



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



1626 N. Plaza Drive
Tallahassee, FL 32308

BRYAN CURETON

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
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EXECUTIVE SUMMARY

1626 N. PLAZA DRIVE

TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price:	\$475,000.00
Available SF:	3,306 SF
Lease Rate:	\$16.00 sf (NNN)
Year Built:	1980
Building Size:	3,306 sf
Renovated:	2020
Zoning:	PUD
APN:	11-28-60 I-0010

PROPERTY OVERVIEW

Professional office building has access to Riggins, Miccosukee and Blairstone Roads. Eastwood Office Plaza is nestled among Tallahassee's largest medical community. Property is located less than two miles from Capital Regional Medical Center and Tallahassee Memorial Healthcare.

Building and site upgrades have recently been made including interior and exterior renovations and landscaping.

LOCATION OVERVIEW

Property is located just off of Mahan Drive and Capital Circle NE in the Eastwood Office Plaza.

[Click Here for Zoning Information](#)

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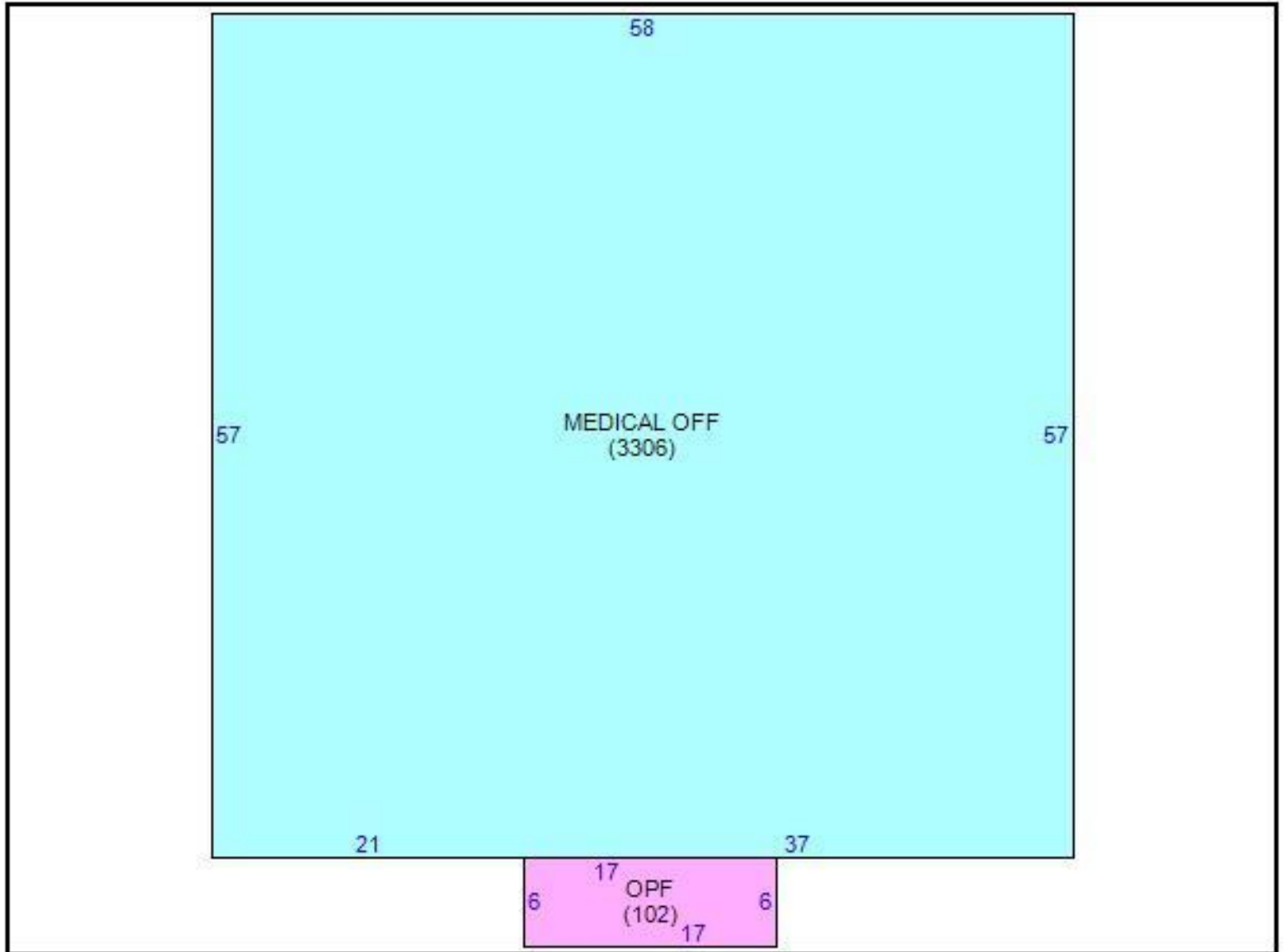




