



COMMERCIAL REAL ESTATE

RETAIL/OFFICE PROPERTY FOR SALE



Midtown Retail - 2 Buildings

1733 & 1707 N Monroe St.

Tallahassee, FL 32301

BRAD PARKER

Partner/Broker
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

MIDTOWN RETAIL - 2 BUILDINGS

1733 & 1707 N MONROE, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$750,000.00
Lot Size:	0.29 Acres
Year Built:	1954
Building Size:	Bldg. 1 - 740 sf Bldg. 2 - 1,457 sf
APN:	21-25-20-002-0000 21-25-20-029-0000
Zoning:	AC (Activity Center)

[Click for Zoning Information](#)

LOCATION OVERVIEW

This property is located in Midtown and is directly across the street from CVS and Publix. Midtown is a major retail corridor that includes restaurants, shops, gas stations, hotels, services, and more.

Please contact Broker directly to schedule a showing. Please do not call or disturb tenant.

PROPERTY HIGHLIGHTS

- Two buildings - 740 sf & 1457 sf
- 1733 N Monroe has finished basement suite
- 9 parking spaces in front and additional parking in rear
- Security window gates
- Major retail corridor
- Traffic counts of 29,500 AADT (N Monroe)
- **Please contact Broker for showings. Please do not call or disturb tenant.**

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1733 N MONROE
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1733B - DOWNSTAIRS SUITE
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1707 N MONROE
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AERIAL
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RETAILER MAP

