



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



326 Williams Street
Tallahassee, FL 32303

LAURIE BLANK

Associate
850.545.5107
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TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY
326 WILLIAMS STREET
 TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$690,000
Lot Size:	0.31 Acres
Building Size:	2,020 SF
Zoning:	Central Urban
APN:	21-25-49-011-0110

PROPERTY OVERVIEW

There is 2,020 SF of office space leased for \$2,725 per month and a 960 SF townhouse in the back with rental income of \$1,500 per month. Office includes: large reception, conference room (possibly two), 4 offices, hardwood floors throughout, fireplace, full kitchen and laundry room, 1 full bath plus a half bath, handicap parking spot with ramp, large deck, second floor space great for office/storage, and on-site and street parking available.

LOCATION OVERVIEW

Great location in booming Midtown that's located at the corner of Gadsden St and Williams St with easy access from Thomasville Rd.

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ADDITIONAL PHOTOS
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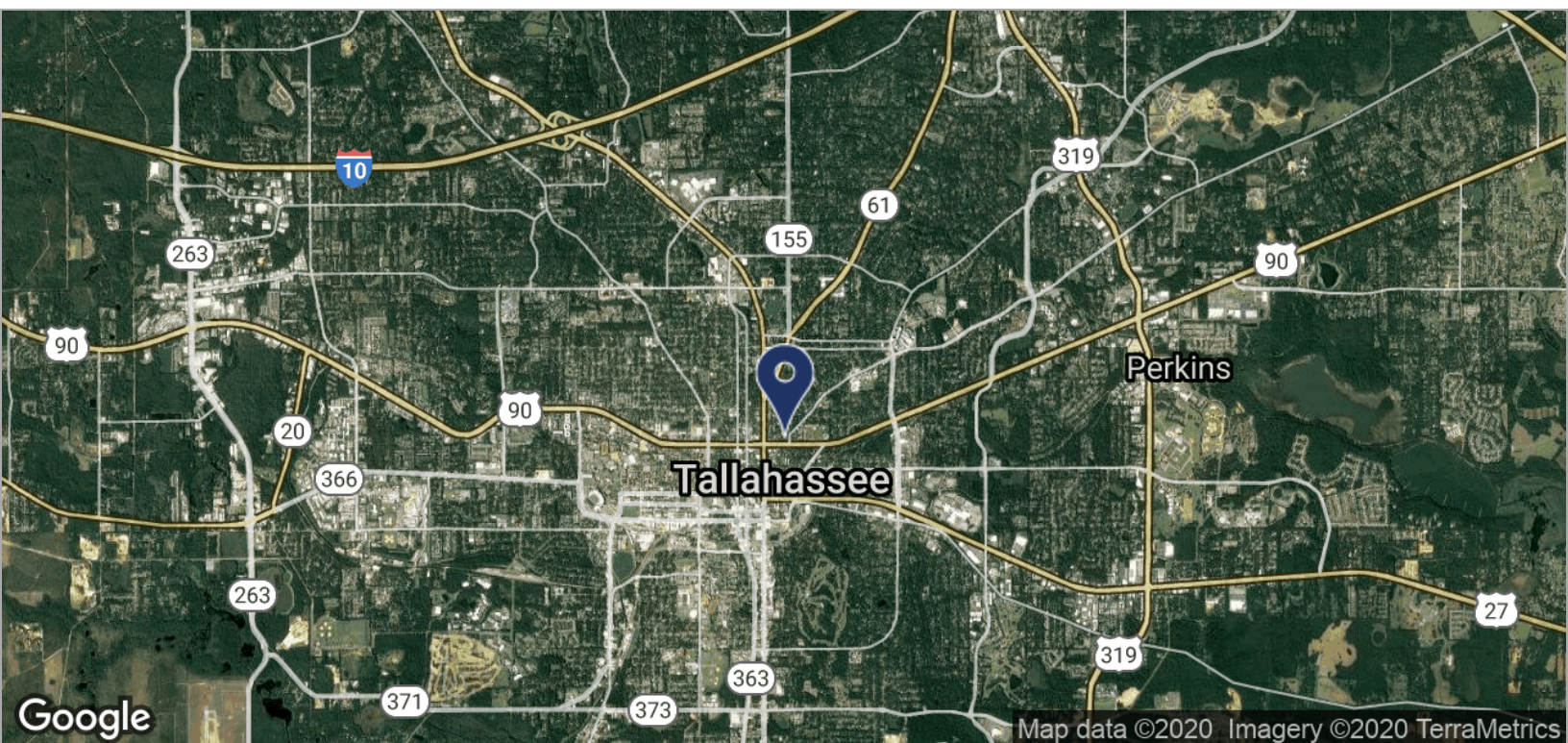
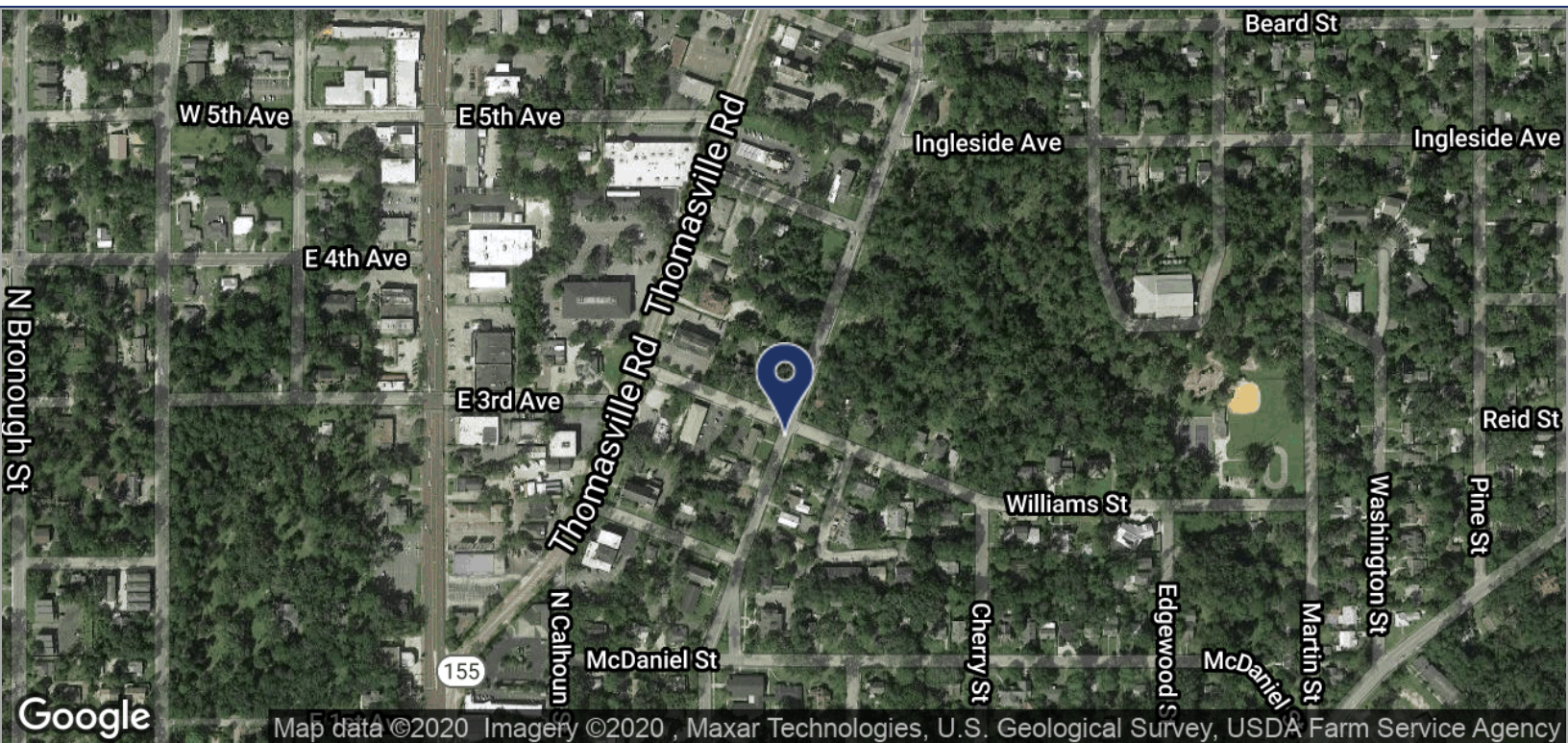




