



EXECUTIVE SUMMARY
7117 BEECH RIDGE TRL
 TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	\$650,000
Available SF:	3,749 SF
Lease Rate:	\$15 SF/yr (MG)
Lot Size:	0.52 Acres
Year Built:	1994
Building Size:	3,749 SF
Zoning:	BC-2
APN:	140350 0027

PROPERTY OVERVIEW

Office building for Sale or Lease. Great opportunity for a variety of uses. Zoning allows for both commercial or residential and is conveniently located in the booming Bradfordville Commercial Corridor.

The adjacent vacant lot is also available for purchase. 0.59 acres for \$350,000.

Available for Lease. \$15.00 PSF/YR (MG)

LOCATION OVERVIEW

Located in the desirable NE area of Tallahassee and just off of Thomasville Rd. Property is in proximity to Chiles High School, the I-10 Interchange and Bannerman Crossings. Parcels are adjacent to the new Bradford Hills development which will include and abundance of residential and retail locations.

[Click Here for Zoning Information](#)

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





FLOORPLAN
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FLOORPLAN



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SCALE: 1/8" = 1'-0"

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RETAILER MAP
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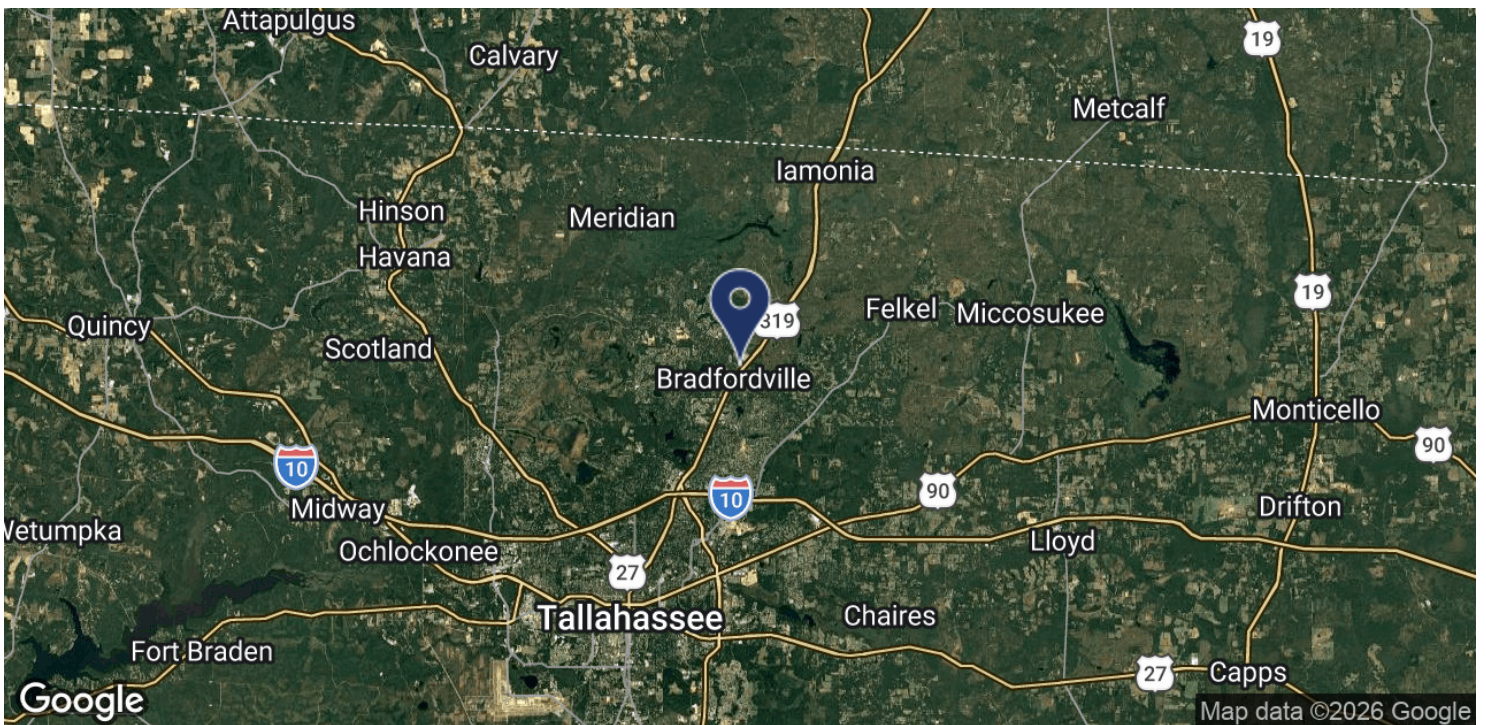