MIDTOWN RETAIL - 2 BUILDINGS

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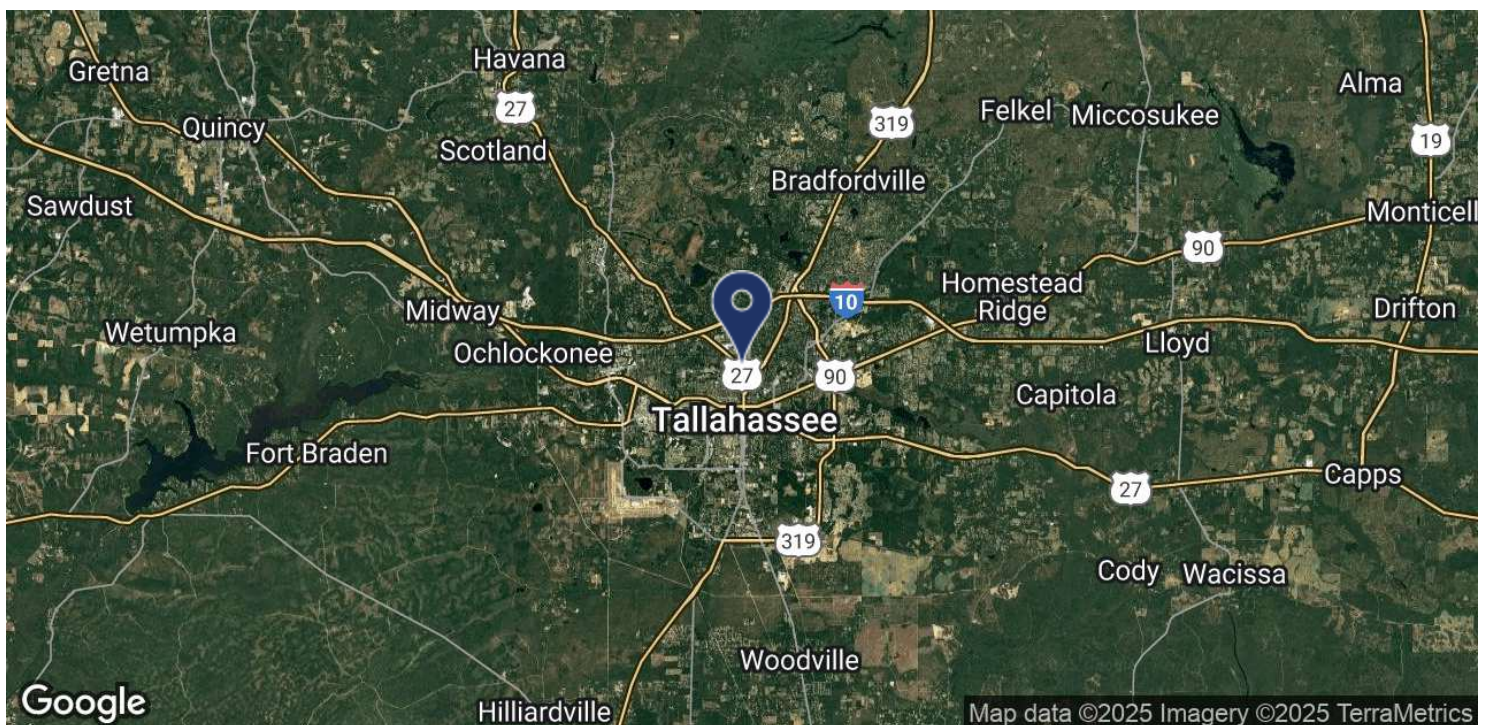
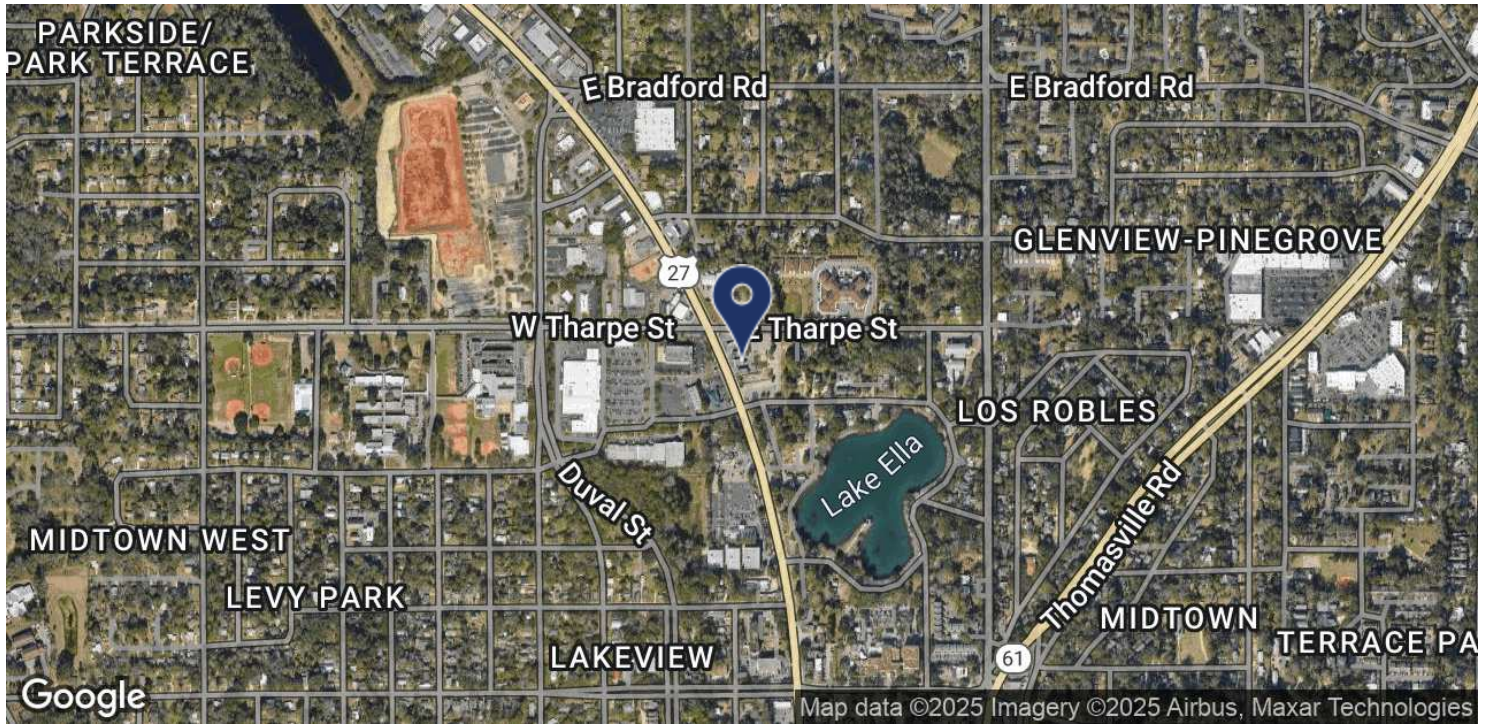