ADDITIONAL PHOTOS

1626 N. PLAZA DRIVE

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Options

Type	Line #	Item	Area
Commercial	1	MEDICAL OFF - 370:MEDICAL OFFICE	3,306
Commercial Feature	1	OPF - OPF:Open Porch Finish	102

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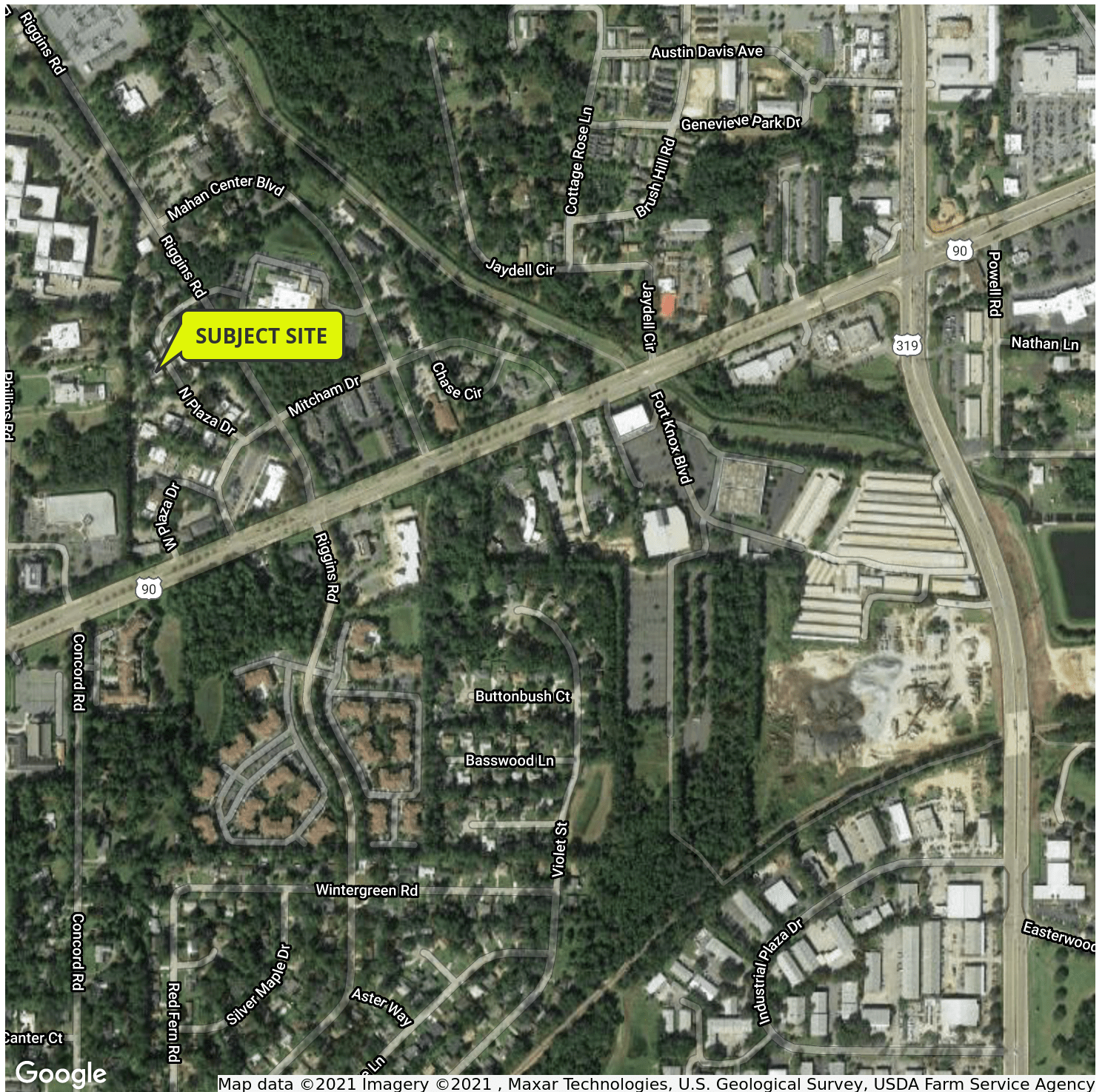




