



COMMERCIAL REAL ESTATE

OFFICE/RETAIL SPACE
FOR SALE OR LEASE



Northeast Office/Retail Space Four Condos

3360 Raymond Diehl Business Lane
Tallahassee, FL 32308

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

FOUR OFFICE/RETAIL CONDOS

3360 RAYMOND DIEHL BUSINESS LANE, TALLAHASSEE, FL 32308

**OFFERING SUMMARY**

Sale Price:	\$405,000 per 3,000 sf Condo
Available SF:	3,000 - 12,000 SF
Lease Rate:	\$14.00 SF
Lot Size:	1.25 Acres
Year Built:	1992
Building Size:	12,000 SF
Zoning:	CP (Commercial Parkway)
APN:	11-08-03 A-0000 11-08-03 B-0000 11-08-03 C-0000 11-08-03 D-0000

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Office, retail, warehouse or a combination of all. This flex space is for sale or lease in Northeast Tallahassee, just off of I-10. Four 3,000 sf condos with various floorplans and over 50 parking spaces.

Lease Description:

Four 3,000 SF condos for Sale or Lease.
\$14.00 SF PLUS Florida Sales Tax.
Terms are negotiable.

LOCATION OVERVIEW

Located in Northeast Tallahassee and less than one mile from the I-10 Interchange.

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ADDITIONAL PHOTOS

FOUR OFFICE/RETAIL CONDOS

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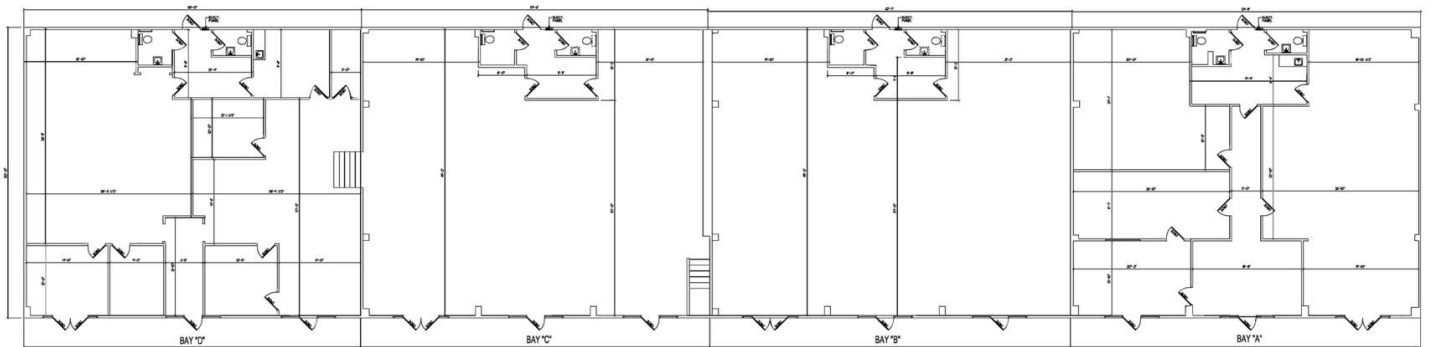




