

TLG

COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE OR LEASE



SUPER DAVE BUILDING

897 N Monroe St, Tallahassee, FL 32303

BRYAN CURETON

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TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY

SUPER DAVE BUILDING

897 N MONROE ST, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$18.00 SF/YR (NNN)
Lot Size:	0.43 Acres
Year Built:	1966
Building Size:	5,457 SF
Zoning:	CU-45
APN:	2125450000340

PROPERTY OVERVIEW

Former Super Dave automotive shop available for sale or lease in the heart of Midtown. This well-maintained property features a spacious showroom with three roll-up doors, a large outdoor covered area, a front lobby and office area complete with a reception desk, and excellent functionality for a variety of automotive or service-related users. The site also includes fourteen parking spaces with a curb cut to Thomasville Rd and N Monroe St.

LOCATION OVERVIEW

Located on S Monroe St in Midtown, this property offers direct access to Monroe St (US 27) and Thomasville Rd, providing excellent connectivity throughout the Tallahassee market. Positioned less than one mile from downtown Tallahassee, the site is surrounded by a strong mix of retail, office, and commercial users. This prime location offers outstanding visibility and convenient access for both northbound and southbound traffic.

[Click Here for Zoning Information](#)

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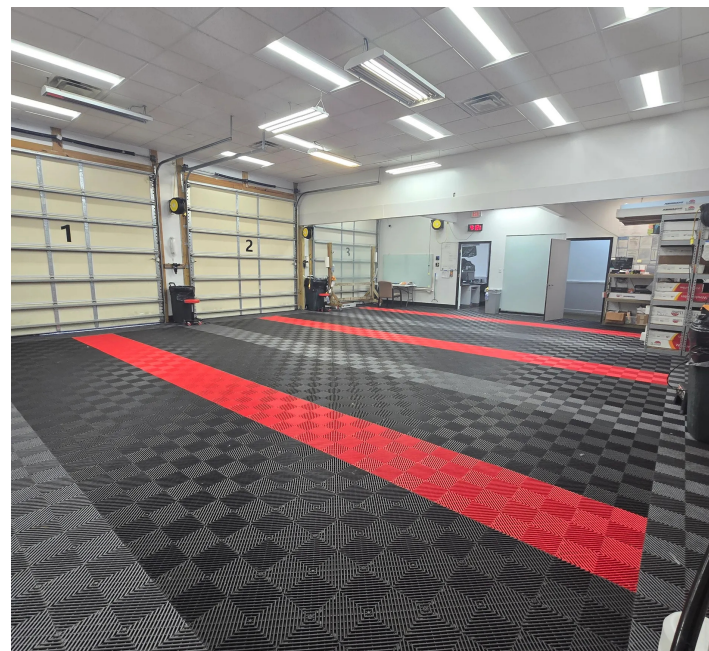




