

MEDICAL OFFICE BUILDING FOR SALE



COLDWELL BANKER
COMMERCIAL
HARTUNG

REDUCED PRICE



1612 WEST PLAZA DRIVE
TALLAHASSEE, FL 32308

Sale Price: \$595,000

Building: 3,277 SF +/-

Acres: 0.10 +/-

Zoning: PUD - Eastwood Office Plaza PUD

CHIP HARTUNG

President, CCIM, SIOR

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chip@cbhartung.com email

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Showing Instructions:
Occupied - Appointment Only

Coldwell Banker Commercial Hartung
3303 Thomasville Rd., #201
Tallahassee, FL 32308
850.386.6160 Office

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EAST TALLAHASSEE OFFICE LOCATION

PROPERTY HIGHLIGHTS

- 1612 West Plaza Drive, Tallahassee, FL 32308
- Building approx. 3,277 SF, Built 1980
- Floor plan includes 6 exam rooms, 3 doctor's offices, waiting room, reception area, 5 bathrooms, lounge, and extra rooms & storage
- Property has abundant parking
- Parcel ID #112860 B0030
- Zoning PUD - Eastwood Office Plaza
- Annual Owner Association Dues \$2,638
- 2025 Real Estate Taxes \$5,940.45
- Existing use is medical office
- Roof 2011
- HVAC 2008 & 2014

