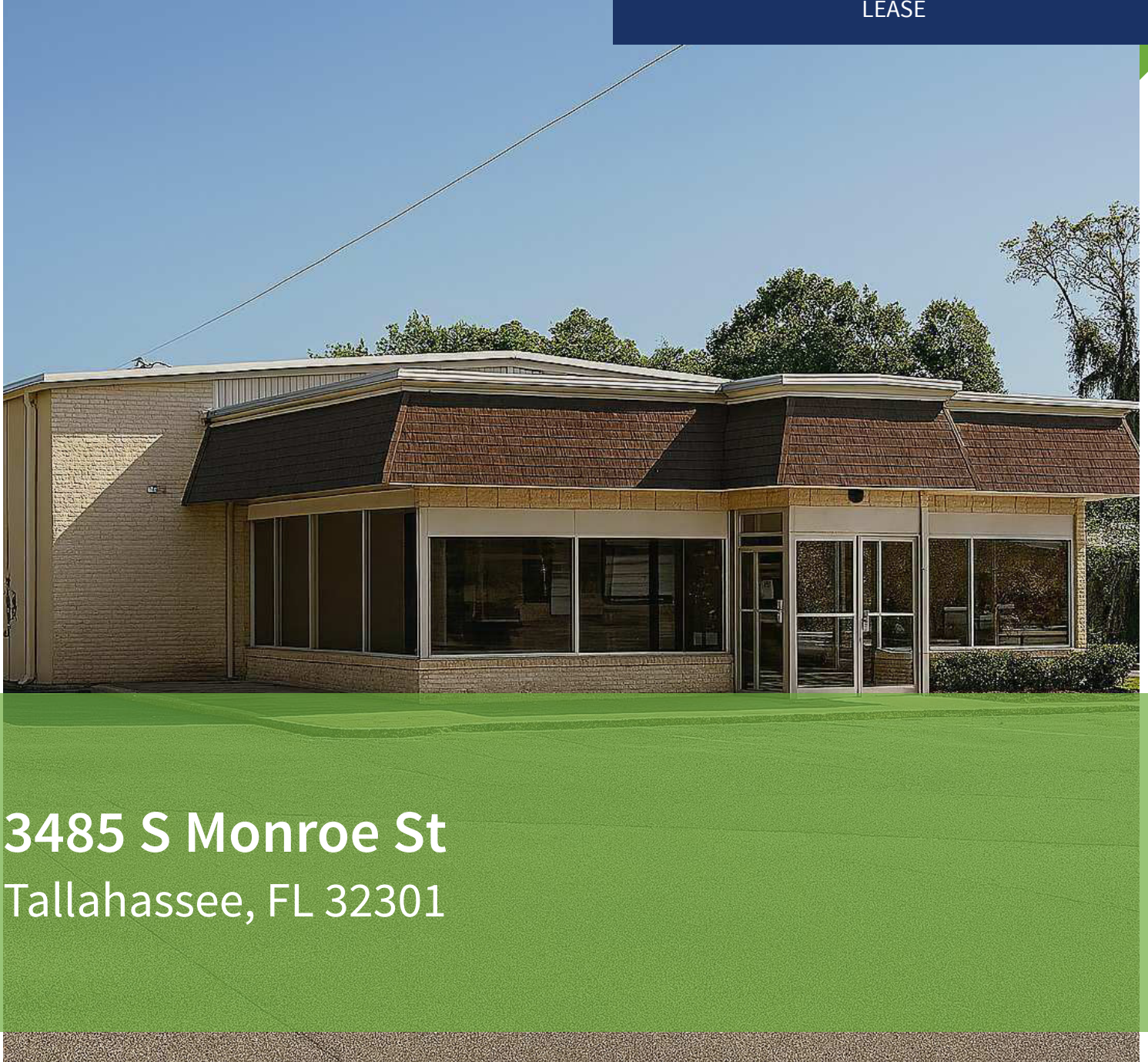




COMMERCIAL REAL ESTATE

WAREHOUSE/FLEX SPACE PROPERTY FOR SALE OR LEASE



3485 S Monroe St
Tallahassee, FL 32301

BRYAN CURETON
Sales Associate
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY
3485 S MONROE ST
 TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$850,000
Available SF:	8,856 SF
Lease Rate:	\$11.50 SF/yr (NNN)
Lot Size:	0.69 Acres
Year Built:	1973
Building Size:	8,856 SF
Zoning:	C-2
APN:	4113200190000

