

The logo consists of the letters 'TLG' in a white, serif font, centered within a dark blue square. This square is bordered by a thin green line.

COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



1934 Dellwood Dr
Tallahassee, FL 32303

BRYAN CURETON

Sales Associate
850.545.3687
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309

O: 850.385.6363



EXECUTIVE SUMMARY
1934 DELLWOOD DR
 TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$650,000
Year Built:	1949
Building Size:	3,989 SF
Zoning:	OR-1
APN:	212450 B0070

PROPERTY OVERVIEW

Available for Sale, this office features 5 private offices, 2 conference rooms, 2 bathrooms, and a garage with additional storage. There is also a hallway allocated to cubicles. With close proximity to both Midtown and Downtown, this office offers an excellent opportunity.

LOCATION OVERVIEW

Located along Dellwood Drive, the property sits just two blocks from N. Monroe St and offers convenient access to Meridian Road. The property is also just a short drive from Downtown Tallahassee, providing excellent connectivity to surrounding business districts, retail, restaurants, and other amenities.

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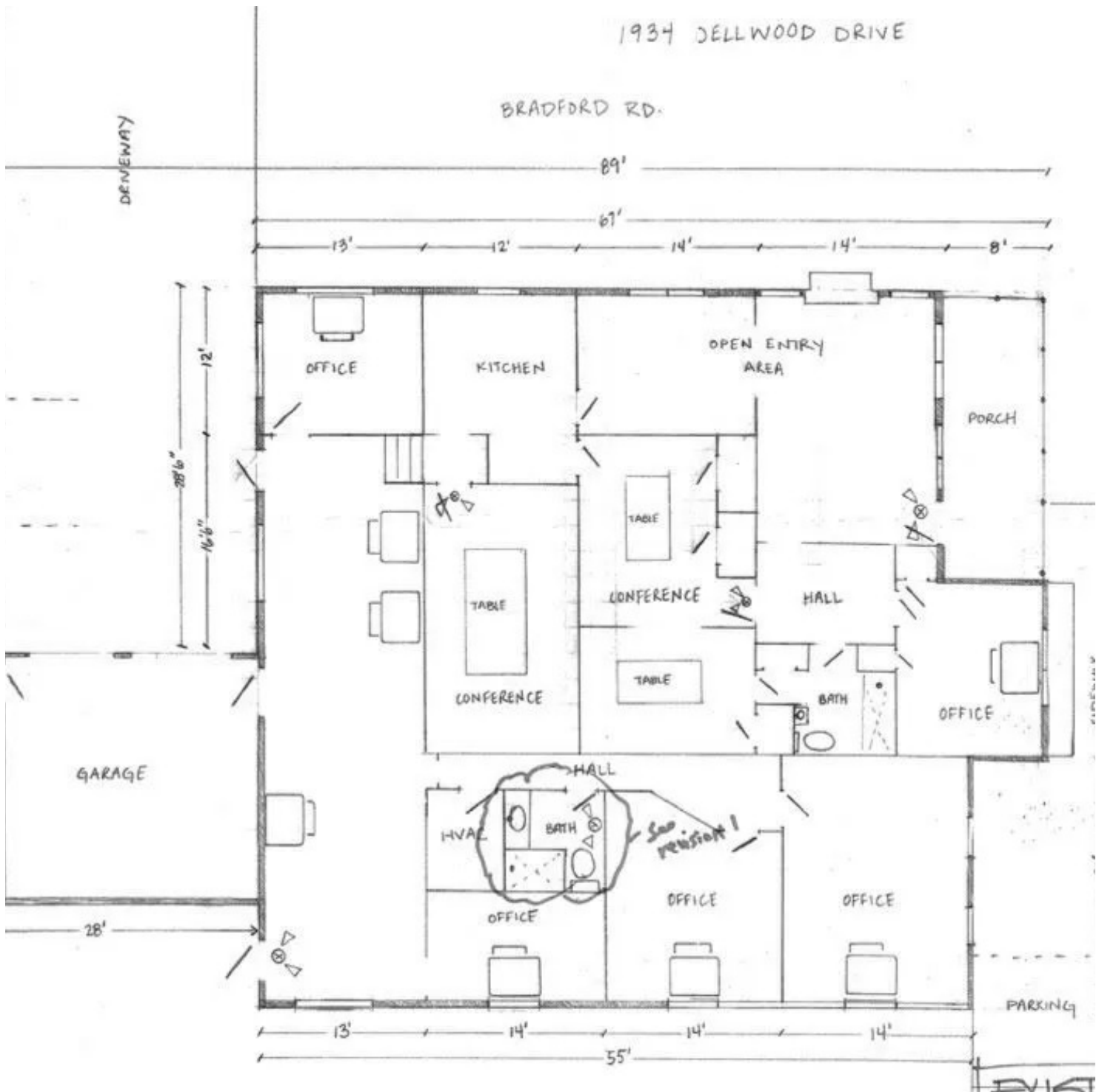




