



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE OR LEASE



3159 Shamrock Street South
Tallahassee, FL 32309

BRYAN CURETON

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309

O: 850.385.6363



EXECUTIVE SUMMARY

3159 SHAMROCK STREET SOUTH

TALLAHASSEE, FL 32309



OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	1,000 - 15,000 SF
Lease Rate:	Starting: \$15 SF/yr (MG)
Lot Size:	3.2 Acres
Building Size:	15,000 SF
Zoning:	OR-2
APN:	1102200040000

PROPERTY OVERVIEW

Available for Sale or Lease. This 14,000 SF office space also features an additional 1,000 SF detached office building that could be leased out to a smaller entity or used as overflow for the larger space.

Available for Lease starting at \$15.00 / SF (MG)

LOCATION OVERVIEW

Located off of Shamrock St S in the well-known Killearn Estates neighborhood. The property is surrounded by mostly residential with a few commercial/retail users scattered throughout the area.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

3159 SHAMROCK STREET SOUTH

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Disclaimer: This image has been digitally enhanced to illustrate planned improvements.



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1,000 SF detached office space. May be leased separately from main building.

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RETAILER MAP

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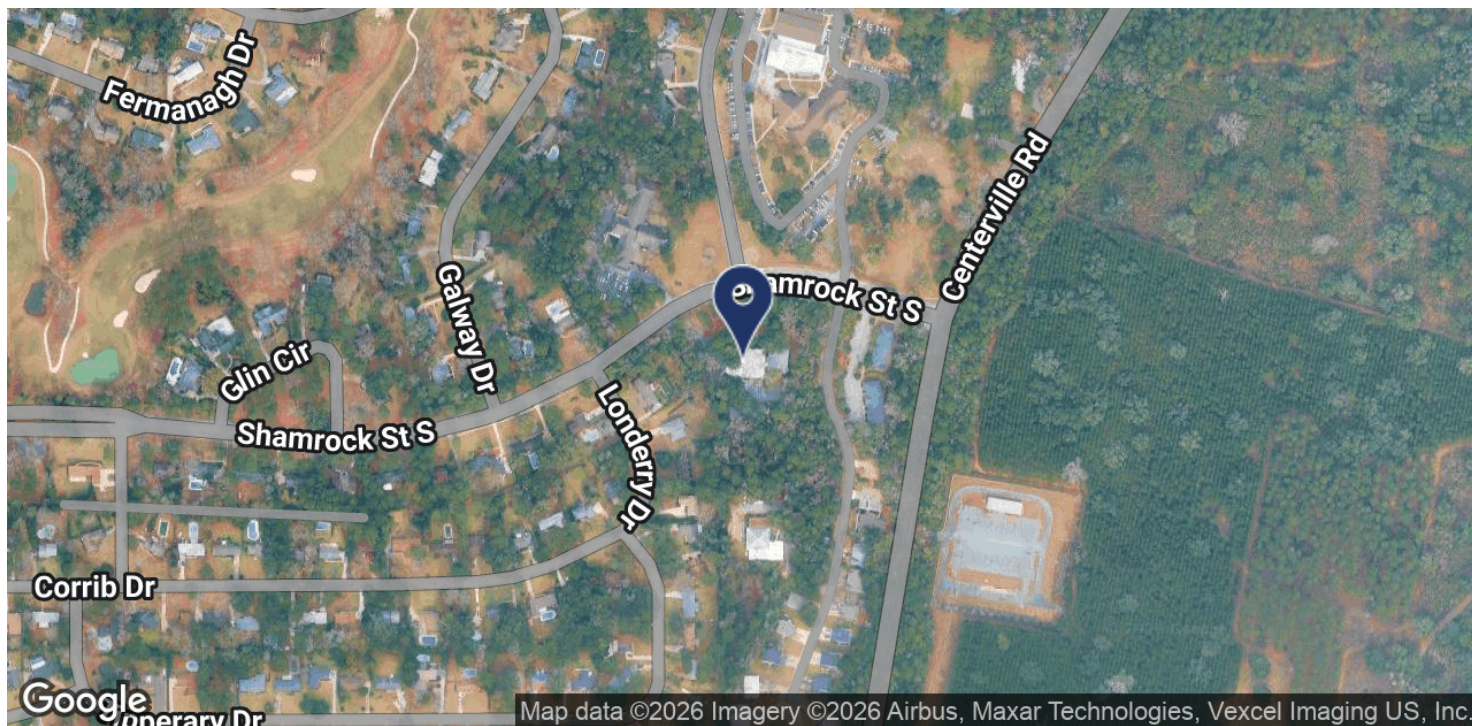




