

FLEX COMMERCIAL SPACE BUILDING FOR LEASE



COLDWELL BANKER
COMMERCIAL
HARTUNG



DETAILS

Building:	6,600 SF
Office	2,200 SF +/-
Warehouse:	4,400 SF +/-
Rate:	\$14.00 P/SF
Lease Type:	Modified Gross

**3707 APALACHEE PKWY
TALLAHASSEE, FL 32311**

HIGHLIGHTS

- Open office/showroom + warehouse*
- Approx. 2,200 sf open office + 4,400 sf warehouse
- One grade loading door
- Parking in front and fenced parking behind building
- New Roof and HVAC unit
- Highly visible, free-standing building

***Ideal for specialty building supply, Rehab/Wellness,
Fitness**

DETAILS

Gross Buildings:	6,600 SF
Type Building:	Freestanding/Retail
Built:	1990
Acres:	0.986 Ac
Parcel ID:	#3103200460000
Zoning:	Commercial Parkway
Parking:	Ample parking

SHOWING INSTRUCTIONS:

Vacant - Contact agent for key

TIM MARSTON

Senior Advisor

850-322-5336 m

timrmarston@gmail.com email

Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

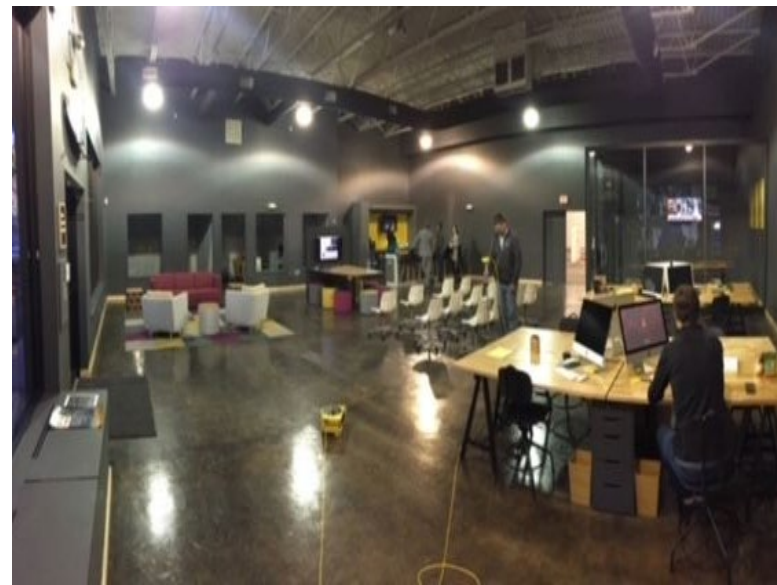
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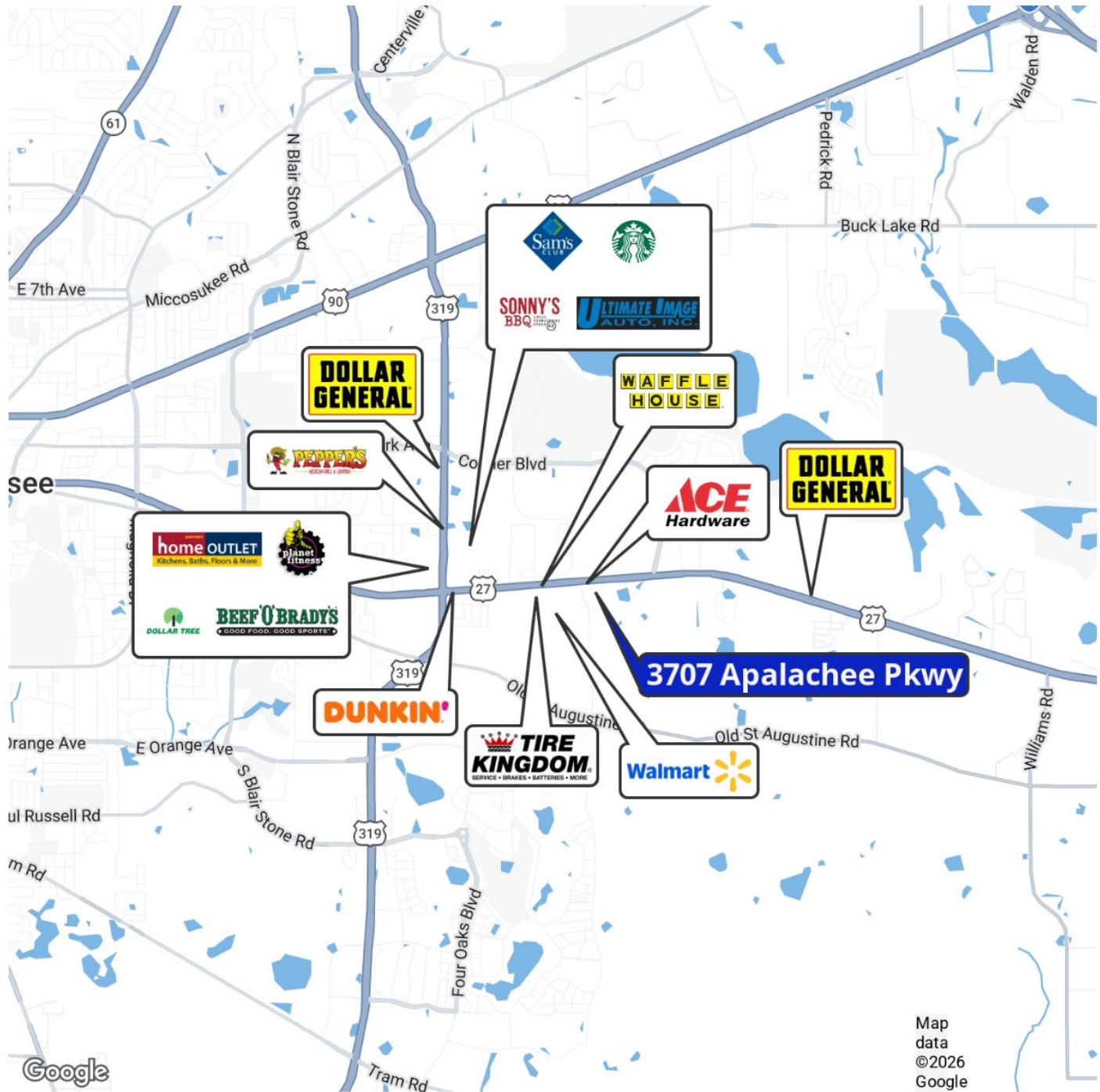
**COLDWELL BANKER
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RETAILER MAP