ADDITIONAL PHOTOS

SUPER DAVE BUILDING

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RETAILER MAP

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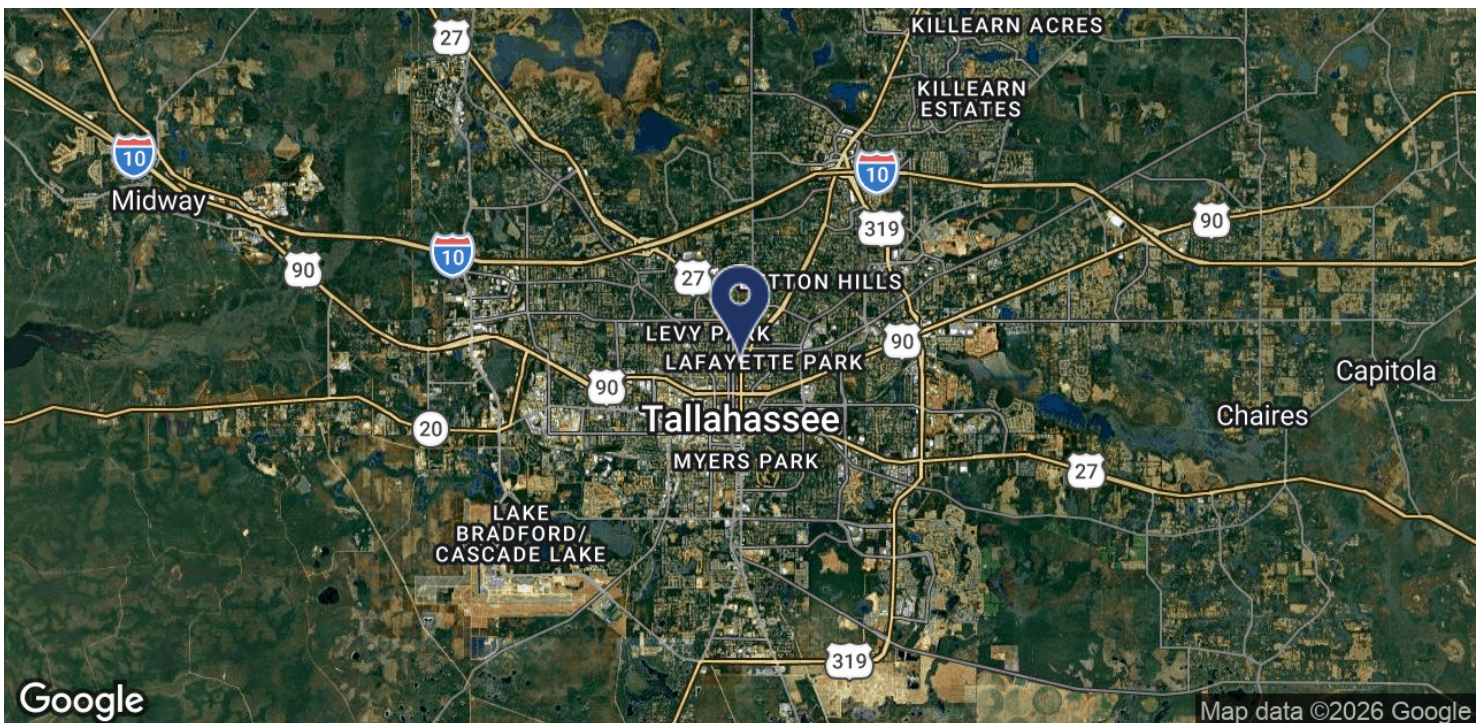
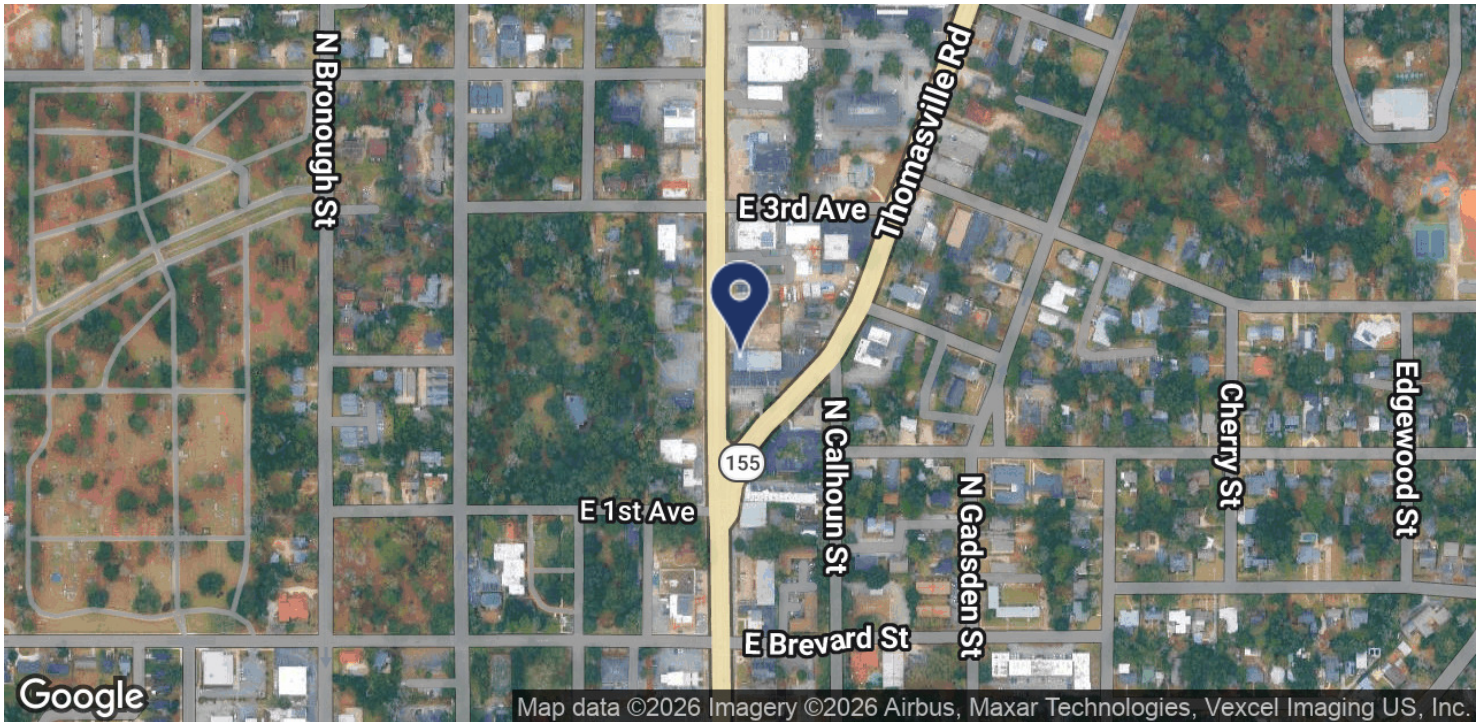