LOCATION MAP

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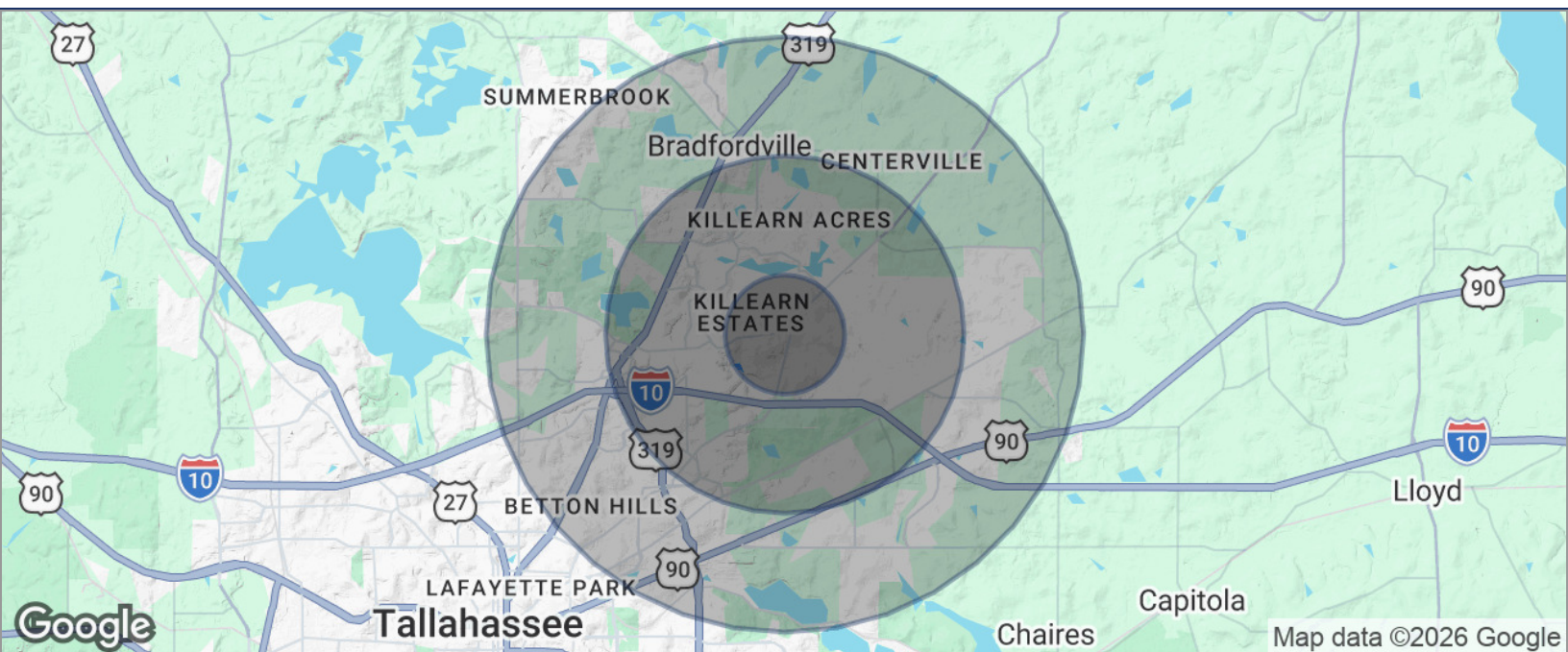
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DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,793	32,323	70,050
MEDIAN AGE	47.3	42.9	43.4
MEDIAN AGE (MALE)	42.5	40.2	41.2
MEDIAN AGE (FEMALE)	52.0	45.7	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,966	13,407	29,074
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$120,975	\$120,356	\$129,013
AVERAGE HOUSE VALUE	\$367,227	\$359,461	\$369,815

* Demographic data derived from 2020 ACS - US Census

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