COLDWELL BANKER
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HARTUNG



Map
data
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Google

Tim Marston
(850) 322-5336



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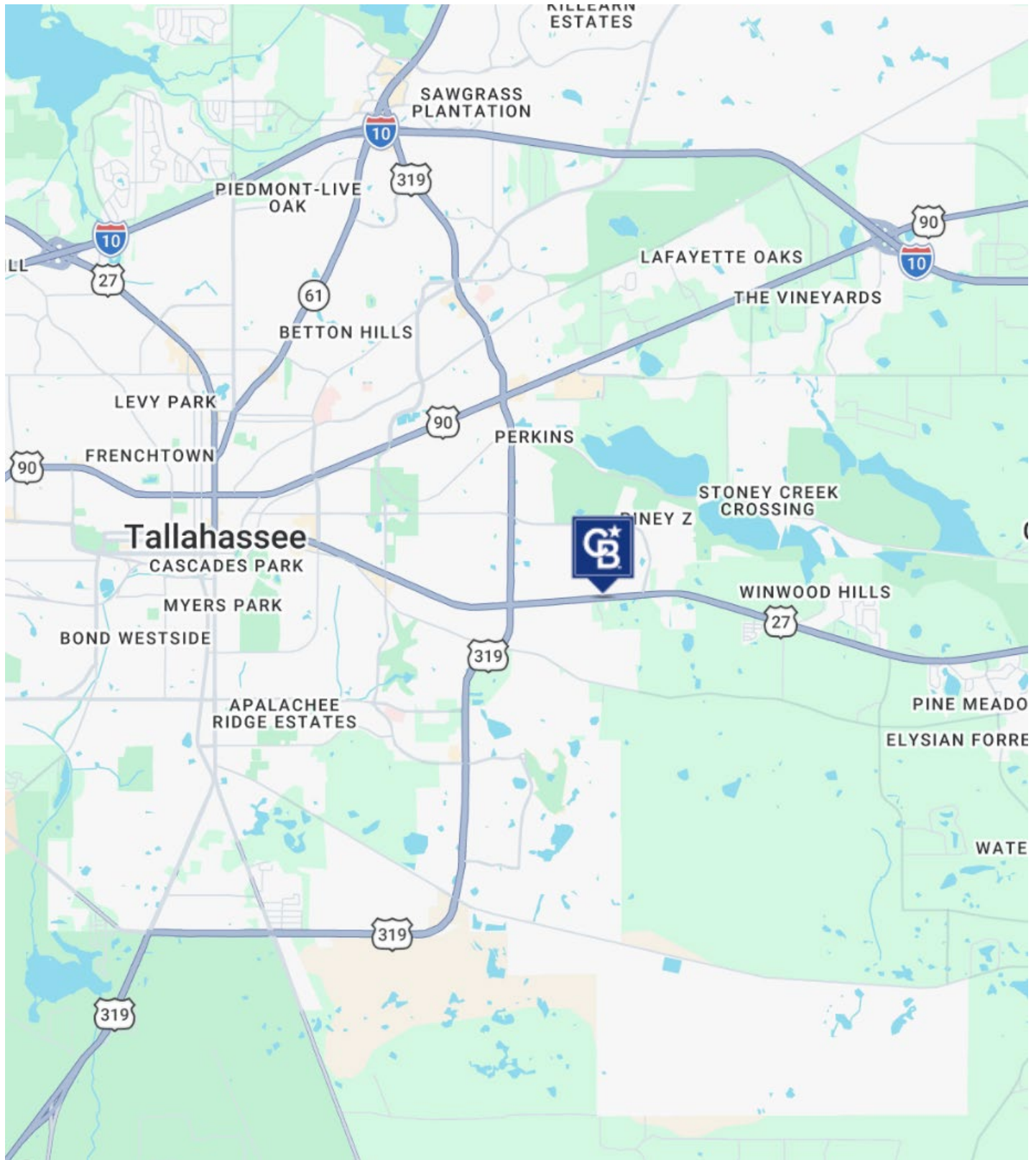
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LOCATION MAP



