 1956 and thoughtfully revitalized in 2024, the property exudes a perfect blend of historic charm and contemporary updates. Zoned CU45, it is ideally positioned to leverage the rising potential of the thriving Tallahassee area. With its strategic location and impressive features, this property presents an attractive prospect for investors seeking a prominent presence in this dynamic market.

Sale includes Property, Existing Leases, and one (1) Business. Additional information available after a Non-Disclosure Agreement (NDA) has been fully executed. Businesses still in operation; please reach out to an agent to schedule a tour.

## LOCATION DESCRIPTION

Experience the dynamic energy of Tallahassee, FL, where the property is strategically positioned. This thriving locale boasts a diverse array of attractions and amenities, attracting a wide range of patrons. Situated in close proximity to Florida State University and the State Capitol, the area enjoys substantial foot traffic and a robust customer base. Furthermore, the property stands amidst a vibrant retail landscape, offering prime investment potential for institutional investors seeking to capitalize on the area's growth and development. With its strategic location and rich surroundings, the property presents an exceptional opportunity for Retail / Free Standing Building investors to establish a strong presence in this flourishing market.

# FOR SALE

927-931 N Monroe St Tallahassee, FL 32303



FOR SALE

N. MONROE ST

27

Thomasville Rd

N Calhoun St

Google

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