

FOR SALE

1618 Mahan Center Blvd Ste 106 Tallahassee, FL 32308

NAI TALCOR

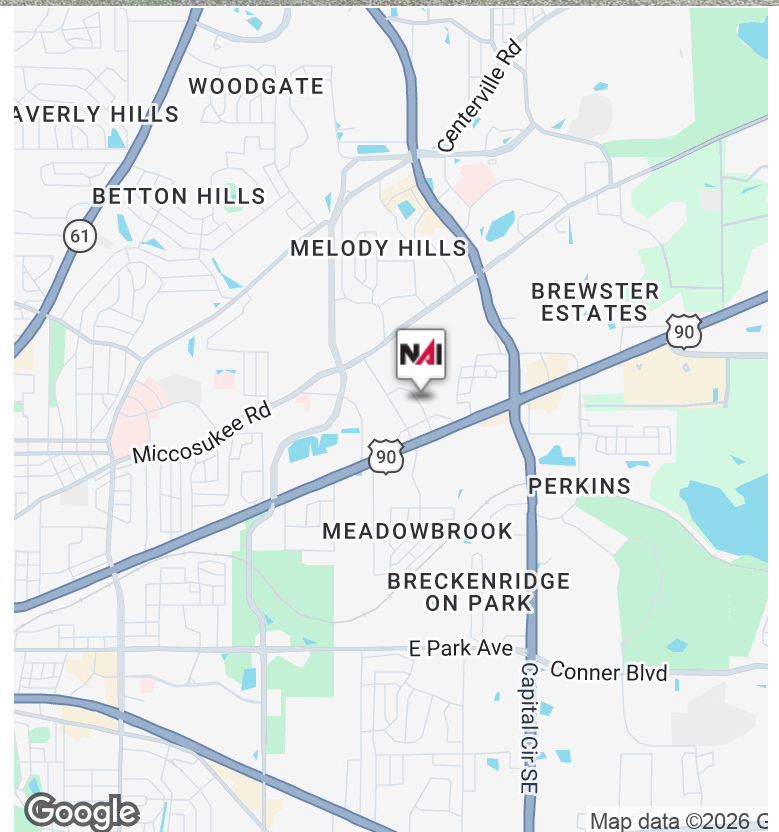


Office | 1,225 SF

Office Condo for sale in NE Tallahassee. Well-maintained office located in the established Mahan Professional Center with convenient access to downtown Tallahassee, Capital Circle NE, Interstate 10, and both major hospitals. Currently leased through July 2028, providing immediate rental income with scheduled rent increases. The efficient floor plan features a reception area, conference room, open workspace, private executive office, wet bar, and private restroom. Available individually or as part of a three-unit office condominium portfolio.

- 1,225 SF building
- 1 unit
- Leased Through July 2028
- Scheduled Rent Increases
- Built in 2006
- Zoned C-2

