



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE OR LEASE



Southwood - Retail/Banking Space

3652 Coolidge Court, Tallahassee, FL 32311

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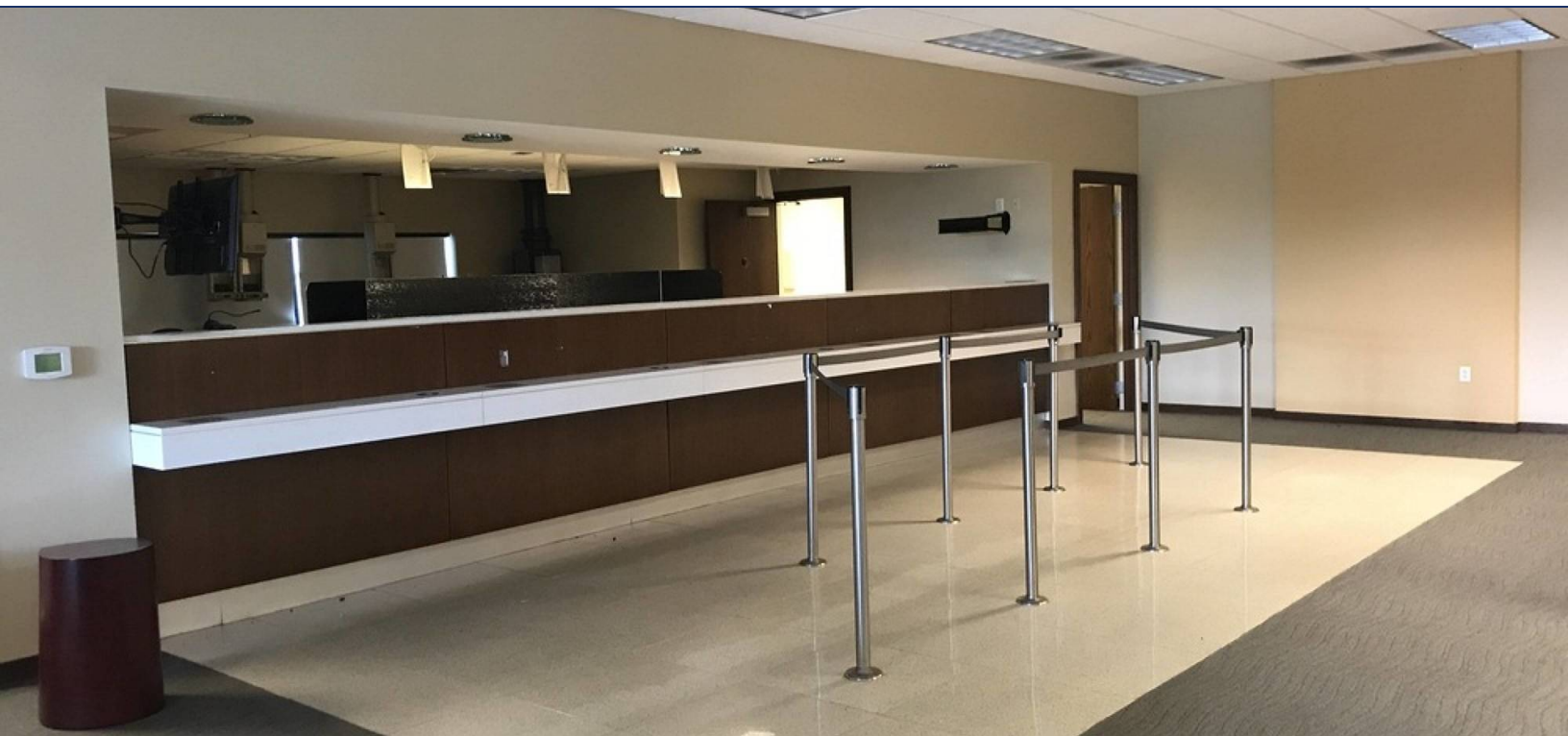
TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

SOUTHWOOD - RETAIL/BANKING SPACE

3652 COOLIDGE COURT, TALLAHASSEE, FL 32311

**OFFERING SUMMARY**

Sale Price:	\$750,000
Lease Rate:	\$18.00/sf (NNN)
Lot Size:	1.194 Acres
Year Built:	2004
Building Size:	4,023 sf
APN:	31-16-26 C-0140
Zoning:	Southwood PUD

PROPERTY OVERVIEW

Former free-standing bank with four drive-thru lanes for sale or lease in Southwood. Property fronts along Capital Circle SE and is adjacent to CVS Pharmacy. This building has excellent visibility and is ideal for retail or a banking facility.

