



**COMMERCIAL REAL ESTATE**

**OFFICE BUILDING FOR SALE**



**126 Salem Court**  
Tallahassee, FL 32301

**LAURIE BLANK**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## 126 SALEM COURT

TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Sale Price:</b>	\$499,000
<b>Price / SF:</b>	\$97.18
<b>Lease Rate:</b>	\$12.00 SF/yr
<b>Lot Size:</b>	0.21 Acres
<b>Year Built:</b>	1981
<b>Building Size:</b>	5,135 SF
<b>Zoning:</b>	Office Residential
<b>Leon County APN:</b>	11-31-20-053-0000

## PROPERTY OVERVIEW

**126 Salem Court** is just off Magnolia Drive (between Apalachee Pkwy and Tennessee St) and is only minutes from downtown Tallahassee and Governor's Square Shopping Center.

## PROPERTY HIGHLIGHTS

- Easy access to major arterial roadways.
- Two story building with a brick exterior.
- Close proximity to downtown Tallahassee.
- Approximately 3,575 sf downstairs and 1,560 sf upstairs.
- Also available for lease.

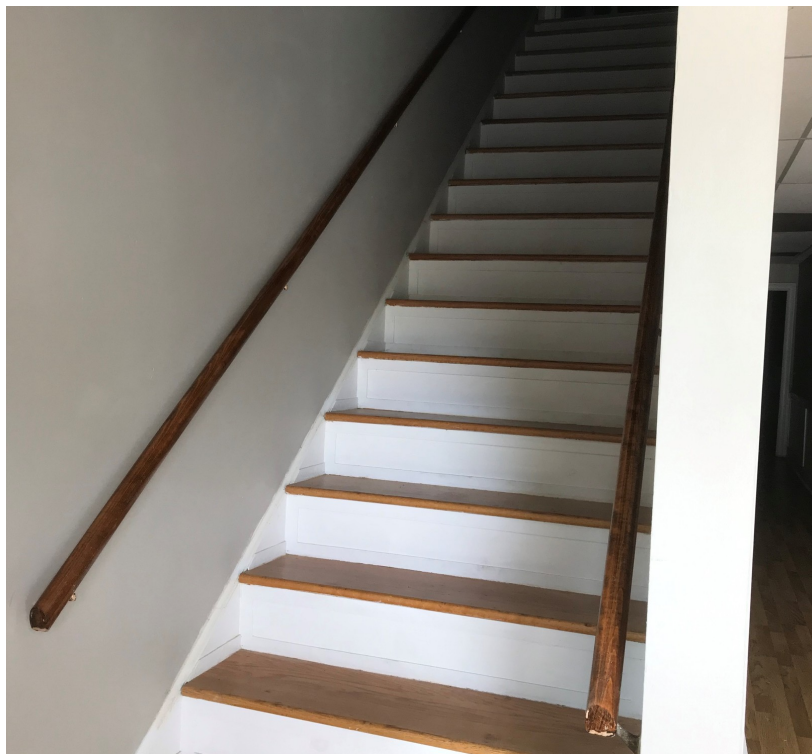
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126 SALEM CT ADDITIONAL PHOTOS  
**126 SALEM COURT**  
TALLAHASSEE, FL 32301