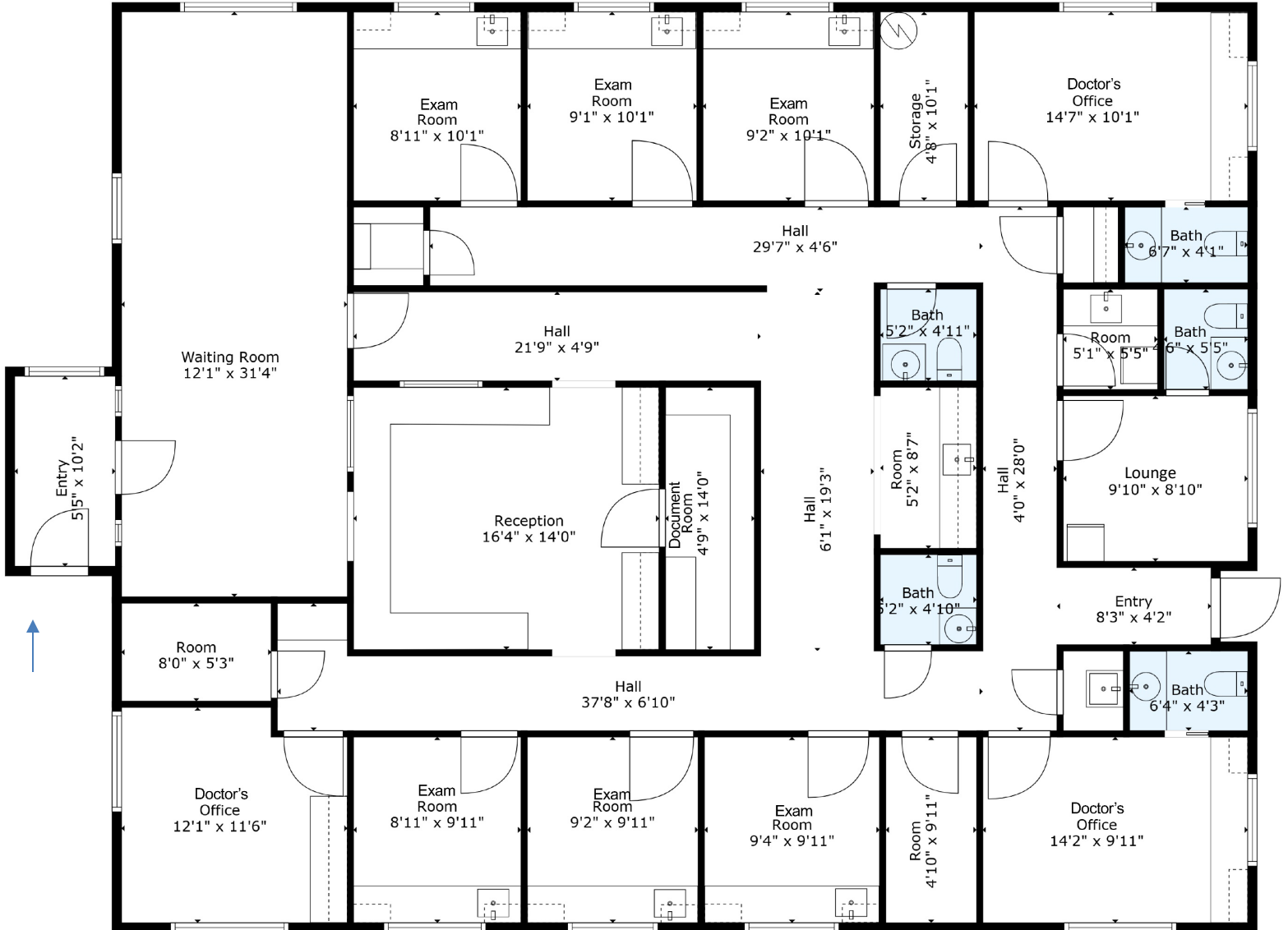
LOCATION

- Located in **Eastwood Office Plaza**, which is established and well known
- **Eastwood Office Plaza** is medical office complex consisting of pharmacy, medical/specialty offices, dental and other business offices
- Close to Riggins Rd, Blair Stone Rd & Mahan Dr
- Within 2.4 miles to TMH Hospital & 2 miles of HCA Florida Hospital

FLOOR PLAN



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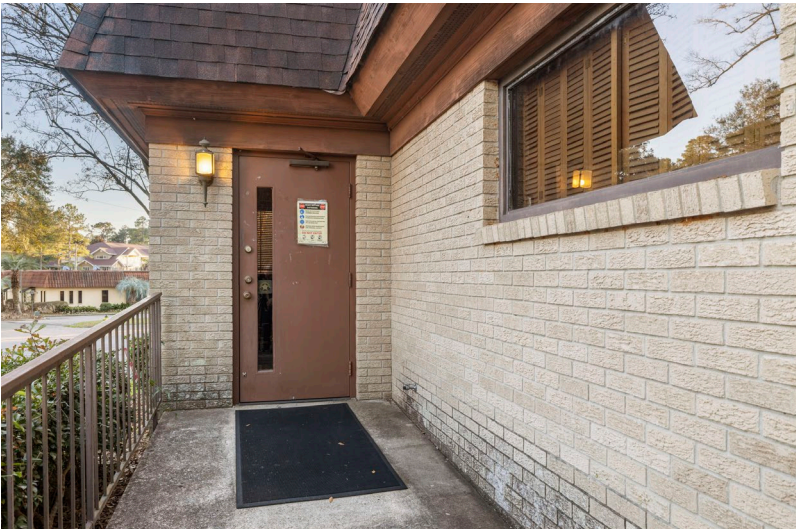
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EXTERIOR IMAGES



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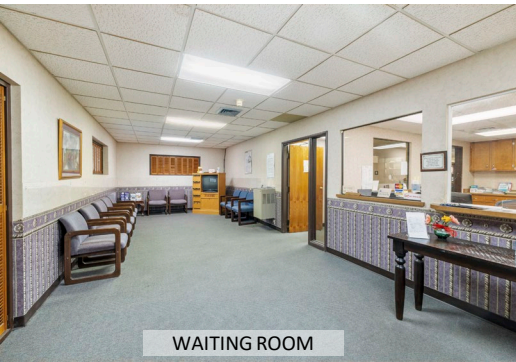
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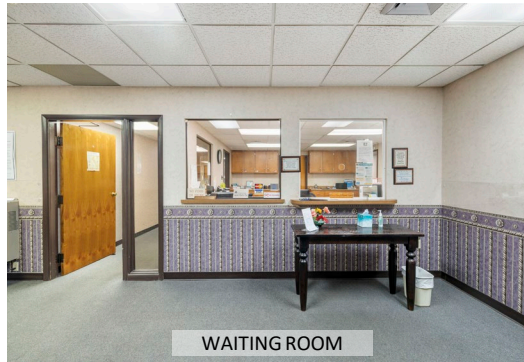
INTERIOR IMAGES



