

FOR SALE

1614 Mahan Center Boulevard Unit 103 Tallahassee, FL 32308

NAITALCOR

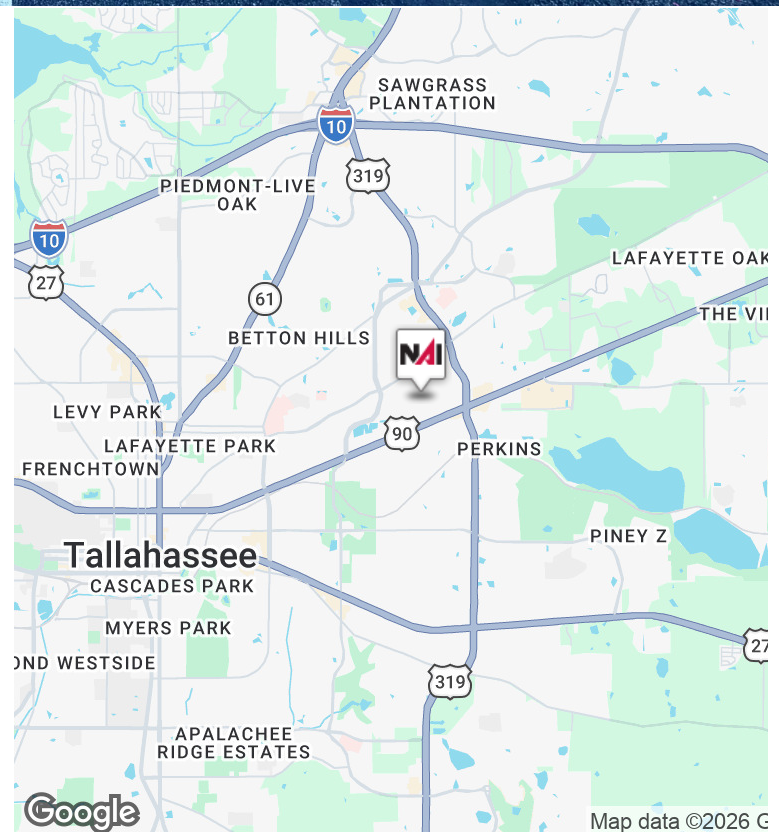


Office | 1,225 SF

Office Condo for sale in NE Tallahassee, FL . 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 March 1, 2027, providing immediate rental income for an investor. The functional layout features a reception area, conference room, administrative workspace, four private offices, kitchen, and one private restroom. Available individually or as part of a three-unit office condominium portfolio.

- 1,225 SF building
- 1 unit
- Built in 2006
- Zoned C-2

Sale Price: \$260,000



✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmccneill@talc.com

✉ **Debbie Ashlin**
+1 850 544 5677
ashlin@talc.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAITALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

FOR SALE

1614 Mahan Center Boulevard Unit 103 Tallahassee, FL 32308



John W. McNeill, SIOR

+1 850 251 5504

jmcneill@talcor.com



Debbie Ashlin

+1 850 544 5677

ashlin@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATCOR

FOR SALE

1614 Mahan Center Boulevard Unit 103 Tallahassee, FL 32308



**3 OFFICE SPACES
FOR SALE**

Wawa

FRESHROOTS

**HANCOCK
WHITNEY**

THE FOX COFFEE

the egg café

JACK IN THE BOX

ZAXBY'S

Walgreens

GUINNESS STREETS

**Lucky Goat
COFFEE**

Circle K

**MR. ROBOTO
TOKYO GRILL**
Publix
crumbl
ups
**Jenny Holm's
SUBS**
**BRUEGGER'S
BAKED FRESH**
AT&T
**Academy
SPORTS+OUTDOORS**
**McE's
southwest grill**

**Capital City
Bank**

**WELLS
FARGO**

**YouFit
GYMS**
**Kyle's
BBQ**
**WONATE
SPORTS+GOLF**
**Checkers
BURGERS • FRIES • COLAS**
BURGER KING
**Hungry Howies
FLAVORED CRUST PIZZA**