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126 SALEM CT ADDITIONAL PHOTOS 2  
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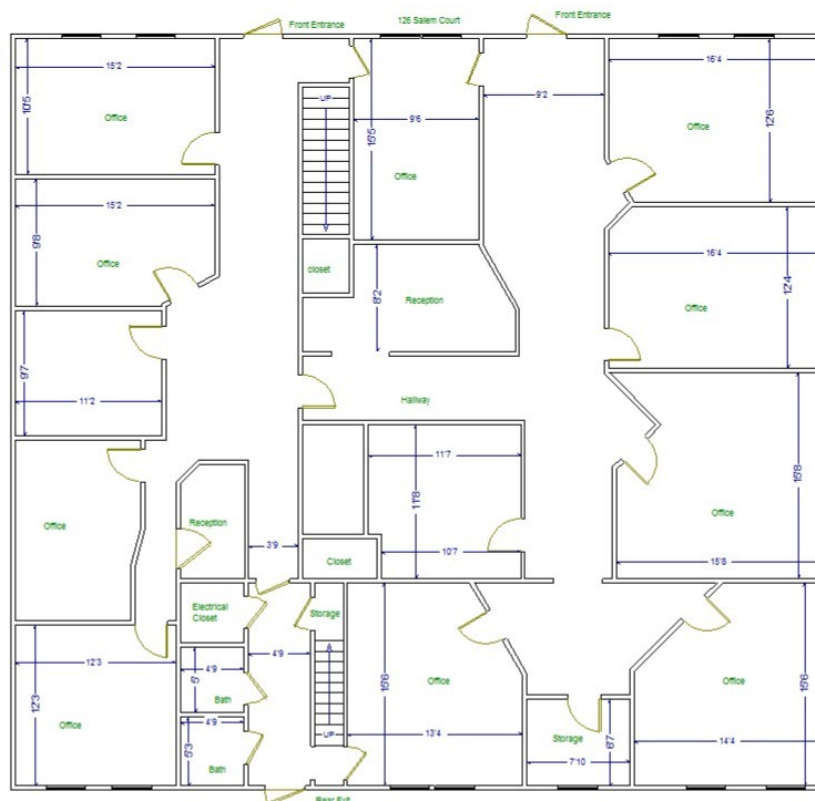


