

OFFICE/CONDO FOR SALE

## **1st Floor Office/Condo For Sale** 1435 E Piedmont Drive Tallahassee, FL 32308

**LEWIS BUFORD** 

#### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200 Tallahassee, FL 32309 O: 850.385.6363

Partner/Broker 850.591.6363 lewis@tlgproperty.com

# TLG

## EXECUTIVE SUMMARY **1ST FLOOR OFFICE/CONDO FOR SALE** 1435 E PIEDMONT DRIVE, TALLAHASSEE, FL 32308



OFFERING SUMMARY		
Sale Price:	\$560,000	
Access:	Ground Floor	
Year Built:	1995	
Space Size:	4,089 sf	
APN:	11-08-88-000-0010	
Zoning:	OR-3	

#### **PROPERTY OVERVIEW**

Professional office space located on the ground floor in a professional office center. This space has been re-built with new paint and carpet.

Located in 3300 Thomasville Road, an upscale office park in northeast Tallahassee, convenient to Interstate I-10 and Capital Circle NE.

#### **PROPERTY HIGHLIGHTS**

#### **Click Here for Zoning Information**

Lewis Buford 850.591.6363 lewis@tlgproperty.com



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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property determine to your satisfaction the suitability of the property for your needs. Photos herein are the orgenery of their respective owners and use of these images without the surress without the surress.



## ADDITIONAL PHOTOS **1ST FLOOR OFFICE/CONDO FOR SALE** 1435 E PIEDMONT DRIVE, TALLAHASSEE, FL 32308







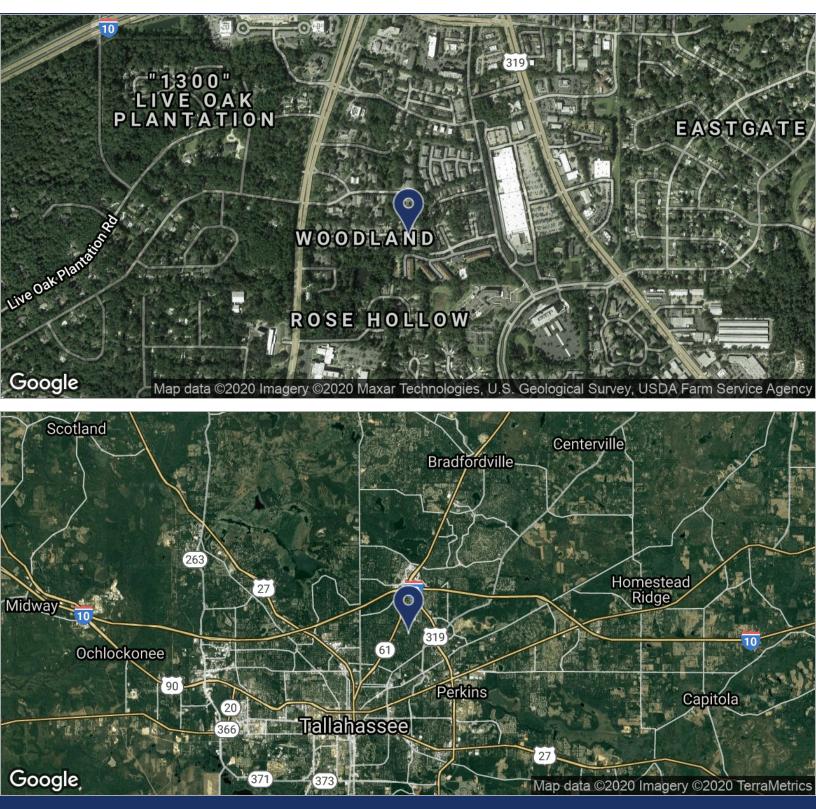
Lewis Buford 850.591.6363 lewis@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### LOCATION MAPS **1ST FLOOR OFFICE/CONDO FOR SALE** 1435 E PIEDMONT DRIVE, TALLAHASSEE, FL 32308



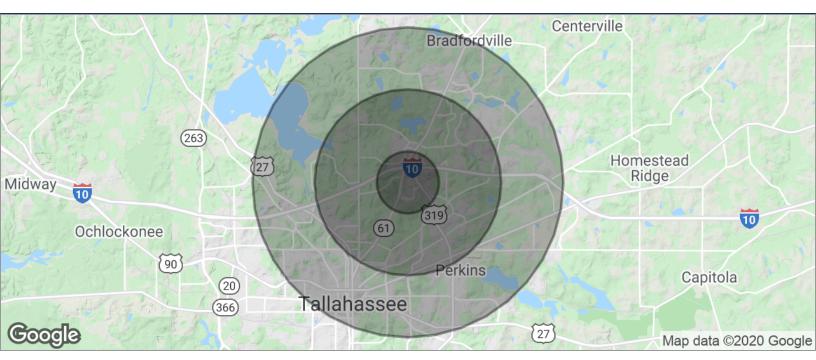
TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

Lewis Buford 850.591.6363 lewis@tlgproperty.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



## DEMOGRAPHICS MAP **1ST FLOOR OFFICE/CONDO FOR SALE** 1435 E PIEDMONT DRIVE, TALLAHASSEE, FL 32308



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,382	39,656	119,166
MEDIAN AGE	45.4	40.7	35.1
MEDIAN AGE (MALE)	46.9	40.4	34.7
MEDIAN AGE (FEMALE)	44.7	41.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,086	18,340	51,162
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$104,342	\$87,709	\$69,670
AVERAGE HOUSE VALUE	\$326,342	\$289,377	\$281,694

\* Demographic data derived from 2010 US Census

Lewis Buford 850.591.6363 lewis@tlgproperty.com



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owners prohibited.