AERIAL MAP

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Google

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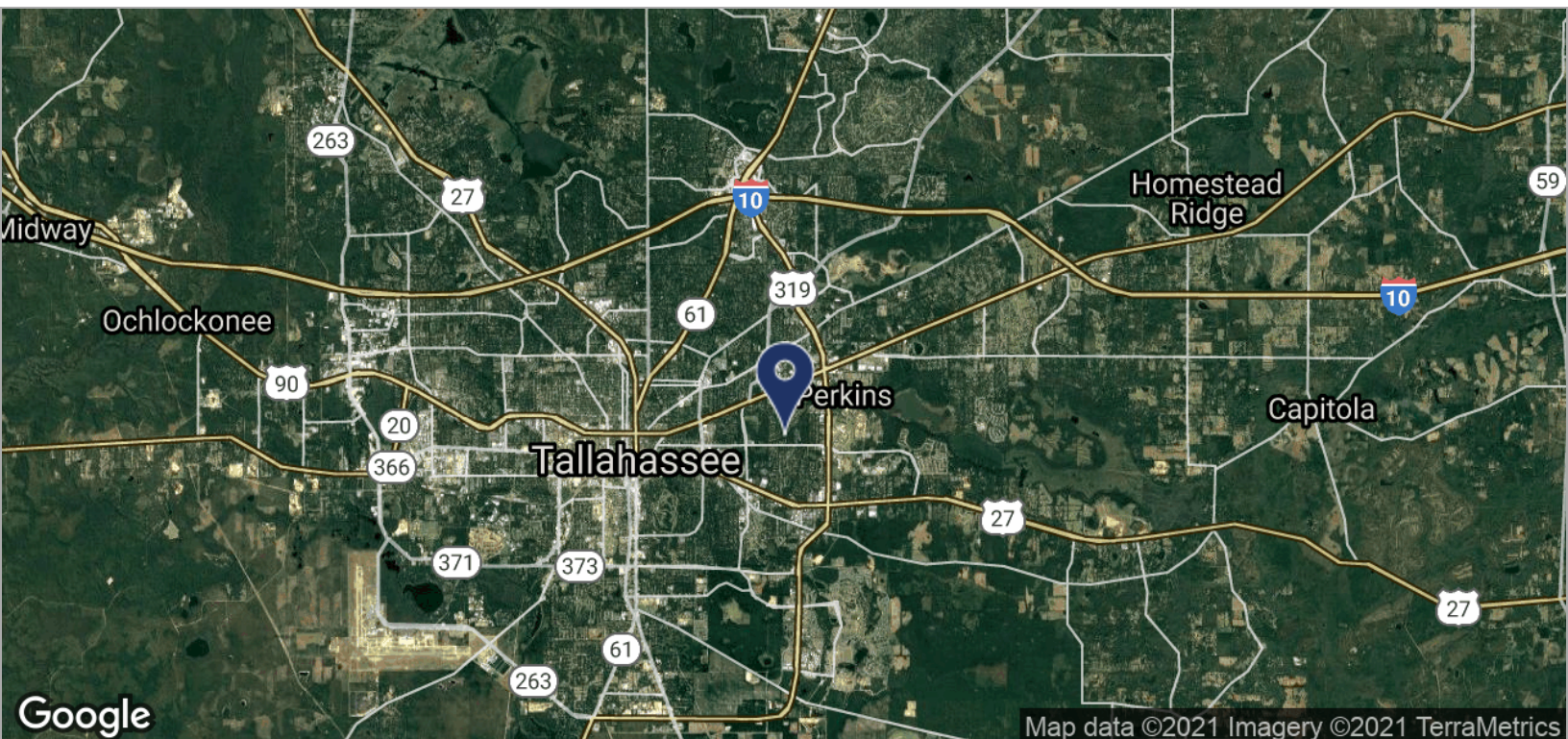
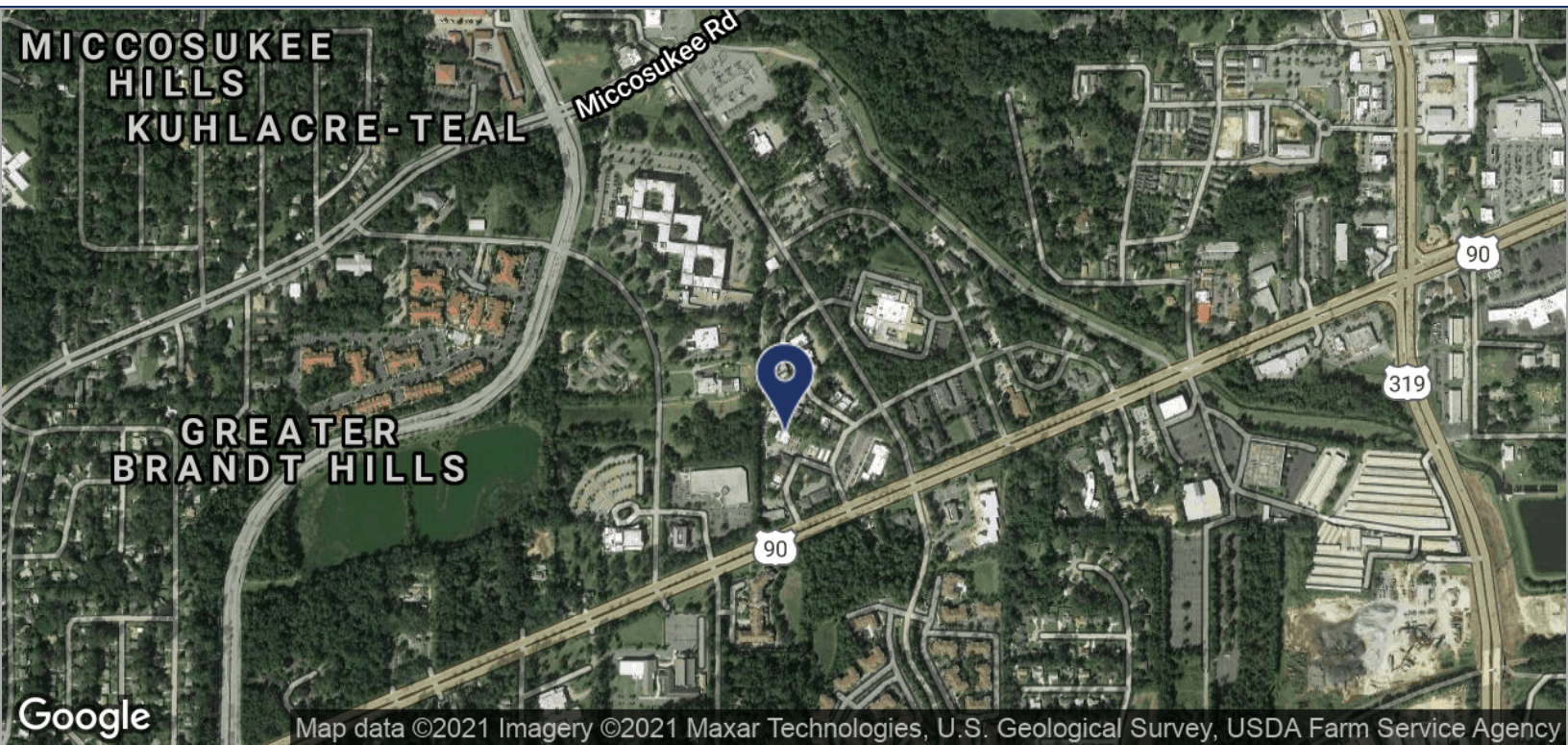