## FLOOR PLANS

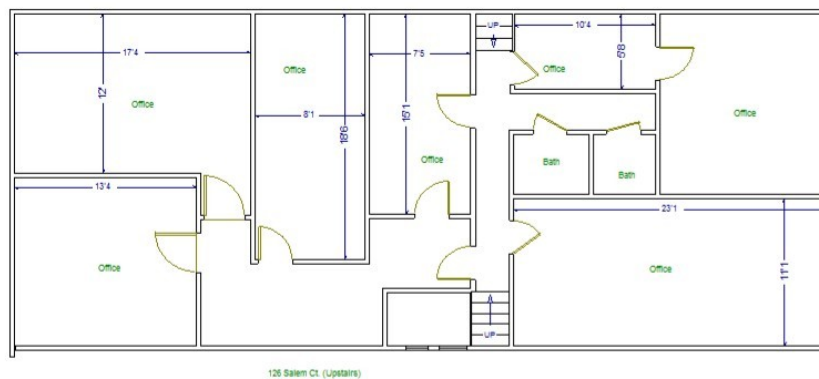
## 126 SALEM COURT

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## DOWNSTAIRS



## UPSTAIRS



126 Salem Ct. (Upstairs)



126 SALEM CT - RETAILER MAP  
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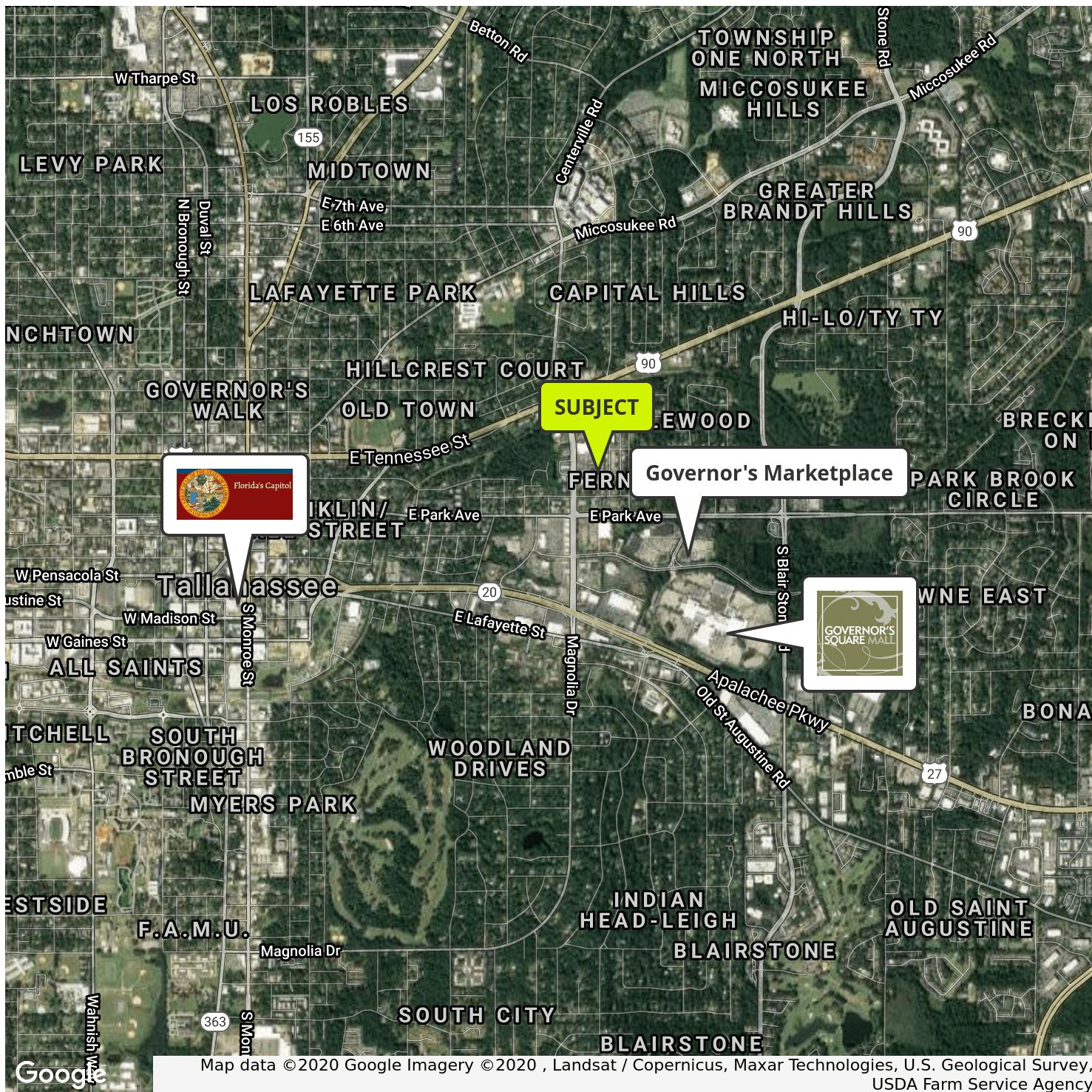




