

FOR LEASE

2490 Centerville Rd Tallahassee, FL 32308

NAITALCOR



2490 Centerville Road

TALLAHASSEE, FL 32308

Fully conditioned industrial unit located behind Lowe's with quick access to I-10.

- Unit C - Fully conditioned endcap space
- Unit A - Office conditioned space (warehouse unconditioned)
- Located behind Lowe's on Capital Circle NE
- Quick access to I-10
- Centerville Road corridor
- Ideal for distribution, storage, or service users
- Established industrial/commercial area
- Efficient layout for operations

OFFERING SUMMARY

AVAILABLE SF	1,830 - 1,940 SF
LEASE RATE	Available Upon Request
ZONING	M-1
BUILDING SIZE	6,171 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite C	Available Upon Request	1,940
Suite A	Available Upon Request	1,830

✉ **Debbie Ashlin**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



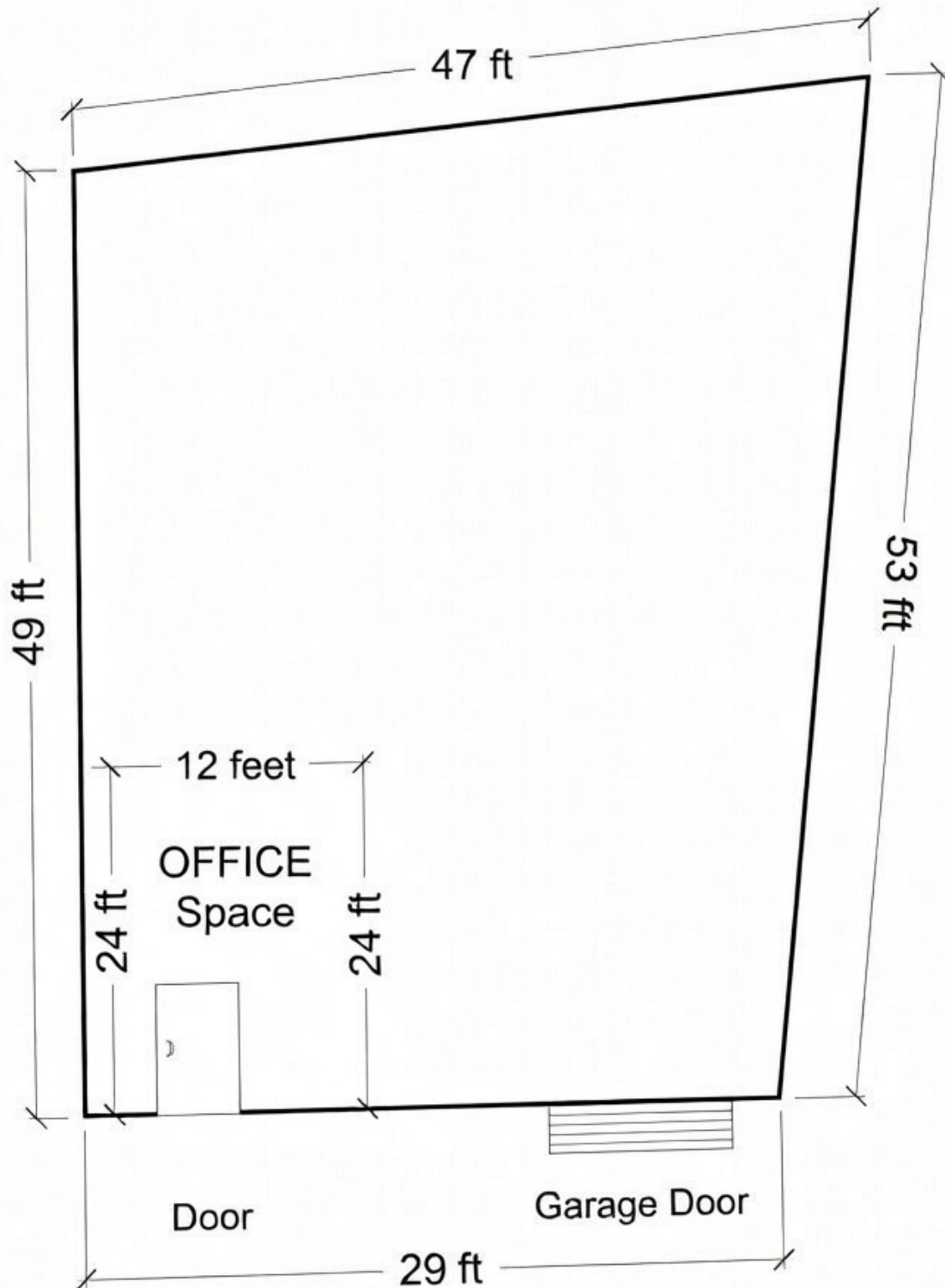
NAI TALCOR

1018 Thomasville Road, Suite 200A
naitalcor.com

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2490 Centerville Unit C



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**INDUSTRIAL SPACES
FOR LEASE**