Sale Price: \$270,000



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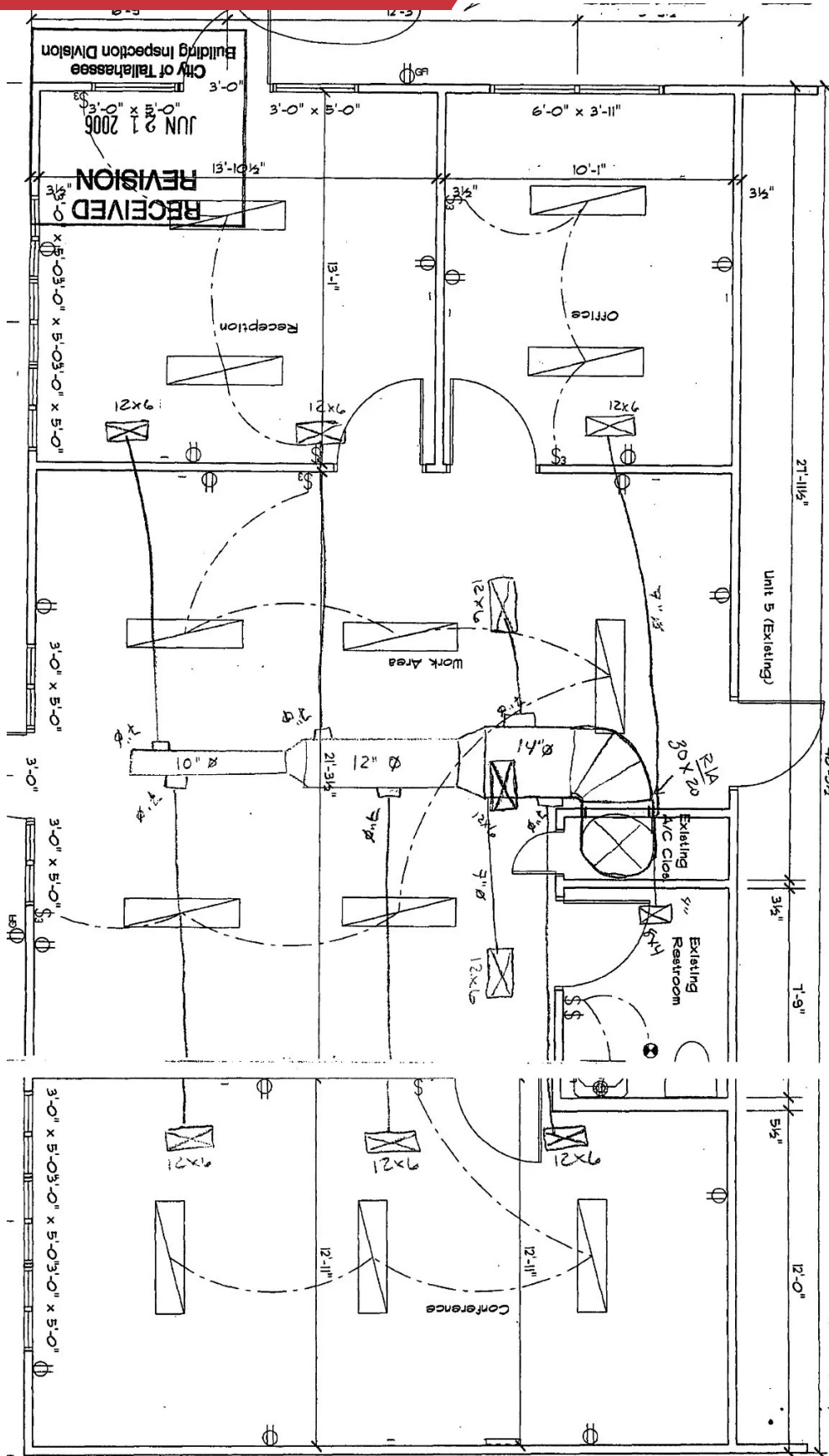
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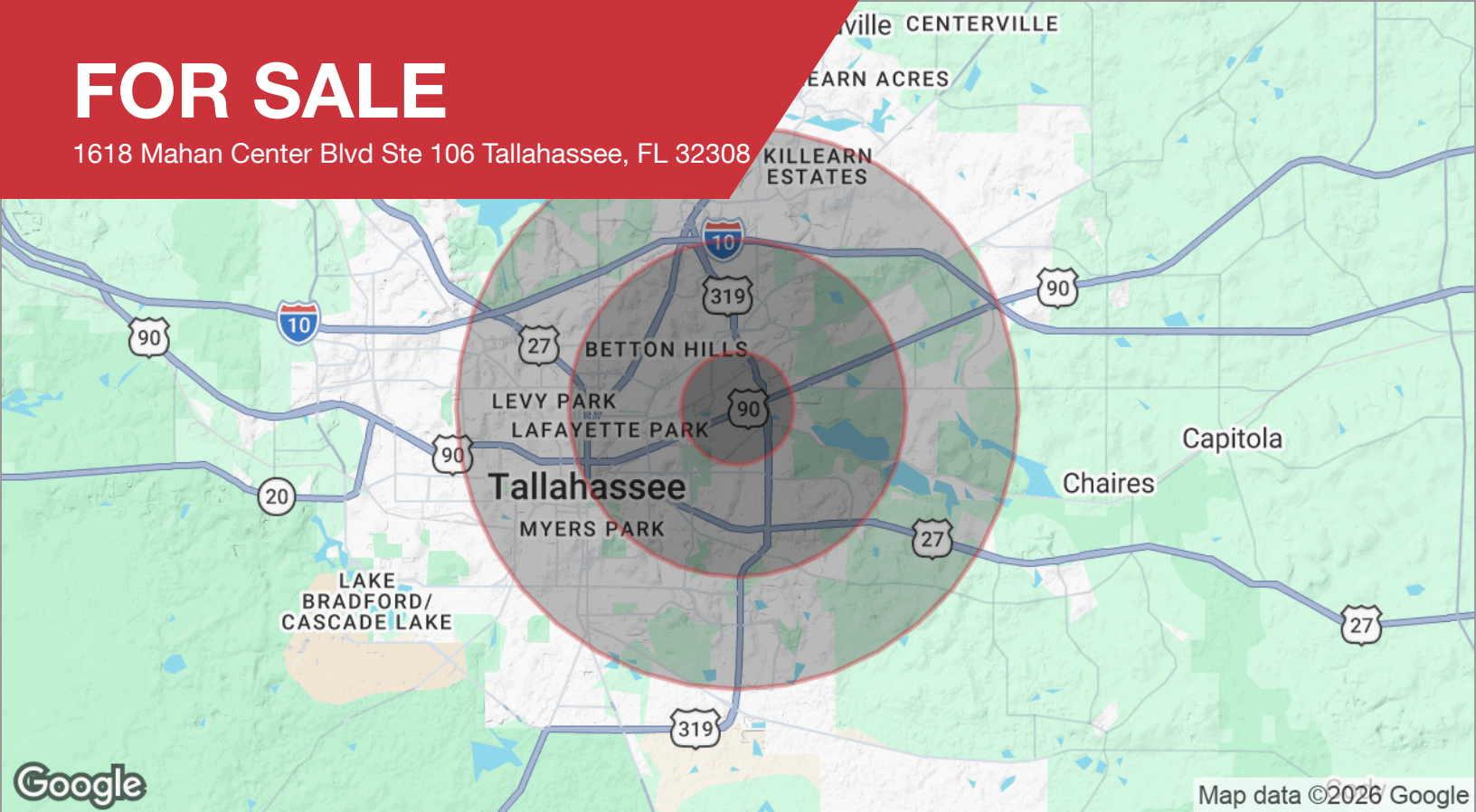
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,042	55,126	154,837
Median age	40.2	38.5	33.9
Median age (male)	39.0	37.2	32.5
Median age (Female)	42.3	40.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,586	26,539	64,693
# of persons per HH	2.0	2.1	2.4
Average HH income	\$85,016	\$101,117	\$89,165
Average house value	\$258,663	\$299,853	\$306,154

* Demographic data derived from 2020 ACS - US Census