LOCATION MAP

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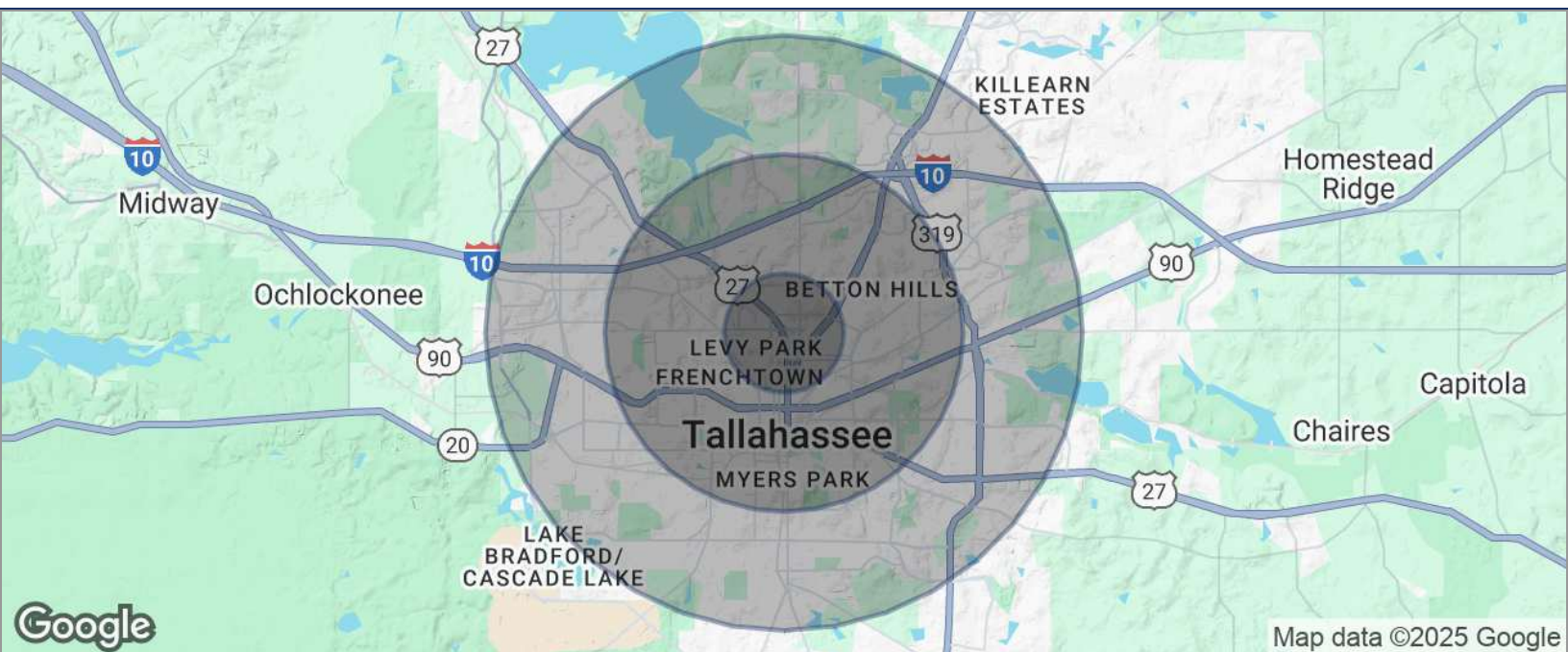




DEMOGRAPHICS MAP

MIDTOWN RETAIL - 2 BUILDINGS

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,152	100,482	180,062
MEDIAN AGE	40	34	35
MEDIAN AGE (MALE)	39	33	34
MEDIAN AGE (FEMALE)	41	34	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,691	43,081	76,860
# OF PERSONS PER HH	2	2.3	2.3
AVERAGE HH INCOME	\$87,105	\$73,157	\$72,773
AVERAGE HOUSE VALUE	\$347,753	\$278,177	\$266,057

* Demographic data derived from 2020 ACS - US Census

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