FLOOR PLAN

FOUR OFFICE/RETAIL CONDOS

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RETAILER MAP

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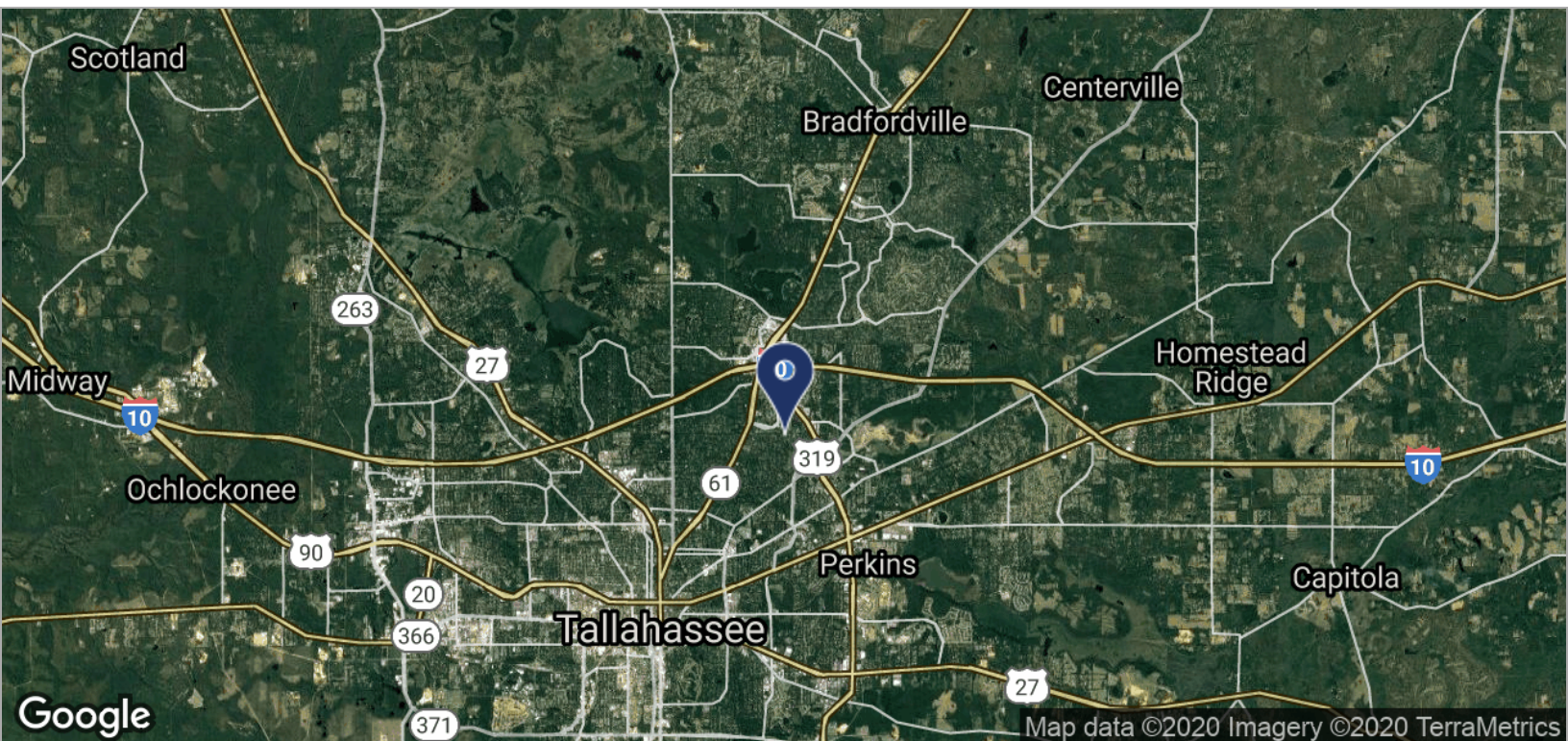
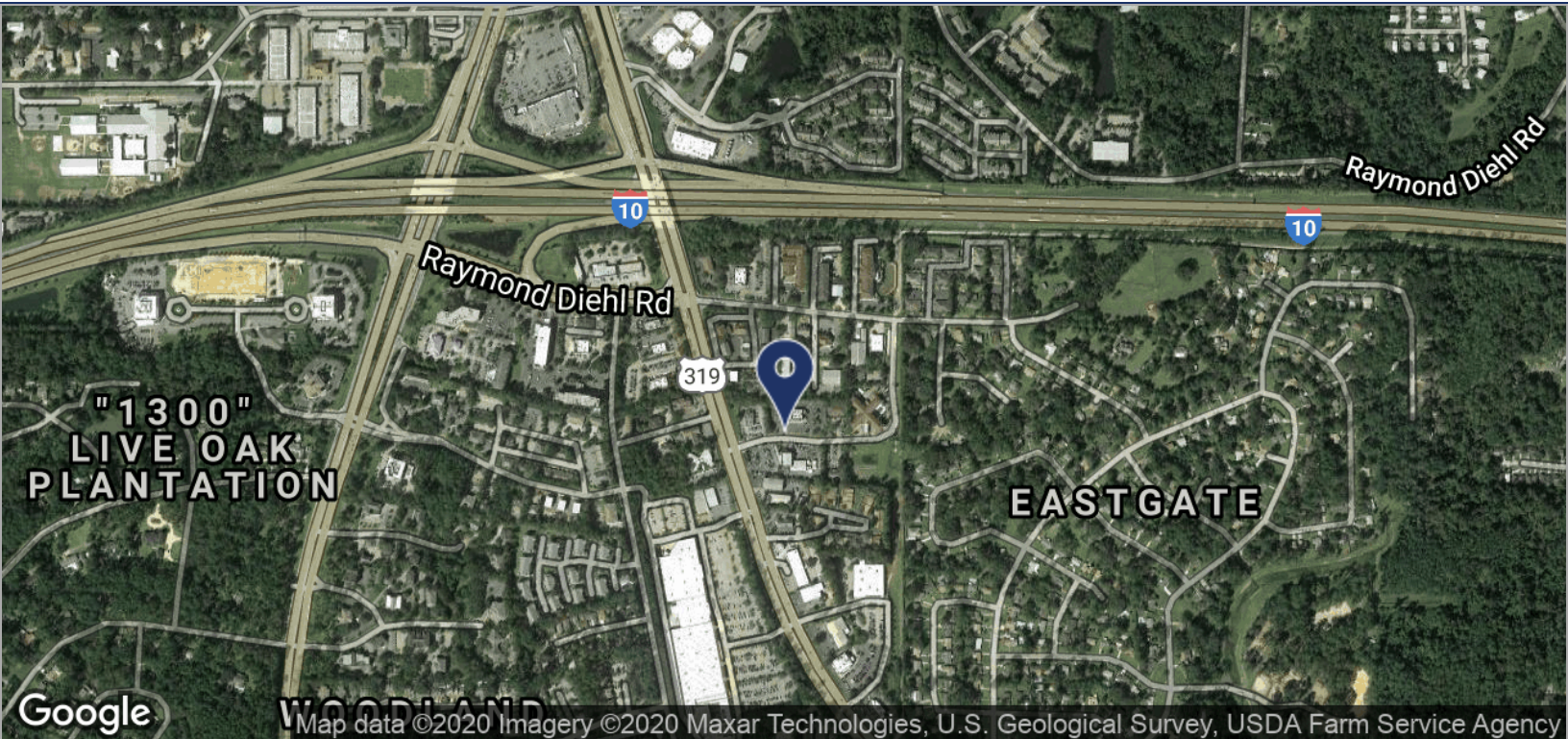
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LOCATION MAPS