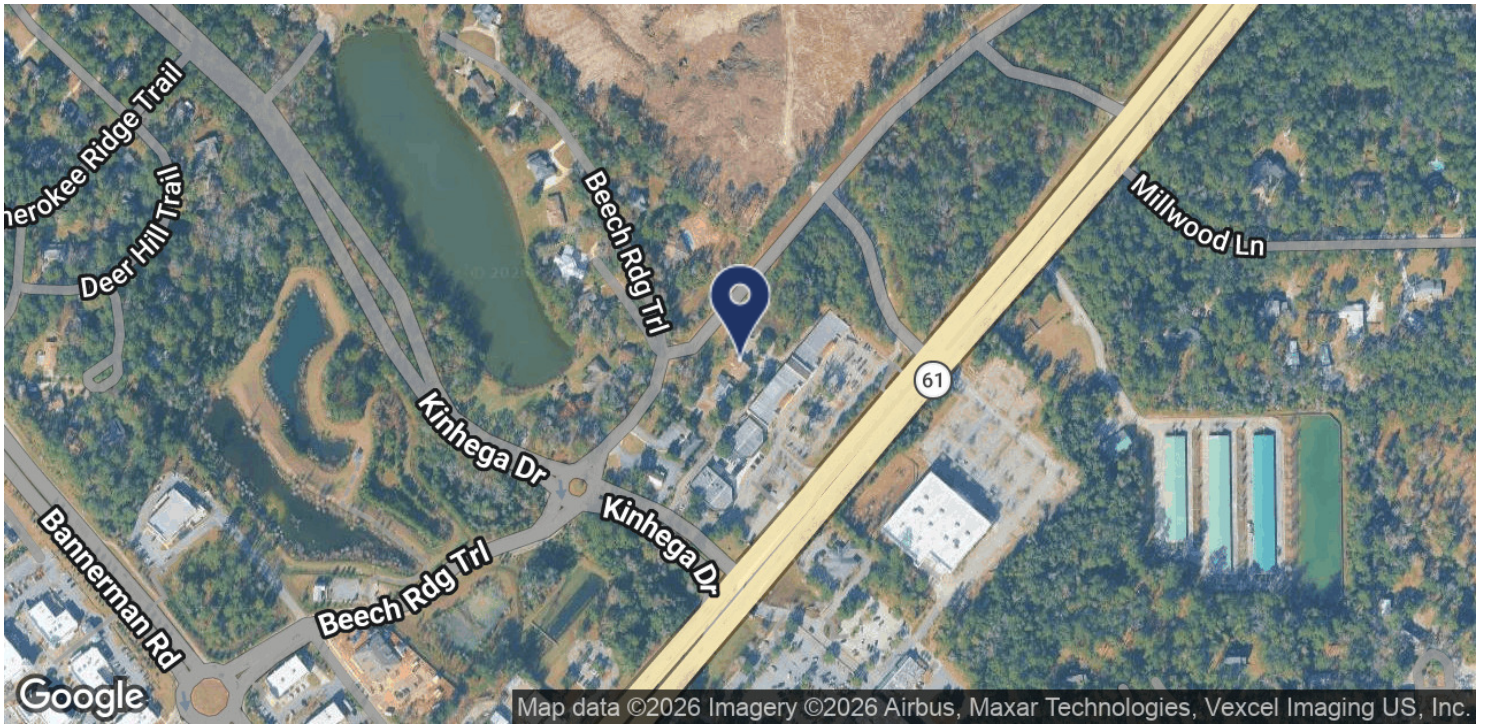
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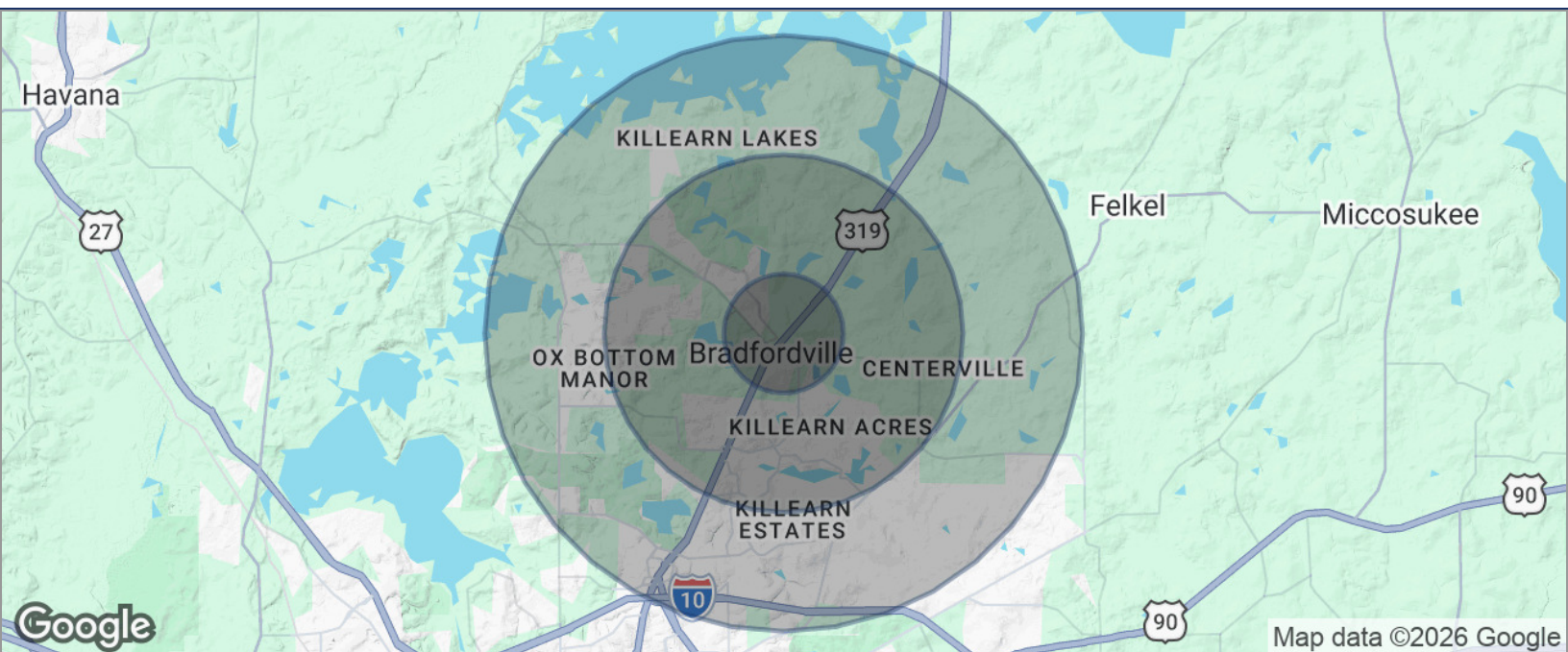
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DEMOGRAPHICS MAP
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,999	24,777	48,401
MEDIAN AGE	40.1	42.7	42.8
MEDIAN AGE (MALE)	40.0	42.4	40.5
MEDIAN AGE (FEMALE)	40.3	43.5	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	803	9,567	18,540
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$137,261	\$143,002	\$143,256
AVERAGE HOUSE VALUE	\$365,106	\$402,225	\$408,175

* Demographic data derived from 2020 ACS - US Census

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