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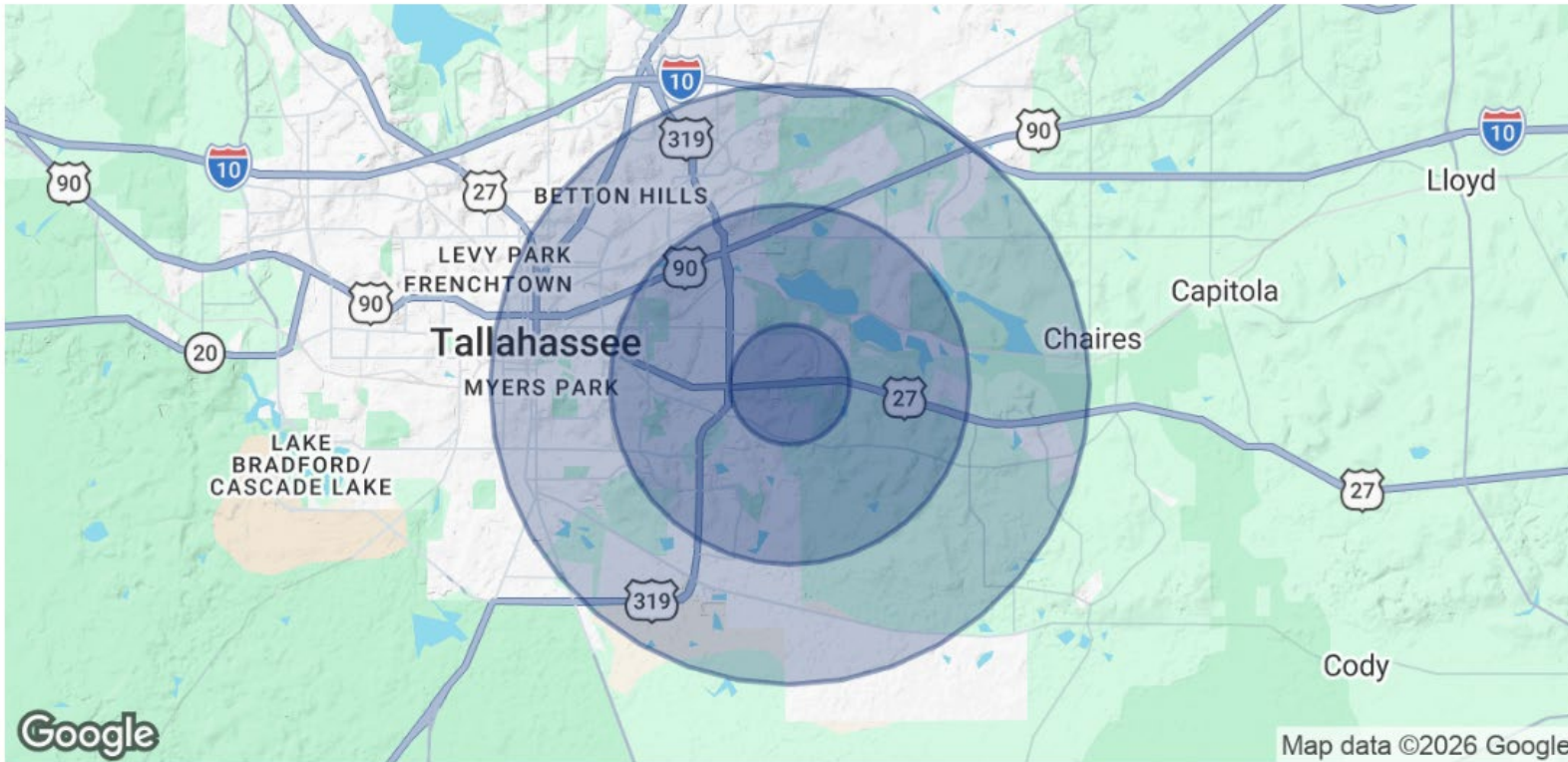
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DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,764	41,216	87,779
Average Age	39	39	41
Average Age (Male)	37	38	39
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,245	18,750	39,586
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$89,261	\$101,897	\$99,823
Average House Value	\$228,502	\$295,162	\$317,641

Demographics data derived from AlphaMap

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