PERKINS

Easterwood Dr

Capital Cir NE

**BREC
ON**

**PARK BROOK
CIRCLE**

**E Park Ave
Claremont Ln**

E Park Ave

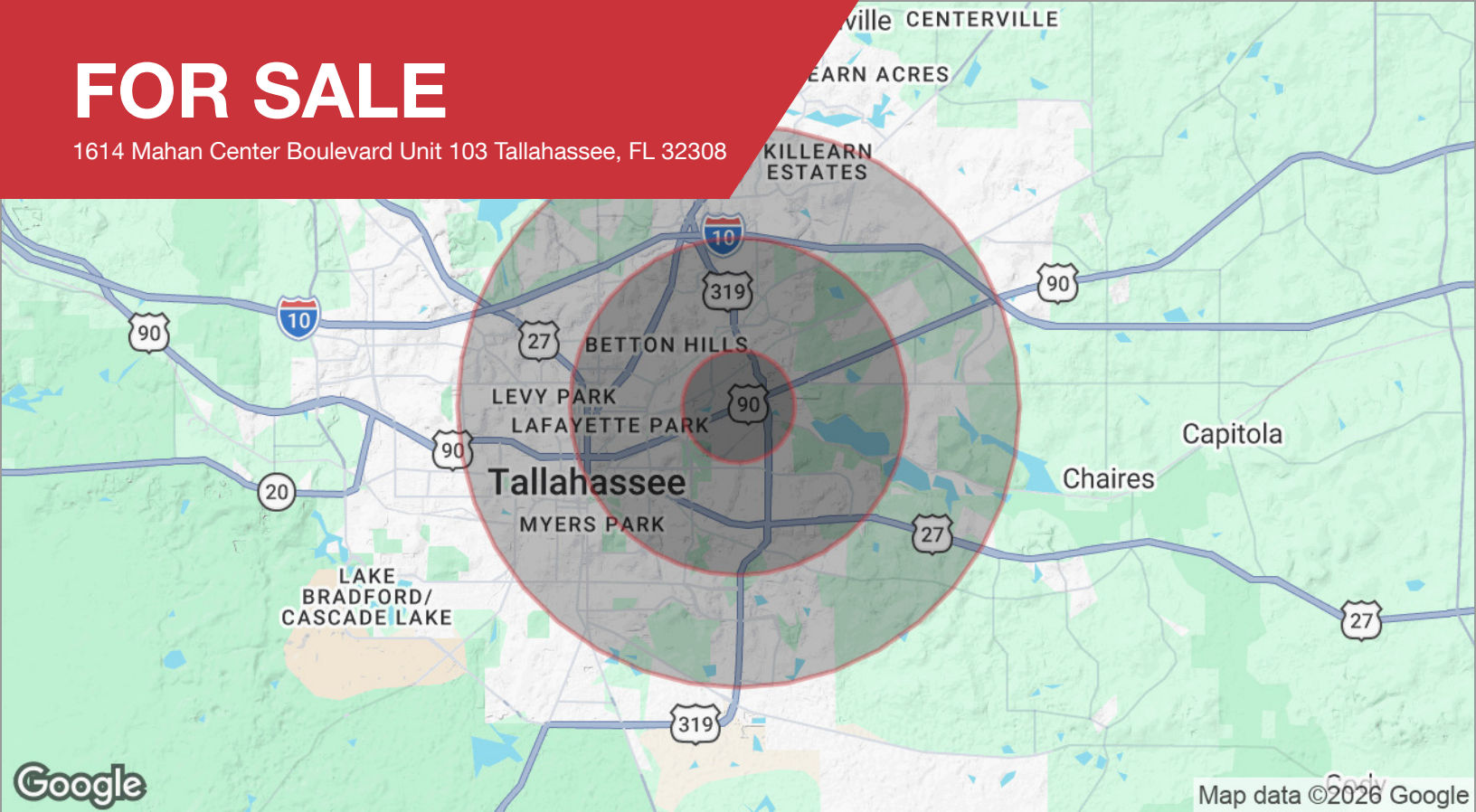
Conner Blvd

Conner Blvd

**Easterwood Dr
Trojan Tr**

FOR SALE

1614 Mahan Center Boulevard Unit 103 Tallahassee, FL 32308



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,995	54,995	154,459
Median age	39.9	38.5	33.8
Median age (male)	38.9	37.2	32.5
Median age (Female)	41.7	40.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,568	26,456	64,517
# of persons per HH	2.0	2.1	2.4
Average HH income	\$84,967	\$100,678	\$89,165
Average house value	\$257,913	\$299,849	\$306,076

* Demographic data derived from 2020 ACS - US Census