LOCATION MAPS

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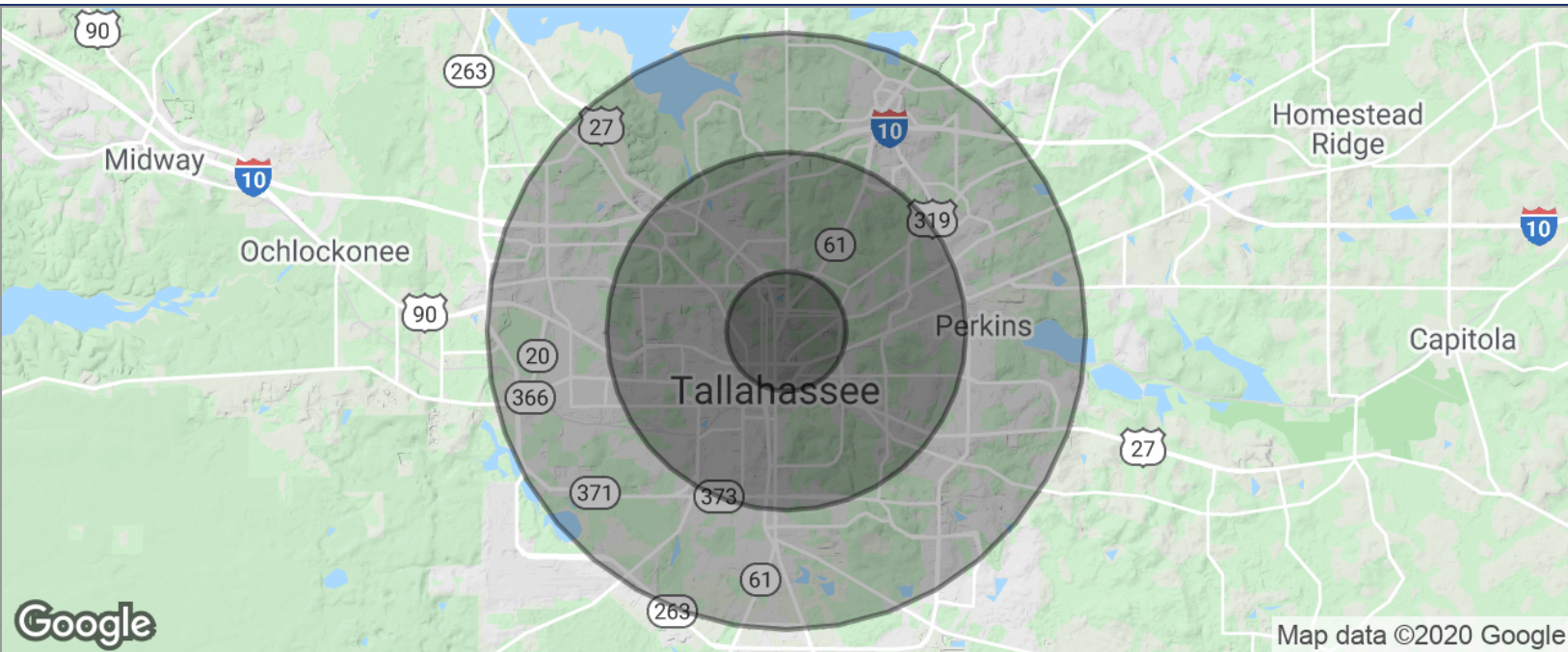




DEMOGRAPHICS MAP

326 WILLIAMS STREET

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,647	91,897	174,668
MEDIAN AGE	34.4	28.5	29.3
MEDIAN AGE (MALE)	34.9	28.1	28.7
MEDIAN AGE (FEMALE)	34.7	28.7	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,547	37,685	72,834
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$45,884	\$45,671	\$48,018
AVERAGE HOUSE VALUE	\$285,204	\$236,236	\$214,157

* Demographic data derived from 2010 US Census

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