# GOVERNOR'S MARKETPLACE - RETAILER MAP

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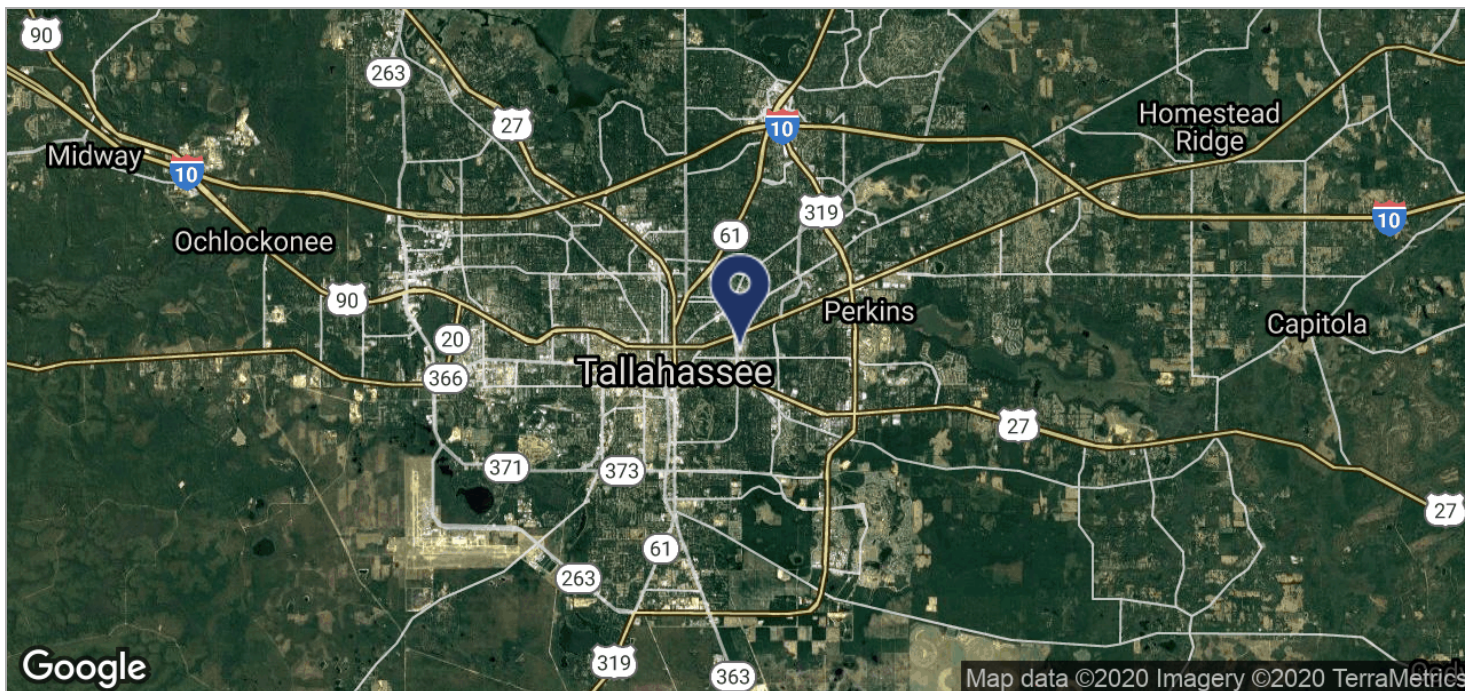
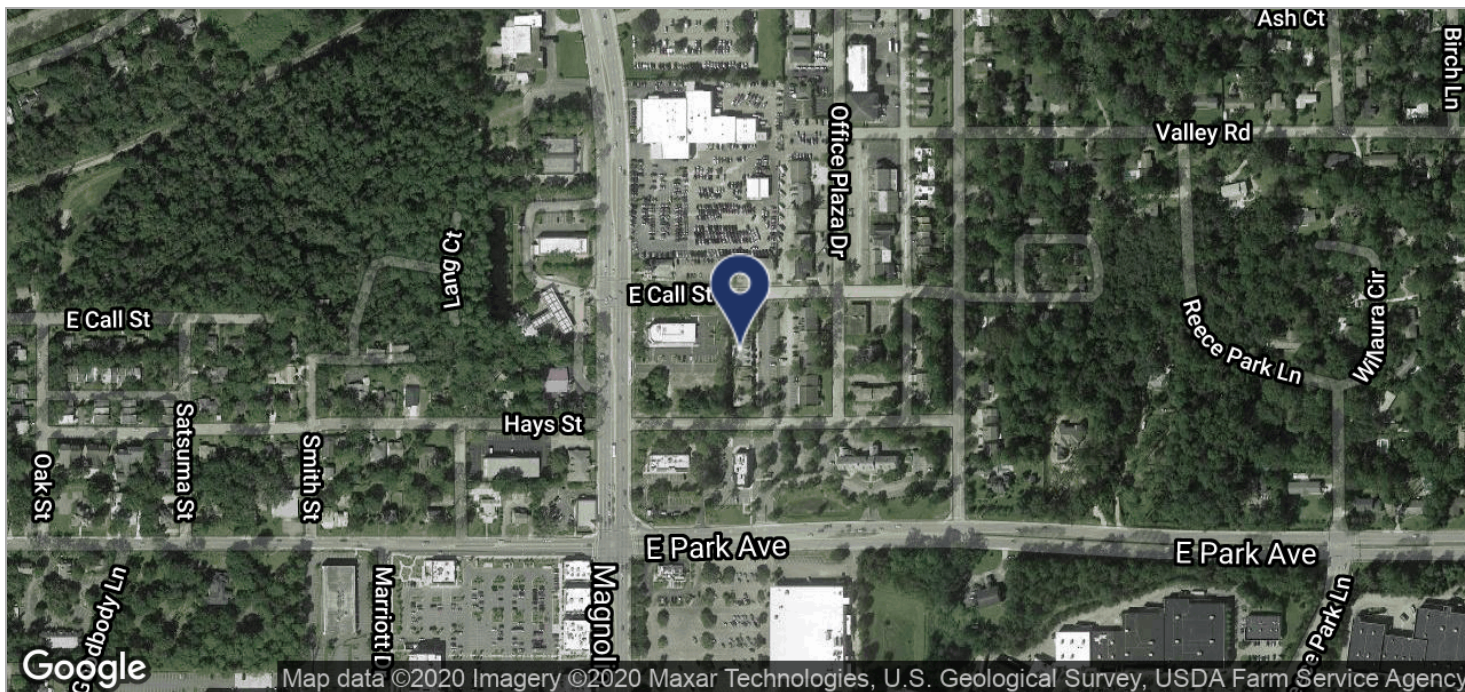
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LOCATION MAPS  
**126 SALEM COURT**  
TALLAHASSEE, FL 32301



