

MEDICAL OFFICE FOR LEASE

4838 Kerry Forest Pkwy, Tallahassee, FL 32309



PROPERTY DESCRIPTION

Highly functional 1,591 SF medical office suite available for lease in the desirable Kerry Forest / NE Tallahassee corridor. The suite features a turnkey clinical layout with multiple private offices/exam rooms, reception area, staff breakroom/kitchen, and two restrooms. Efficient floor plan supports a wide range of medical and professional users including primary care, dental, aesthetics, therapy, counseling, or specialty practice.

PROPERTY HIGHLIGHTS

- 1,591 SF medical office buildout
- Multiple private offices / exam rooms
- Reception & waiting area
- Breakroom / kitchen
- Two restrooms
- Rear exit + front entrance
- Professional setting in strong submarket

OFFERING SUMMARY

Lease Rate:	\$40,000.00 per year
Available SF:	1,591 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,713	12,171	26,217
Total Population	6,672	30,474	65,214
Average HH Income	\$127,960	\$132,869	\$138,598

JAKE MCPHAIL

Commercial Advisor

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FLETCHER DILMORE

Commercial Broker

850.326.1463

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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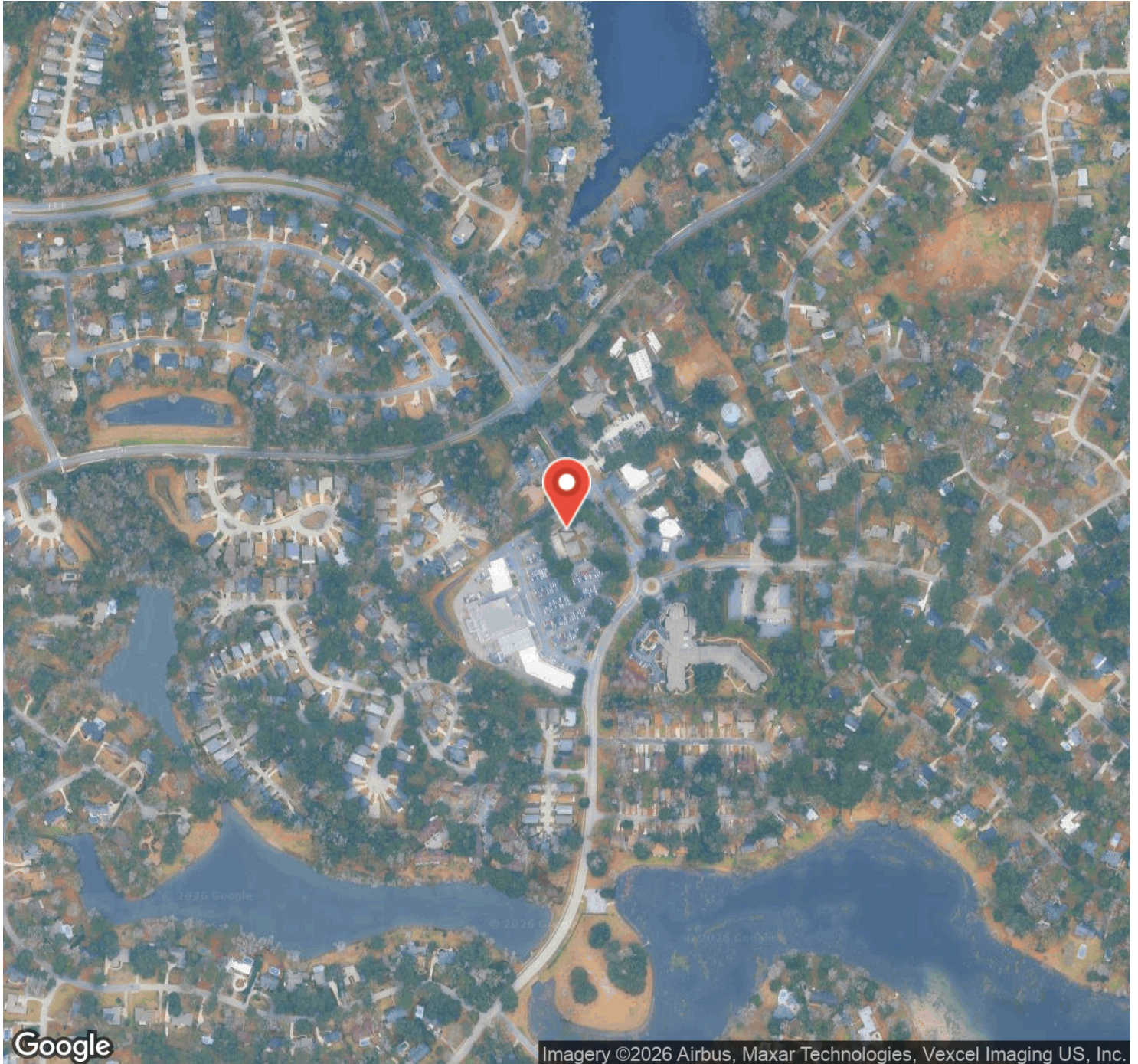
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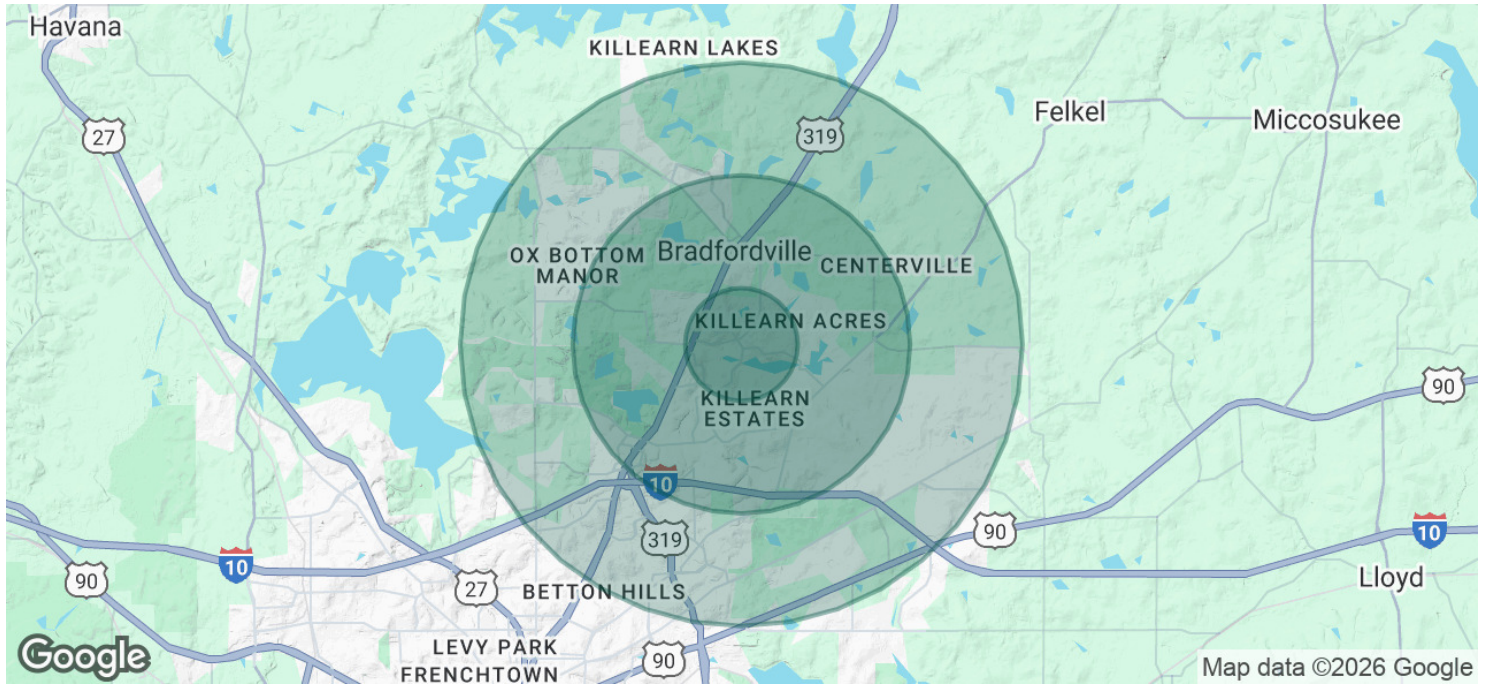
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,672	30,474	65,214
Average Age	45	44	44
Average Age (Male)	43	42	43
Average Age (Female)	46	45	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,713	12,171	26,217
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$127,960	\$132,869	\$138,598
Average House Value	\$381,263	\$410,374	\$436,293

Demographics data derived from AlphaMap

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