

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- 740 SF
- Street Retail
- Next Door to Mike's Jewelry
- Midtown Tallahassee Location
- Parking in front and rear
- Across from Lake Ella Plaza Publix and CVS
- Extra Security with Folding Gates over windows

PROPERTY DESCRIPTION

740 SF Duplex Retail Unit
Street Retail
Midtown Tallahassee Location
Parking in front and rear
Across from Lake Ella Plaza Publix and CVS

PROPERTY DETAILS

LEASE PRICE:	\$850 per month
SPACE SIZE:	740 Square Feet
LEASE TYPE:	Modified Net
FORMERLY:	Lake Ella Pharmacy
BUILDING SIZE:	740 SF
YEAR BUILT:	1955
NO. PARKING SPACES:	3 Front Plus Rear Parking
PARKING TYPE:	Front & Rear Surface
NO. UNITS:	1
ZONING:	Activity Center
APN #:	2125200020000
LOT SIZE:	0.05 Acres
TRAFFIC COUNT:	39,875
TRAFFIC STREET:	N. Monroe



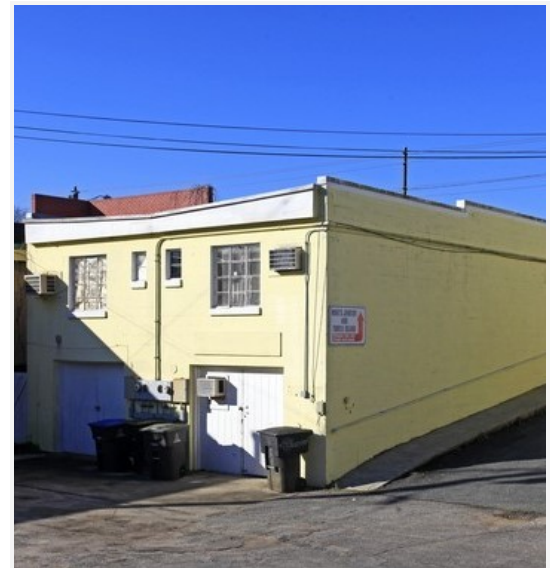
BRENDA FRANCIS, CCIM

Broker-Sales
850.510.4990
brenda@structureiq.net

STRUCTURE Commercial Real Estate

The information contained herein is obtained from sources we deem reliable, however we do not guarantee its accuracy. All information should be independently verified prior to purchase or lease.

ADDITIONAL PHOTOS



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1707 N Monroe Aerial



11/03/2010

1707 1/2 Monroe Rear View

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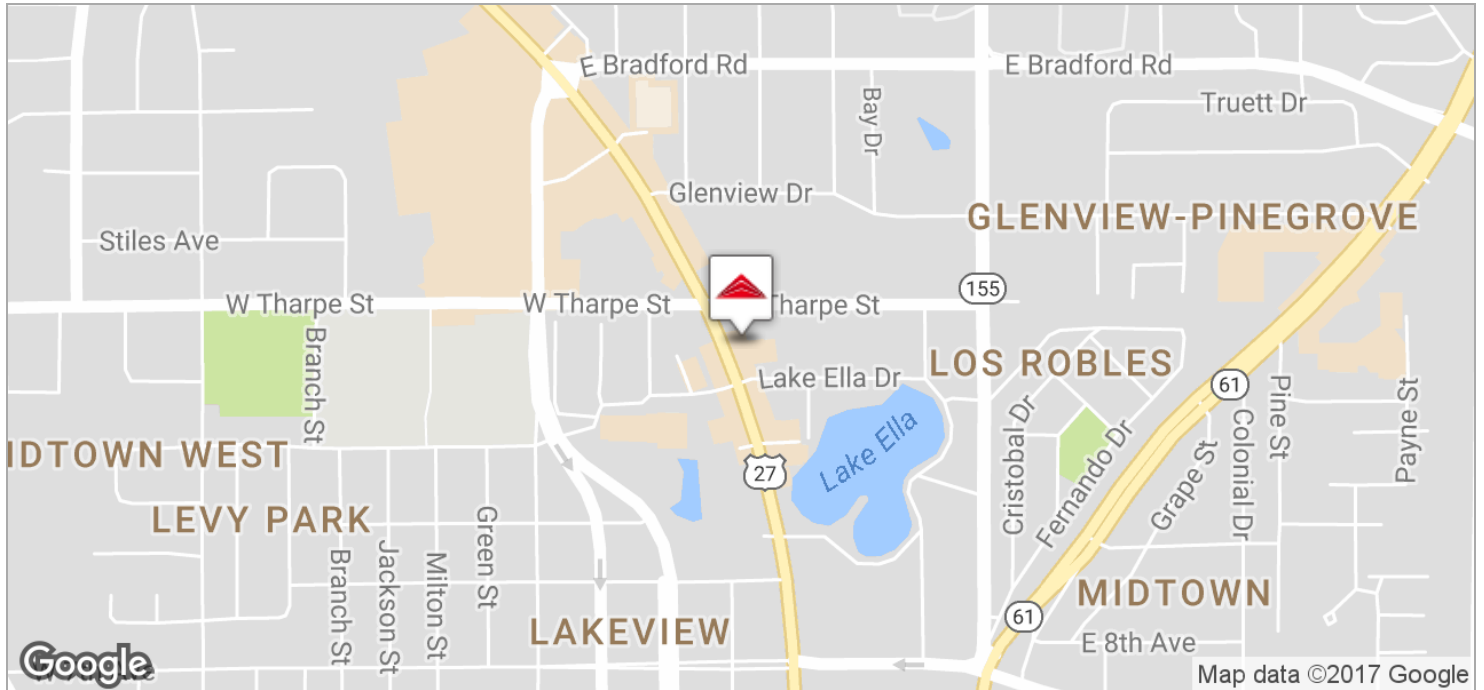
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1707 1/2 N MONROE, TALLAHASSEE, FL