LOCATION MAPS

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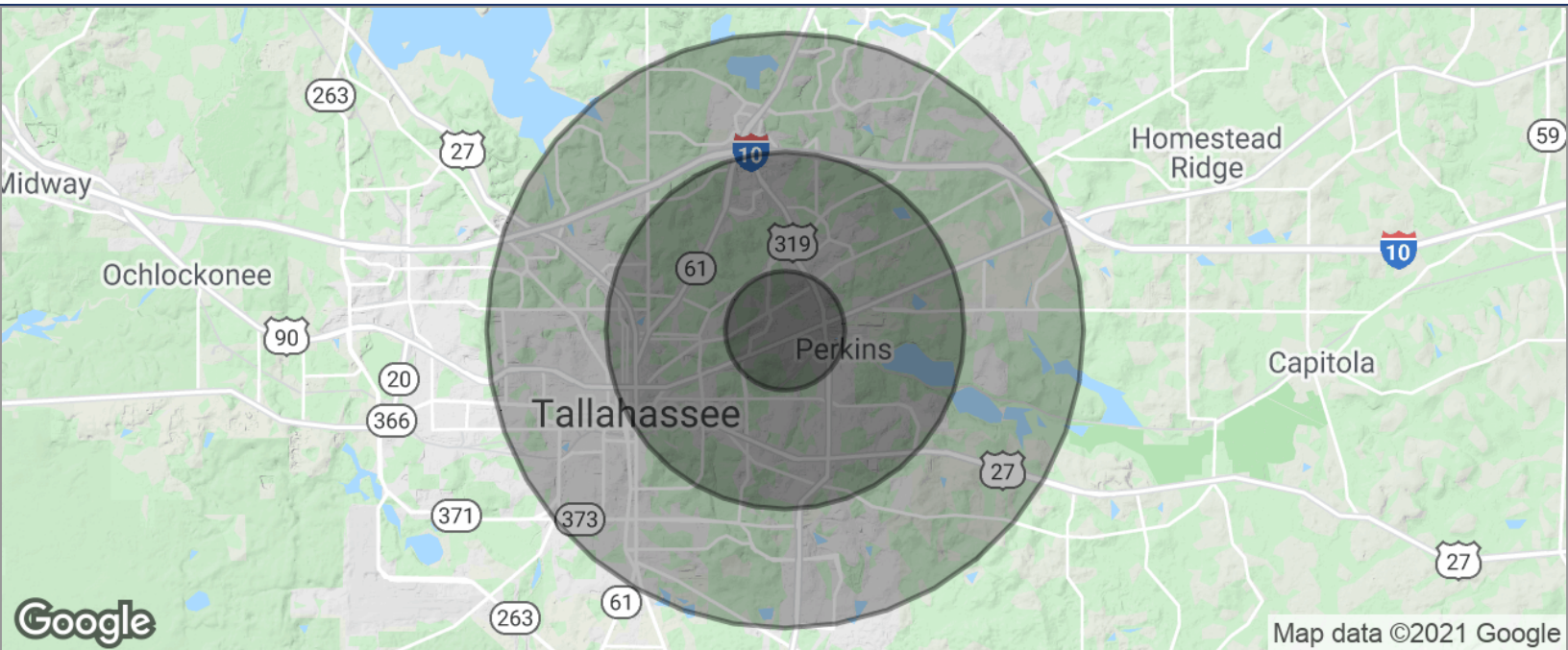




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,891	49,258	134,616
MEDIAN AGE	35.6	36.2	32.7
MEDIAN AGE (MALE)	34.2	35.1	31.9
MEDIAN AGE (FEMALE)	36.2	37.1	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,488	24,752	56,639
# OF PERSONS PER HH	2.0	2.0	2.4
AVERAGE HH INCOME	\$61,101	\$63,780	\$59,786
AVERAGE HOUSE VALUE	\$216,497	\$252,609	\$240,011

* Demographic data derived from 2010 US Census

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