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WAITING ROOM



WAITING ROOM



WAITING ROOM



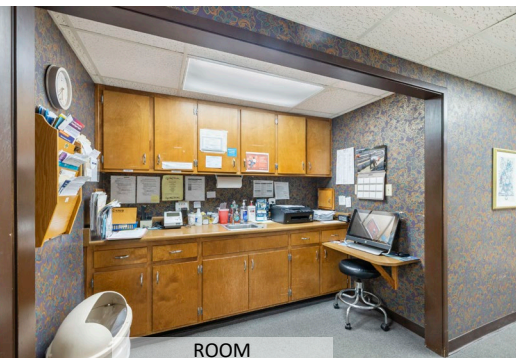
RECEPTION



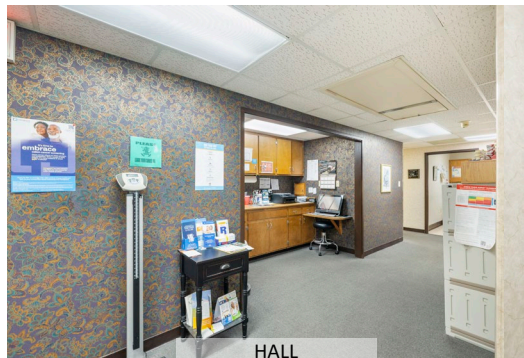
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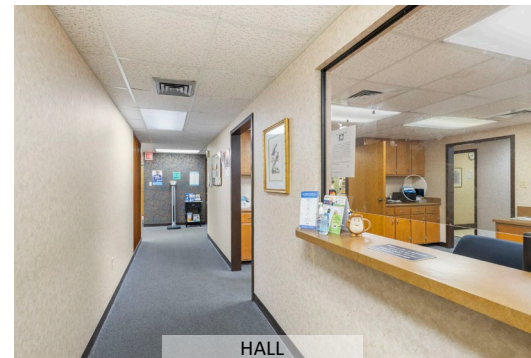
RECEPTION / DOCUMENT ROOM



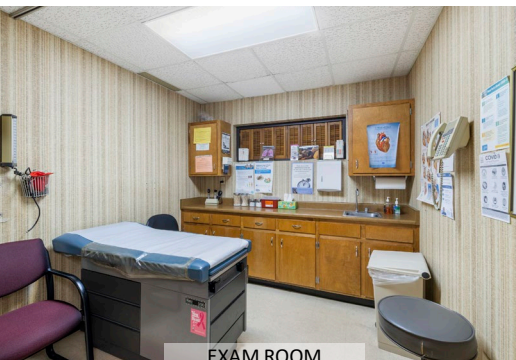
ROOM



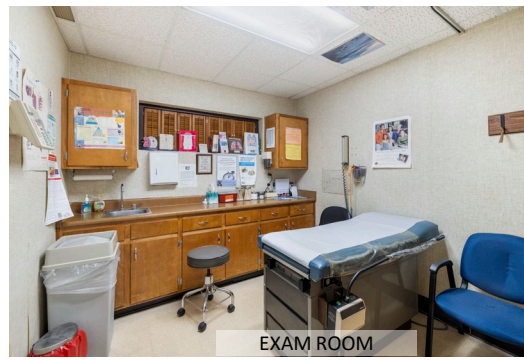
HALL



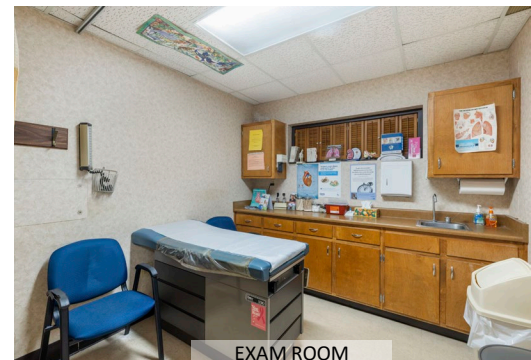
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EXAM ROOM