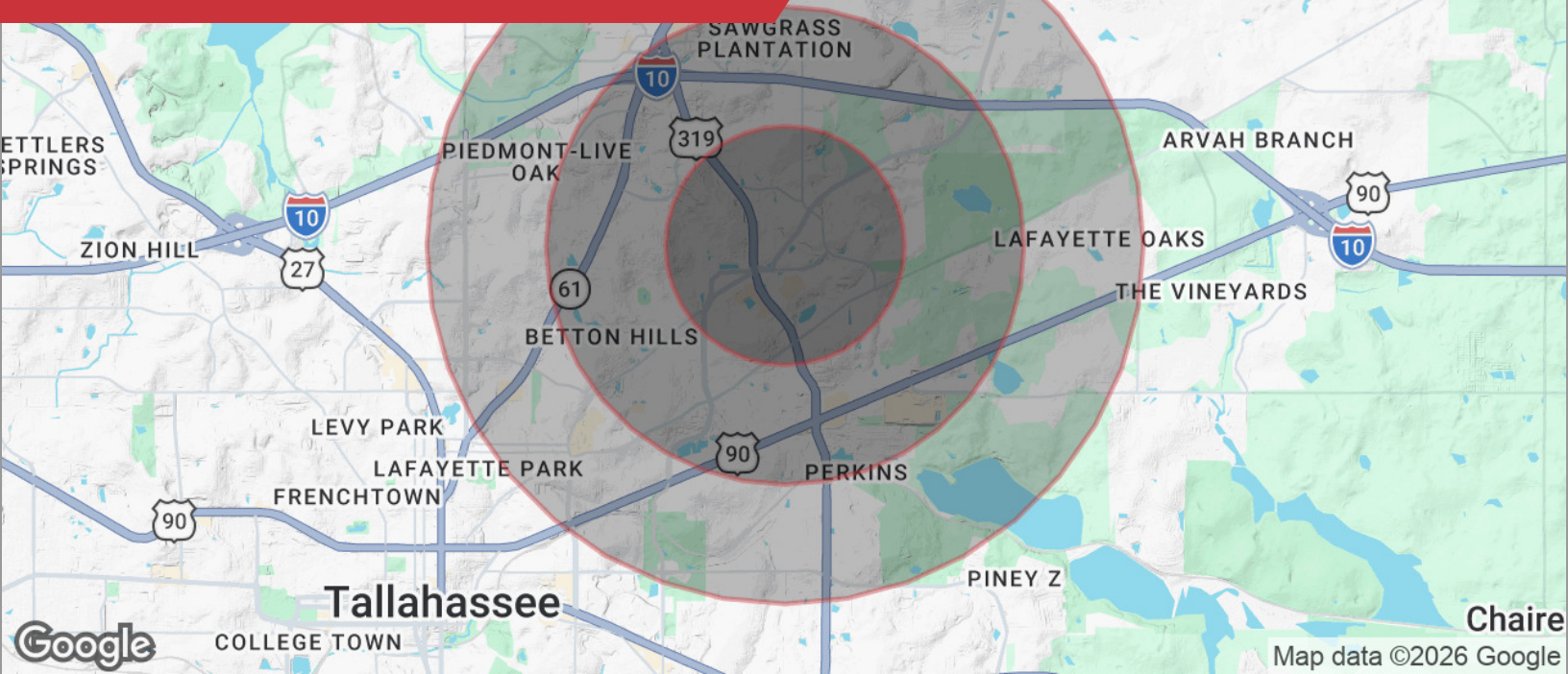
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TALCOR

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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	5,638	22,833	49,268
Median age	45.6	42.3	41.3
Median age (male)	42.2	37.8	38.2
Median age (Female)	50.5	46.0	43.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,773	10,634	22,410
# of persons per HH	2.0	2.1	2.2
Average HH income	\$72,475	\$110,910	\$115,500
Average house value	\$263,552	\$309,748	\$335,741

* Demographic data derived from 2020 ACS - US Census