LOCATION MAP

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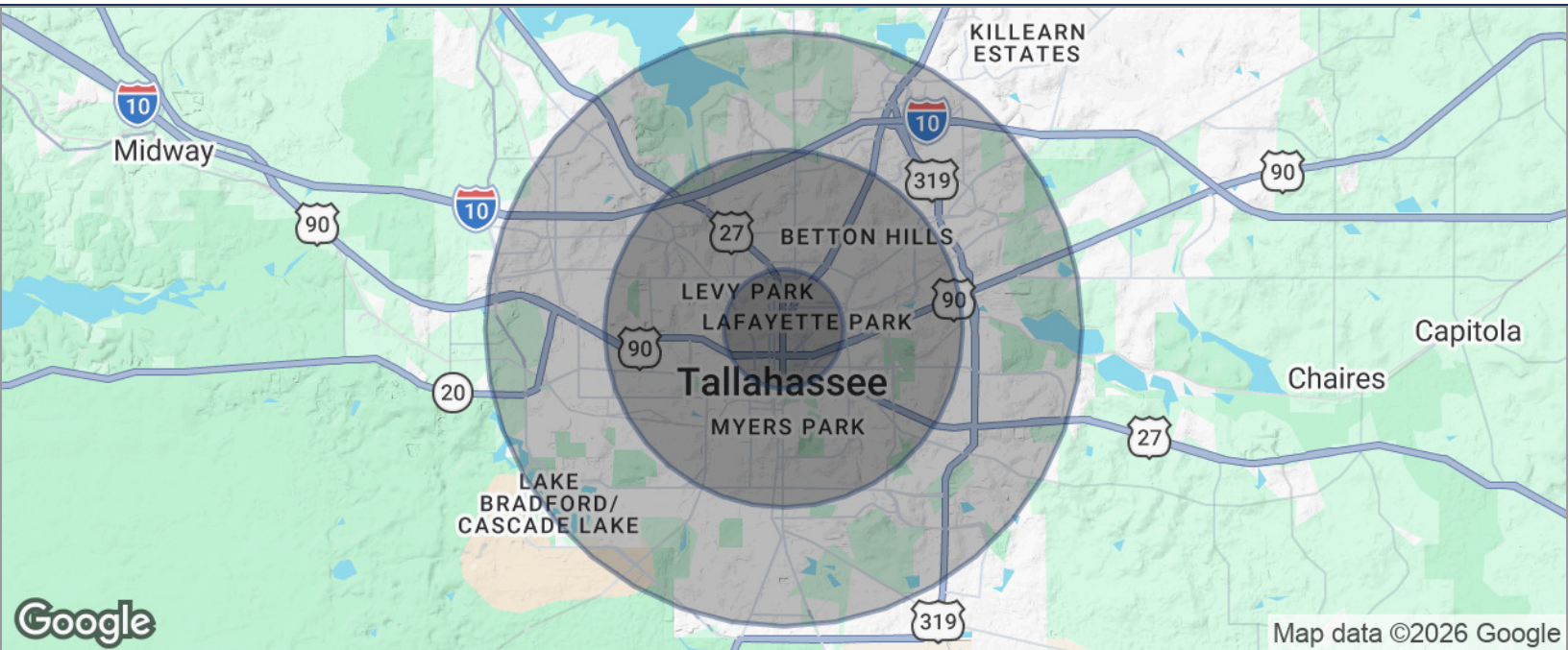




DEMOGRAPHICS MAP

SUPER DAVE BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,887	103,039	179,351
MEDIAN AGE	32.9	29.3	31.8
MEDIAN AGE (MALE)	35.3	29.5	30.9
MEDIAN AGE (FEMALE)	34.4	30.4	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,006	42,697	75,768
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$97,273	\$72,152	\$75,809
AVERAGE HOUSE VALUE	\$322,926	\$266,184	\$256,792

* Demographic data derived from 2020 ACS - US Census

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