EXAM ROOM



EXAM ROOM

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INTERIOR IMAGES



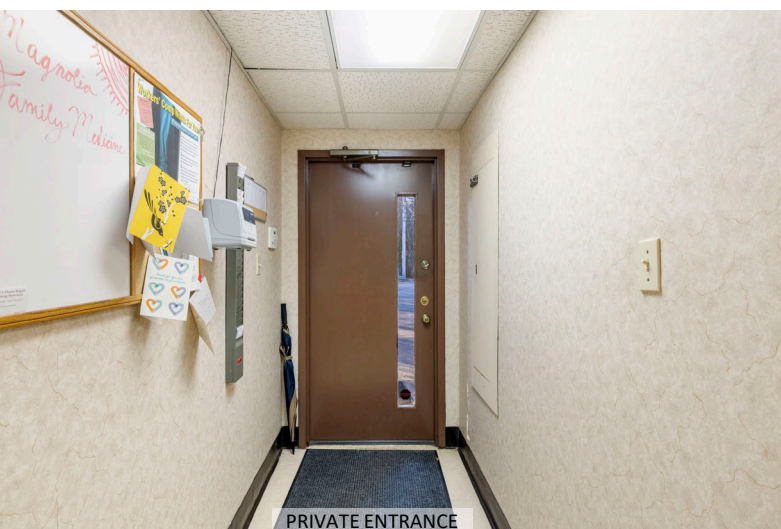
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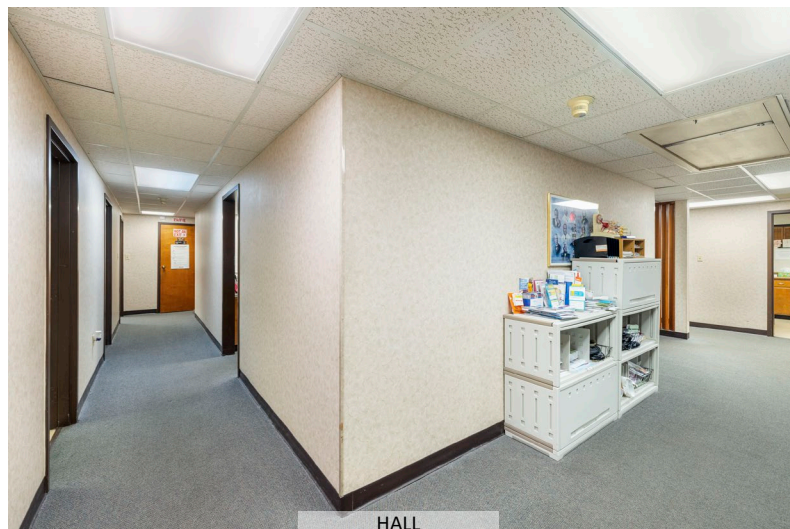
DOCTOR'S OFFICE