ADDITIONAL PHOTOS

1934 DELLWOOD DR

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DELLWOOD
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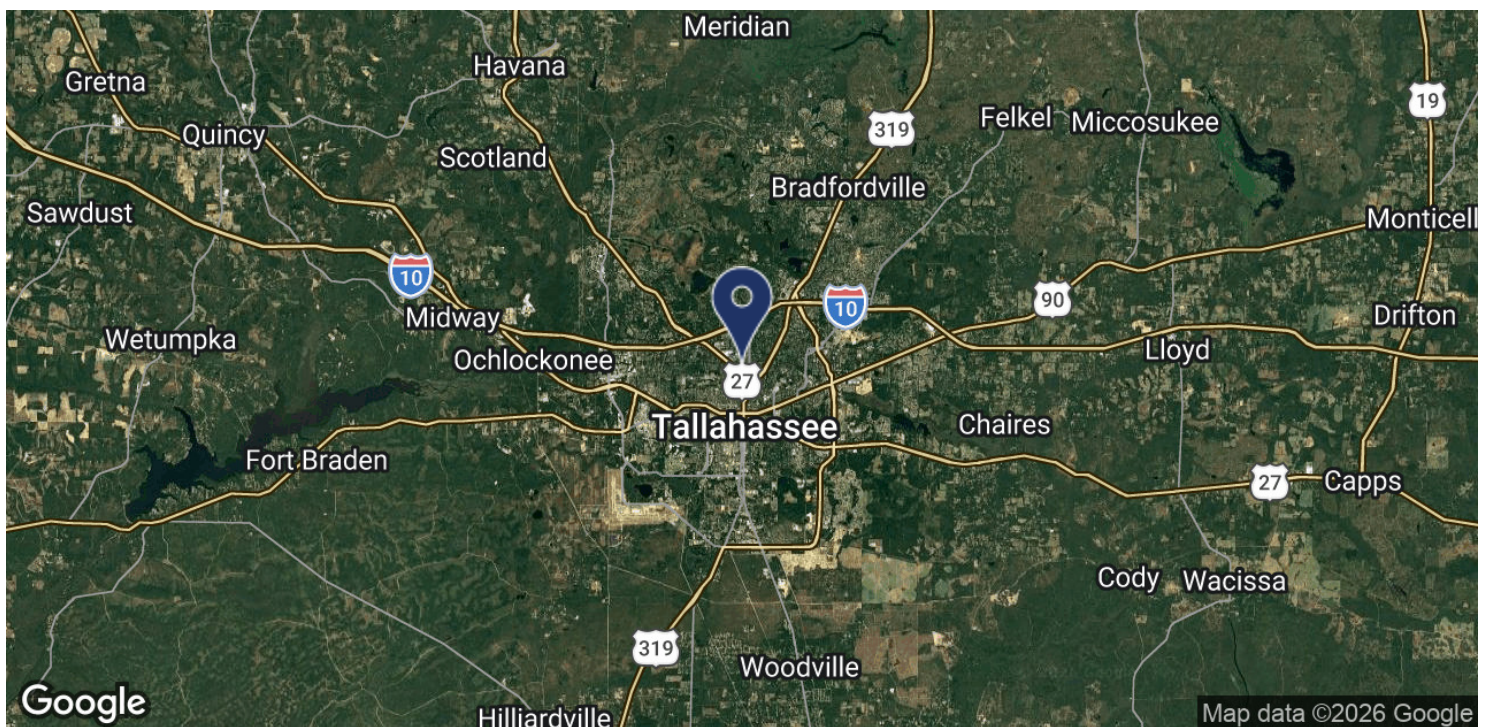
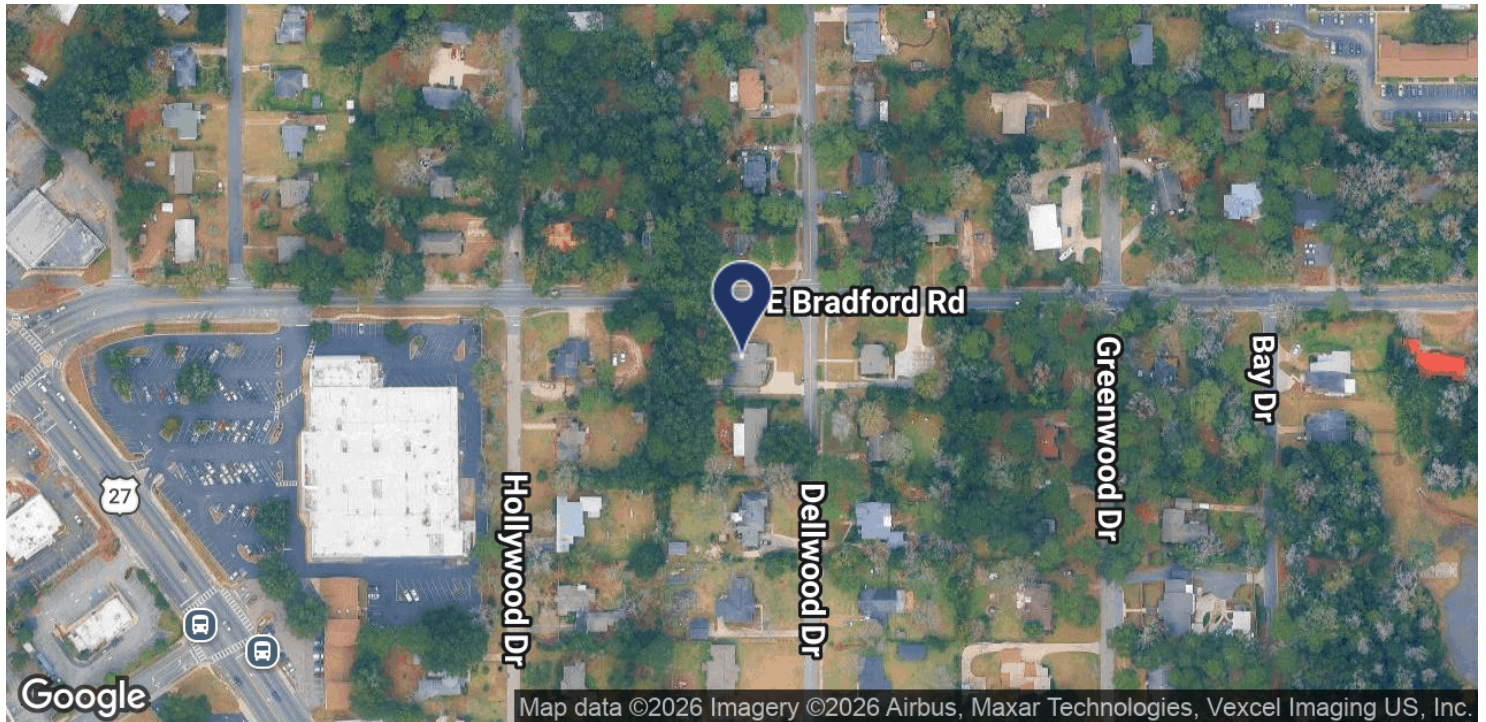