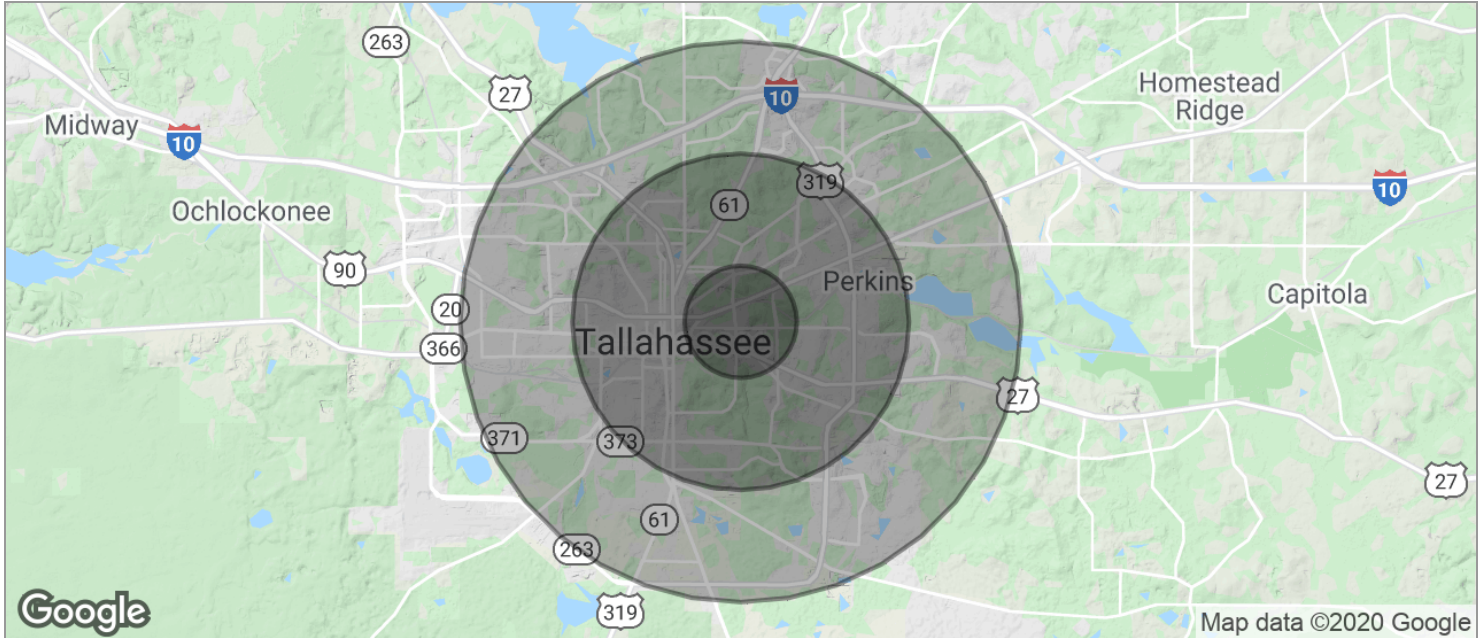
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DEMOGRAPHICS MAP  
**126 SALEM COURT**  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,923	74,189	162,644
MEDIAN AGE	34.5	30.7	29.9
MEDIAN AGE (MALE)	33.4	29.9	29.1
MEDIAN AGE (FEMALE)	35.9	31.3	30.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,278	31,950	68,879
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$51,593	\$50,778	\$48,676
AVERAGE HOUSE VALUE	\$240,853	\$231,600	\$217,076

\* Demographic data derived from 2010 US Census

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