PROPERTY OVERVIEW

Single tenant layout ideal for light industrial or flex space ventures. Property includes a glass front retail showroom and loading docks with a roll up door in rear. C-2 Zoning allows for a variety of uses, allowing flexibility for business operations.

Offered for lease or sale. \$11.50 PSF (NNN)

LOCATION OVERVIEW

Located off S Monroe St on the southside of Tallahassee, this flex space/warehouse building provides easy access and is in close proximity to many industrial, manufacturing and service users.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS
3485 S MONROE ST
TALLAHASSEE, FL 32301



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RETAILER MAP
3485 S MONROE ST
TALLAHASSEE, FL 32301



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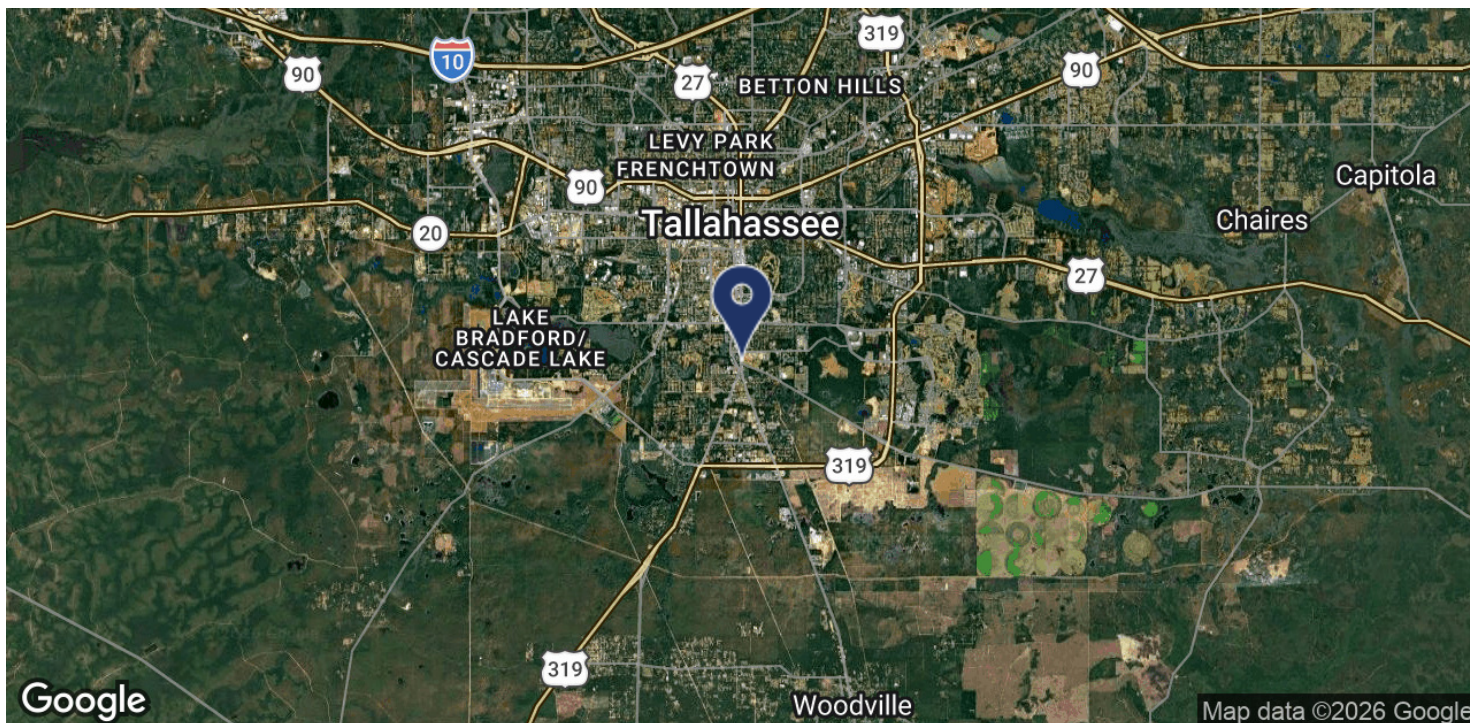
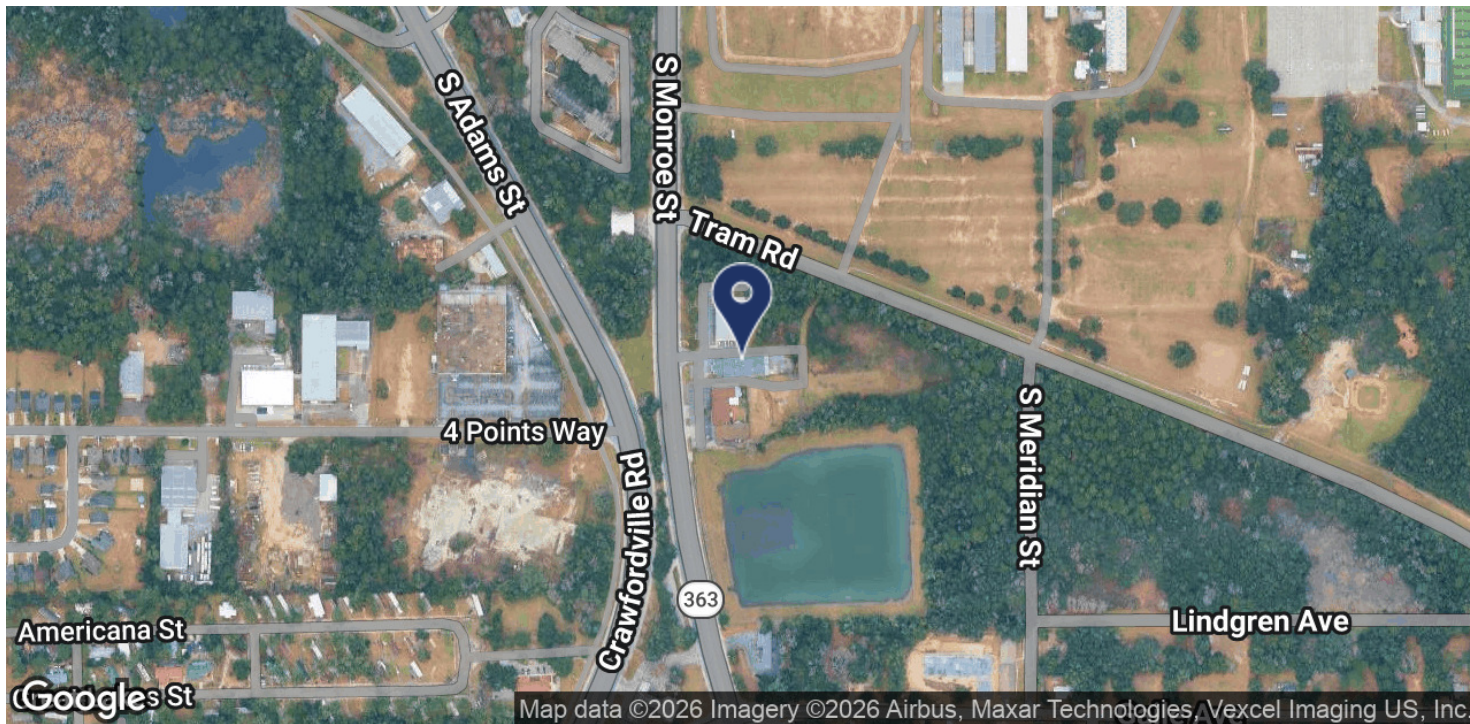