1707 1/2 N. MONROE STREET, TALLAHASSEE, FL 32303

LOCATION MAPS



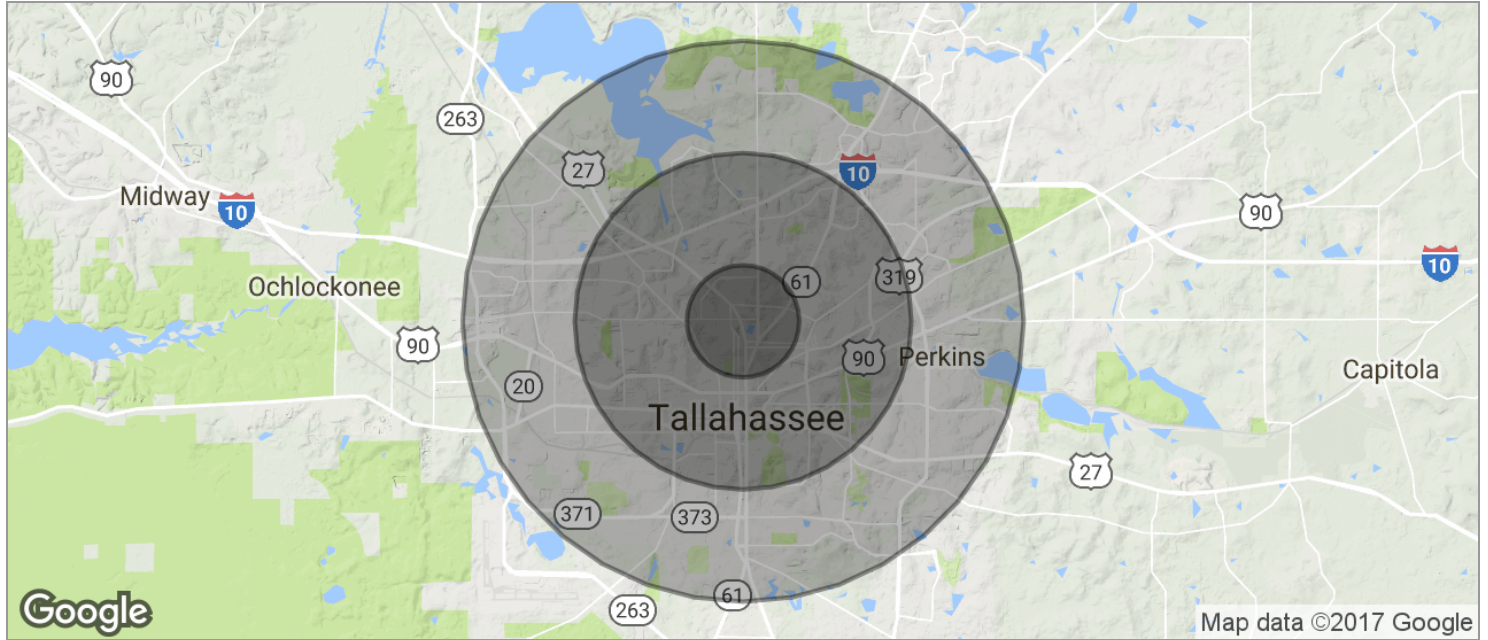
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,622	86,454	173,876
MEDIAN AGE	31.0	29.0	29.5
MEDIAN AGE (MALE)	31.0	29.1	28.9
MEDIAN AGE (FEMALE)	31.5	28.7	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,568	35,075	72,739
# OF PERSONS PER HH	2.1	2.5	2.4
AVERAGE HH INCOME	\$51,963	\$48,896	\$49,171
AVERAGE HOUSE VALUE	\$257,965	\$253,556	\$221,260

* Demographic data derived from 2010 US Census

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