LOCATION MAP

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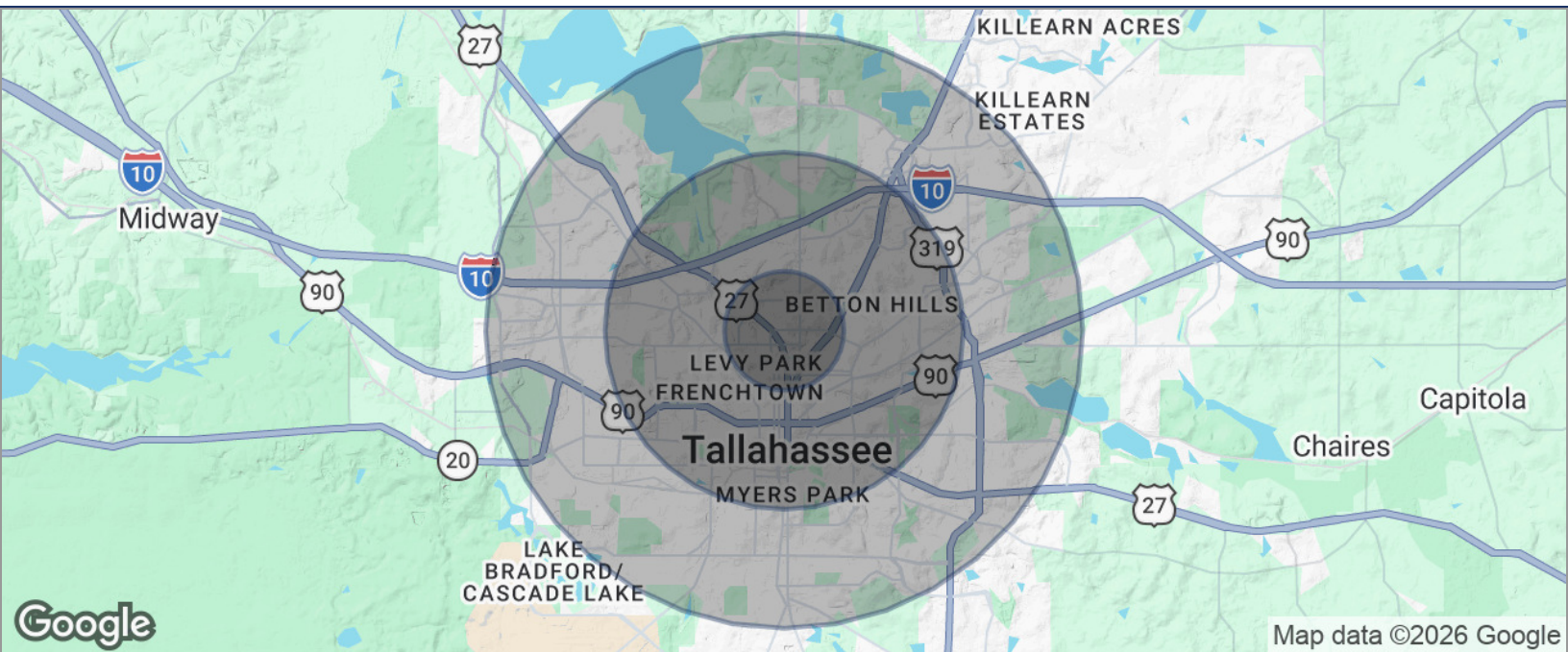
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DEMOGRAPHICS MAP
1934 DELLWOOD DR
 TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,880	90,835	178,901
MEDIAN AGE	33.1	31.1	32.1
MEDIAN AGE (MALE)	30.9	31.0	31.2
MEDIAN AGE (FEMALE)	36.3	32.2	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,710	37,962	75,594
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$100,121	\$82,463	\$78,032
AVERAGE HOUSE VALUE	\$296,895	\$283,988	\$268,403

* Demographic data derived from 2020 ACS - US Census

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