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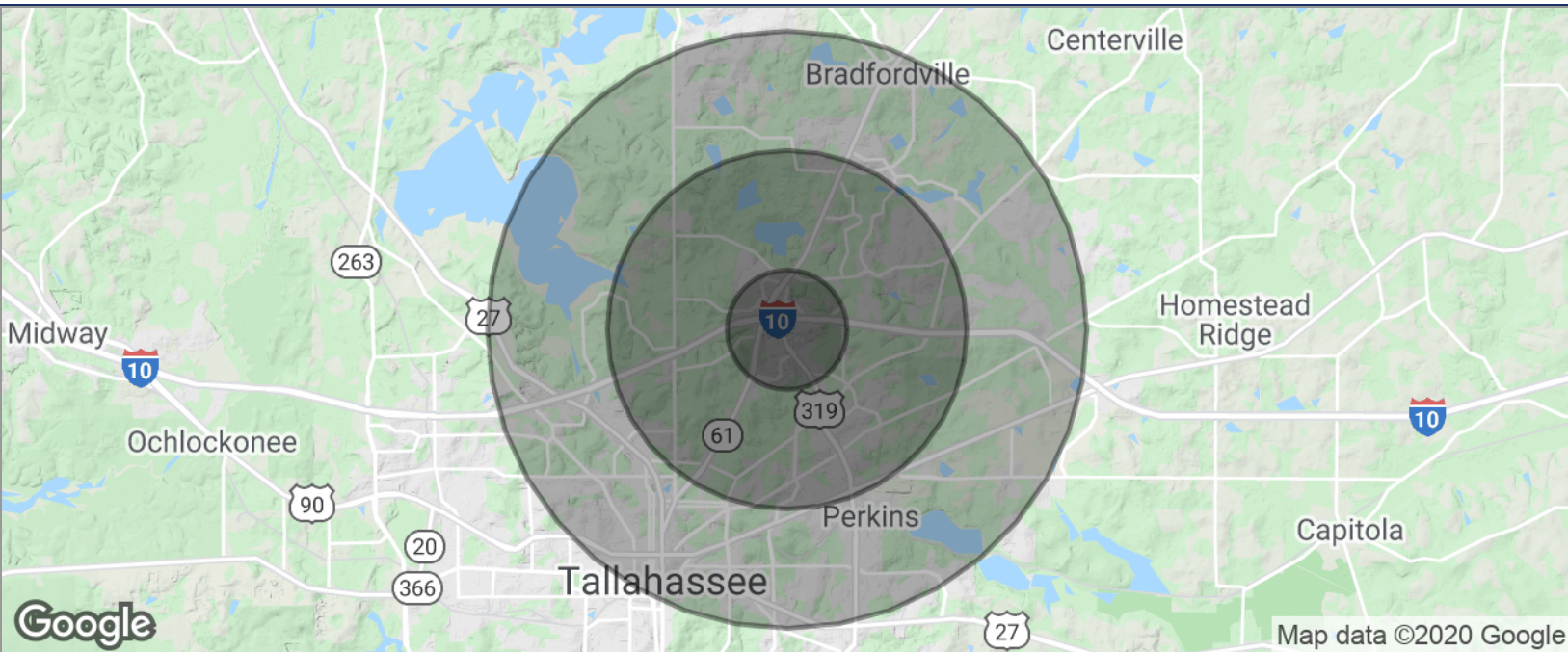




DEMOGRAPHICS MAP

FOUR OFFICE/RETAIL CONDOS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,703	38,068	105,993
MEDIAN AGE	41.8	41.7	36.9
MEDIAN AGE (MALE)	42.1	41.6	36.6
MEDIAN AGE (FEMALE)	42.6	42.3	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,169	17,380	47,176
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$92,417	\$91,041	\$74,271
AVERAGE HOUSE VALUE	\$292,853	\$294,152	\$288,113

* Demographic data derived from 2010 US Census

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