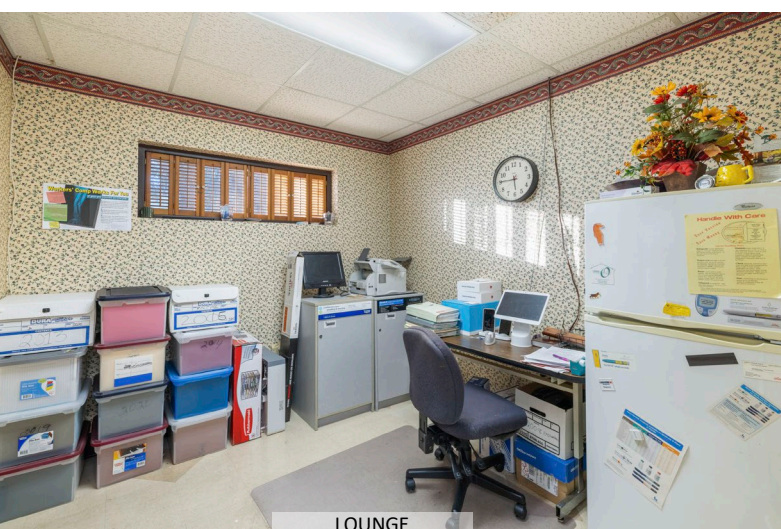
DOCTOR'S OFFICE



PRIVATE ENTRANCE



HALL



LOUNGE



LOUNGE

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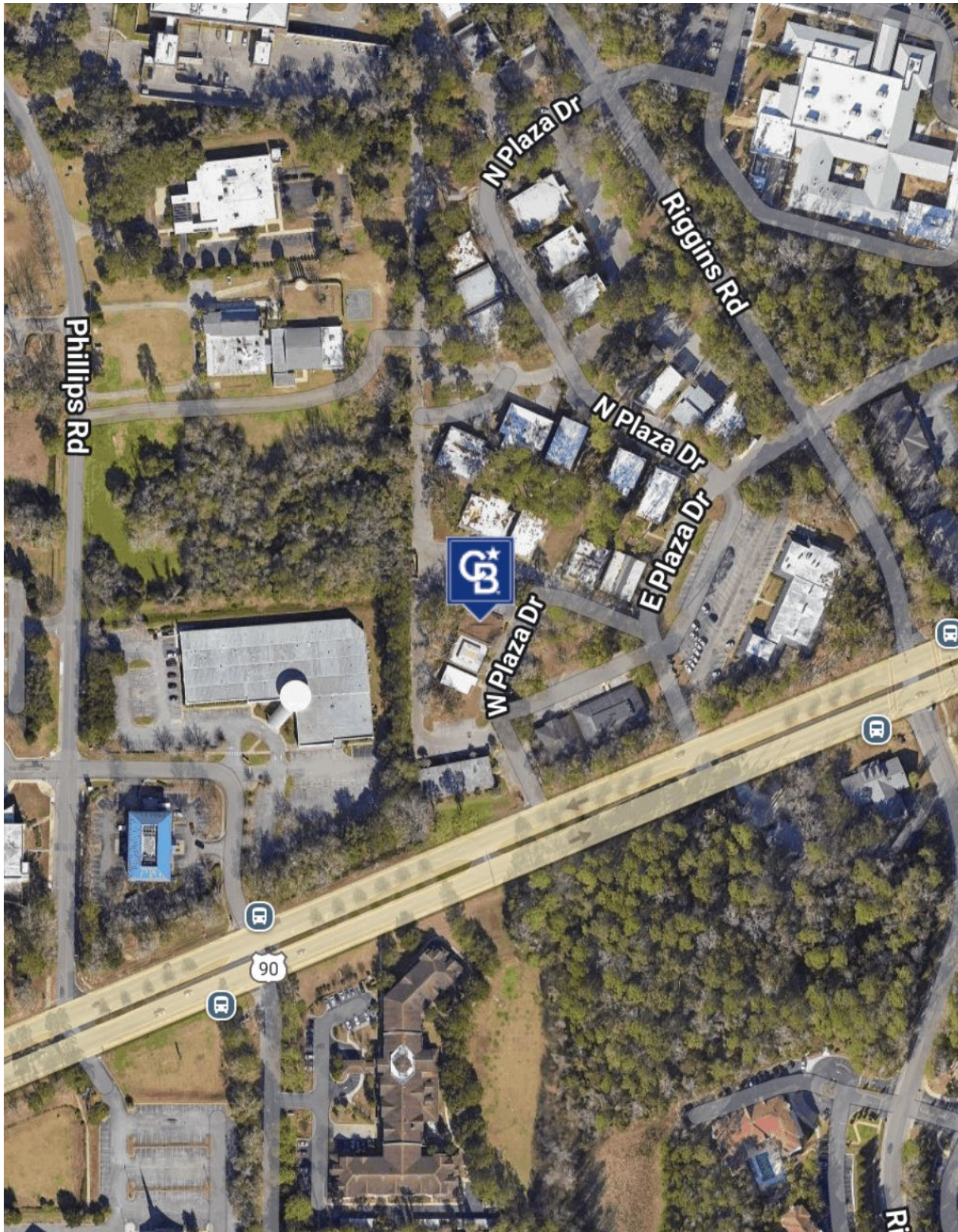
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LOCATION MAP