PROPERTY HIGHLIGHTS

- Traffic Count: 30,500 cars per day
- Located in 3,300 acre premier Southwood residential community
- Neighboring State of Florida professional offices
- Employee break room
- Building cost approximately 2.8 million to construct (Including Property)
- Class A Space

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

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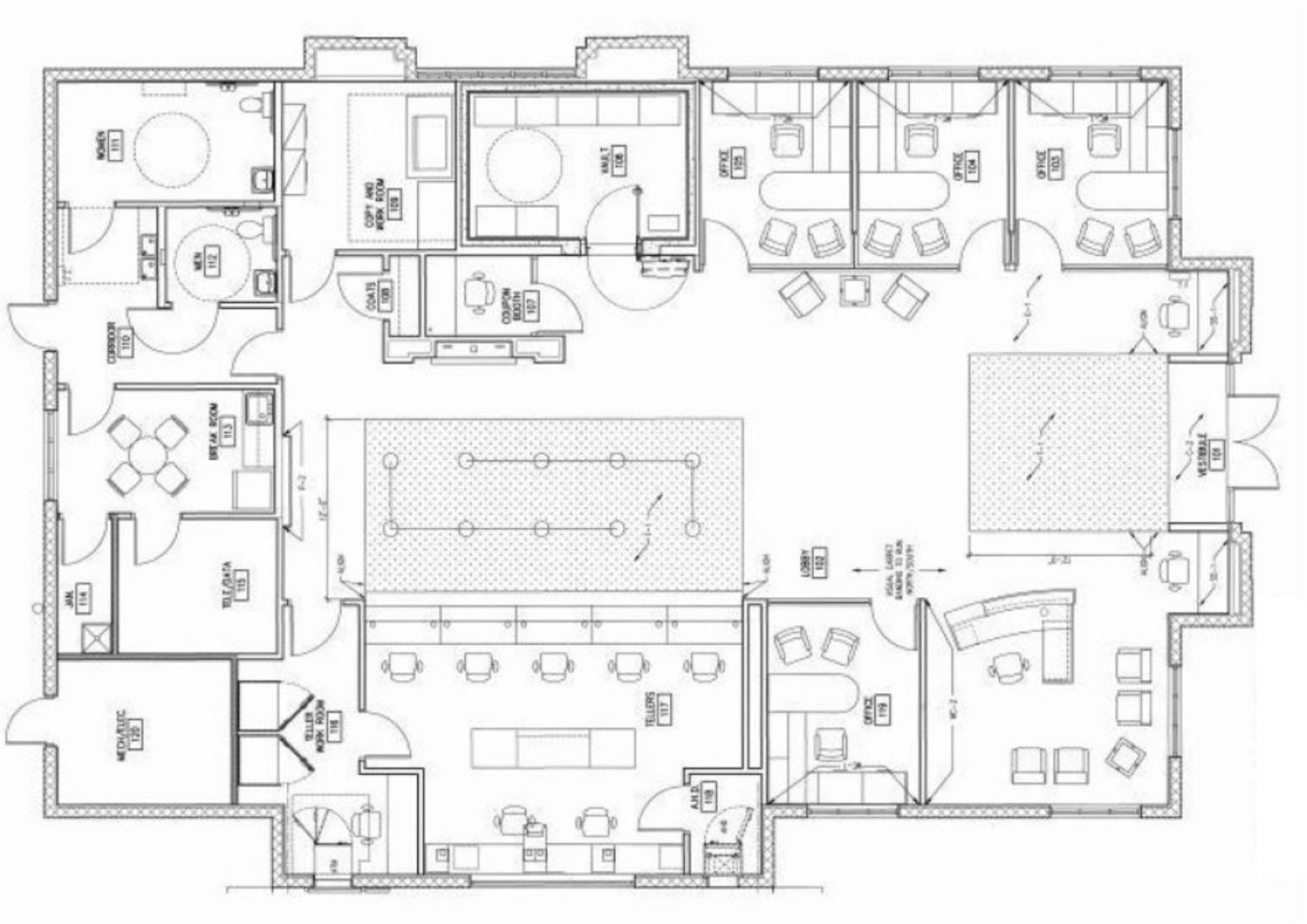