LOCATION MAP

3485 S MONROE ST

TALLAHASSEE, FL 32301



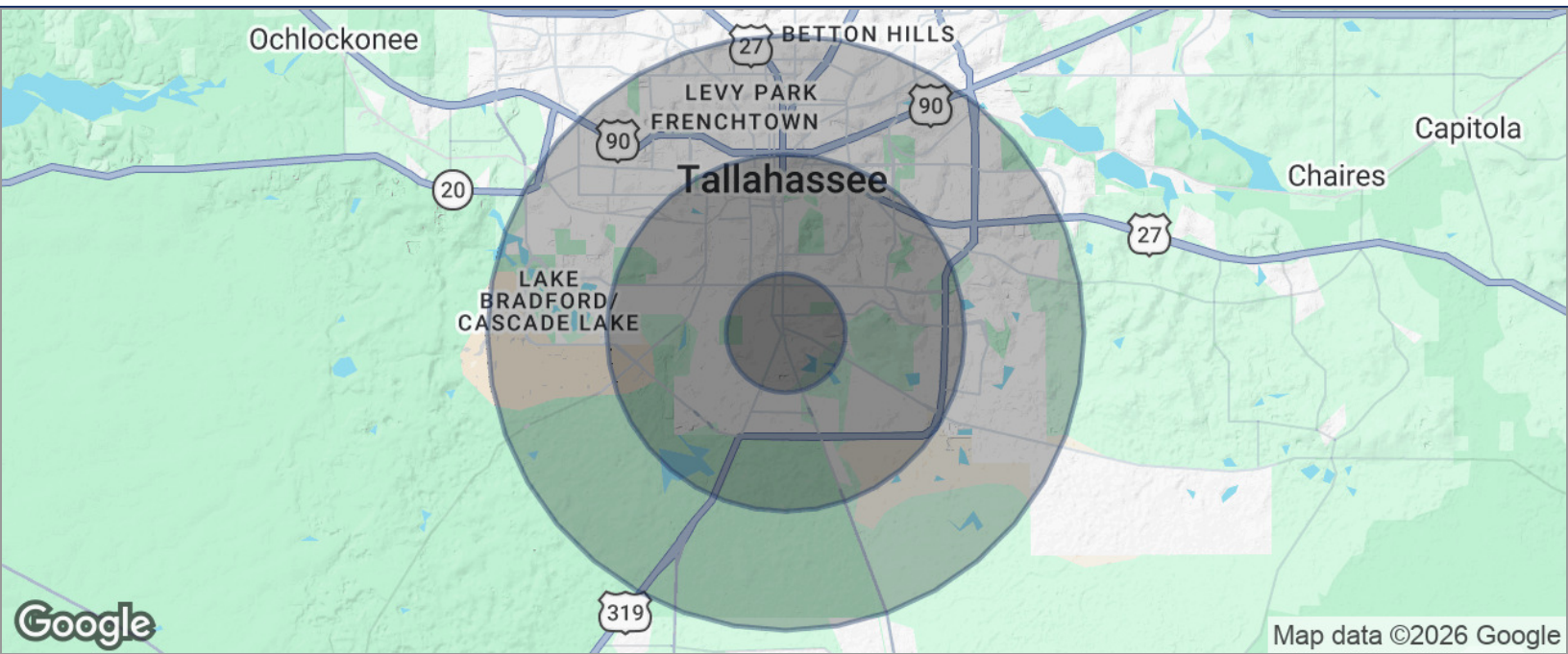
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DEMOGRAPHICS MAP
3485 S MONROE ST
 TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,204	54,605	128,567
MEDIAN AGE	38	33	33
MEDIAN AGE (MALE)	36	32	33
MEDIAN AGE (FEMALE)	39	33	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,646	20,850	54,060
# OF PERSONS PER HH	2.3	2.6	2.4
AVERAGE HH INCOME	\$64,025	\$61,048	\$66,127
AVERAGE HOUSE VALUE	\$237,155	\$258,035	\$247,212

* Demographic data derived from 2020 ACS - US Census

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