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BUSINESS MAP



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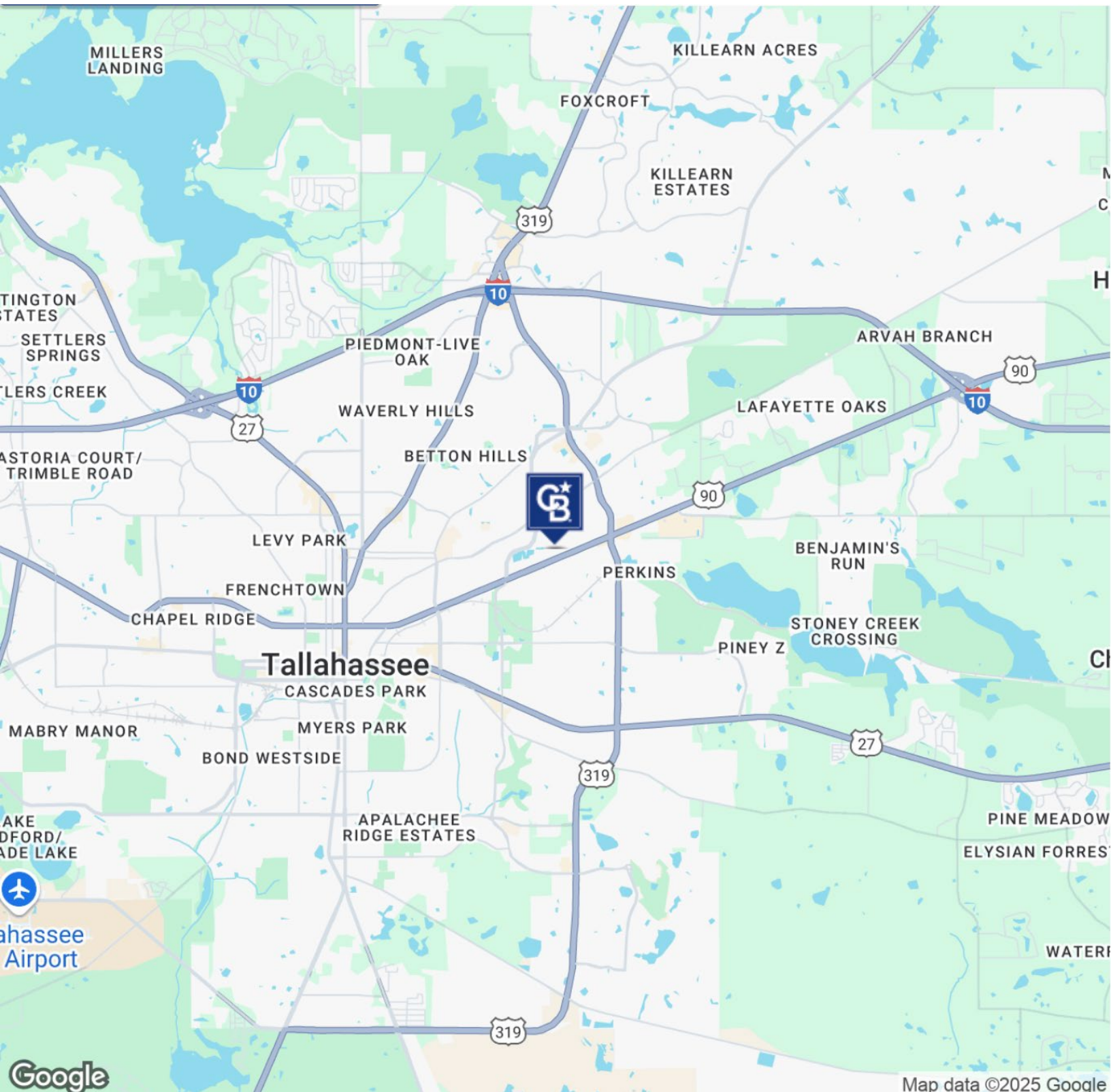
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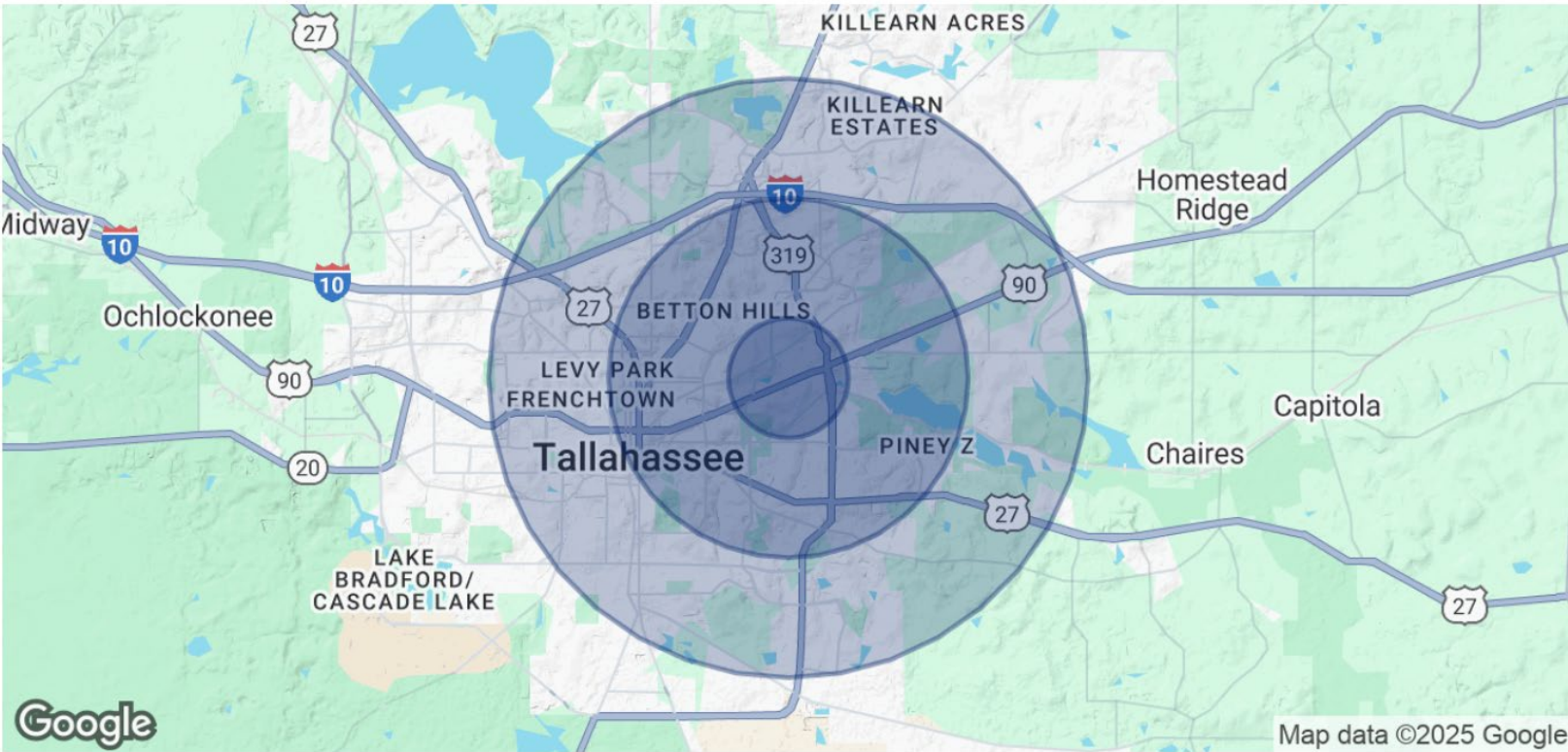
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DEMOGRAPHICS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,206	59,753	168,652
Average Age	42	42	36
Average Age (Male)	40	40	35
Average Age (Female)	43	43	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,140	28,903	72,394
# of Persons per HH	2	2.1	2.3
Average HH Income	\$84,617	\$94,321	\$83,880
Average House Value	\$281,273	\$339,722	\$291,667

Demographics data derived from AlphaMap

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