FLOOR PLAN

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SOUTHWOOD AERIAL

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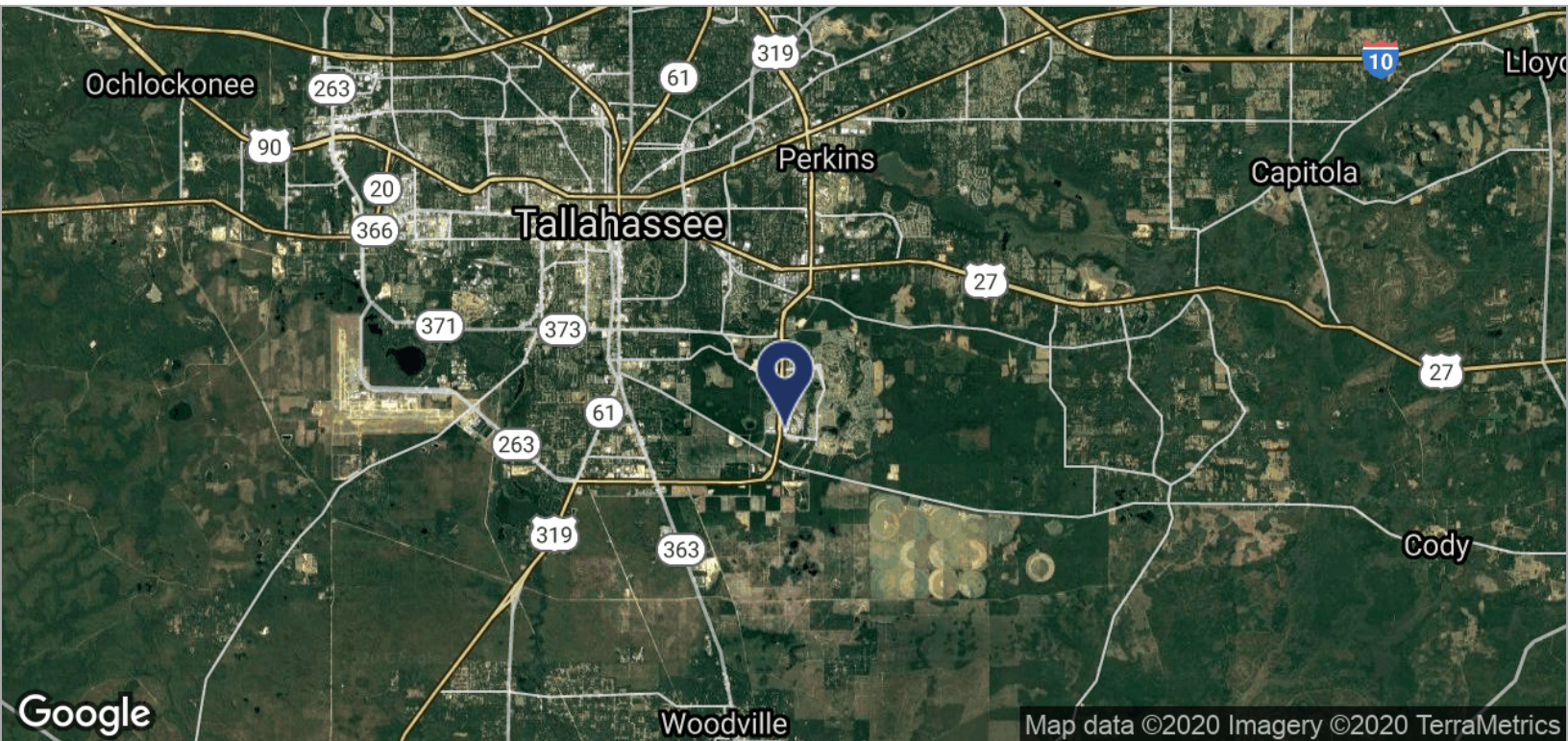
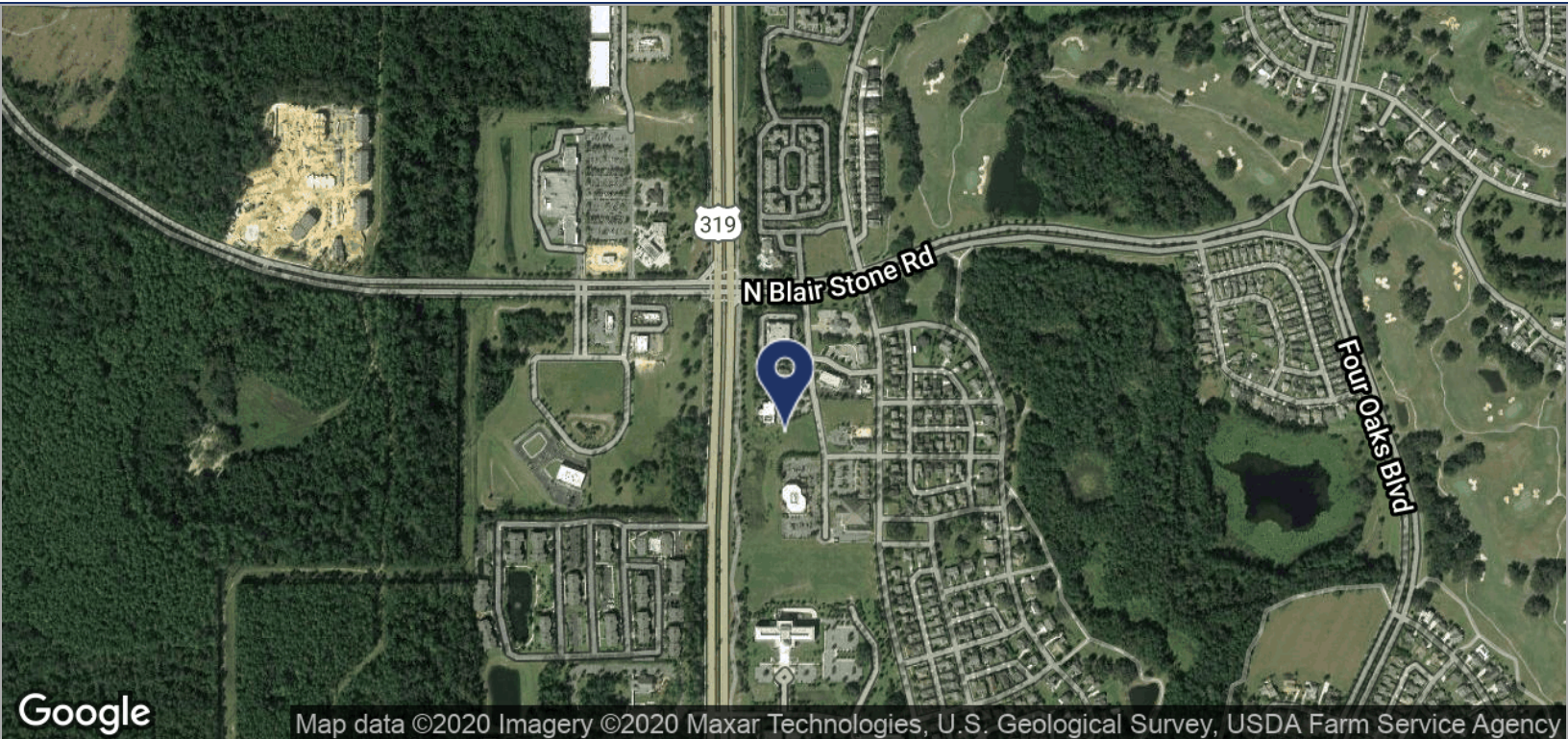




LOCATION MAPS

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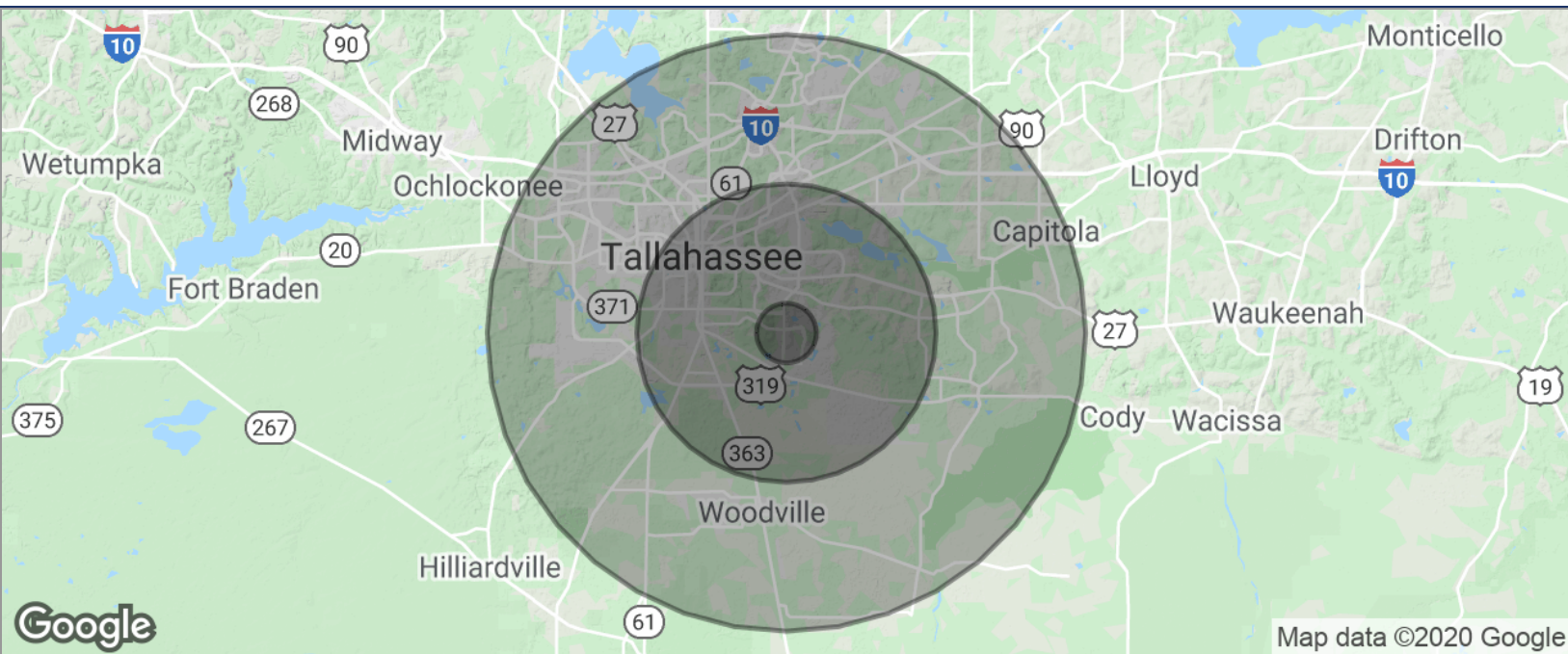




DEMOGRAPHICS MAP

SOUTHWOOD - RETAIL/BANKING SPACE

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,639	79,748	245,988
MEDIAN AGE	29.8	31.6	31.7
MEDIAN AGE (MALE)	29.3	29.8	31.0
MEDIAN AGE (FEMALE)	30.4	33.2	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	749	35,705	101,843
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$58,922	\$50,760	\$56,133
AVERAGE HOUSE VALUE	\$136,699	\$189,288	\$226,647

* Demographic data derived from 2010 US Census

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