



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



Turnkey Oral Surgery Facility

2632 Mitcham Dr, Tallahassee, FL 32308

TREY ROBERTS
Sales Associate
850.443.1688
troberts@tlgproperty.com

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



EXECUTIVE SUMMARY

TURNKEY ORAL SURGERY FACILITY

2632 MITCHAM DR, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Available SF:	2,508 SF
Lease Rate:	\$26.50 SF/yr (NNN)
Lot Size:	0.45 Acres
Year Built:	1990
Building Size:	2,508 SF
Zoning:	C-2
APN:	1128170000150

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Recently renovated, fully built-out freestanding oral surgery facility featuring high-quality finishes and an efficient, thoughtfully designed floor plan. The building includes a reception and lobby area, two (2) administrative offices, a large executive office, a break room/kitchenette and a flow-through clinical workstation with prep area and emergency wash station. Clinical area consists of six (6) fully plumbed operatories, each equipped with medical gas lines, sinks, central vacuum and compressed air infrastructure, operatory lighting, and dental chair systems. A true turnkey opportunity for oral surgeons, dentists, and other specialized medical users seeking immediate operational capability. Additional features include dedicated tenant signage along Mitcham Drive and ample on-site parking.

LOCATION OVERVIEW

Situated in the Mahan Center medical corridor, which is positioned between Tallahassee Memorial Hospital & HCA Florida Capital Hospital and is very close to other specialized medical and professional offices, residential neighborhoods, restaurants and retailers with direct access to Mahan Drive, which sees an average of 31,000 vehicles per day.

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ADDITIONAL PHOTOS
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RETAILER MAP

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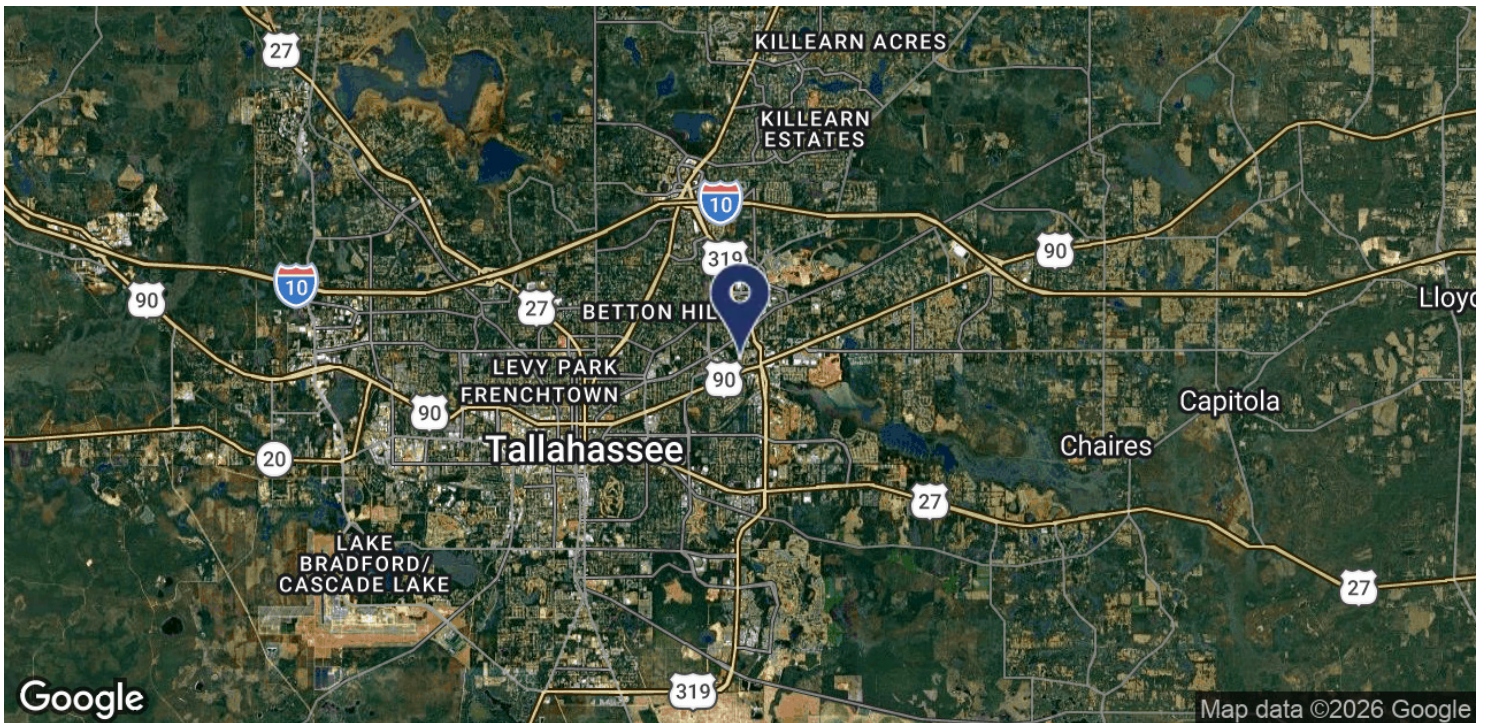
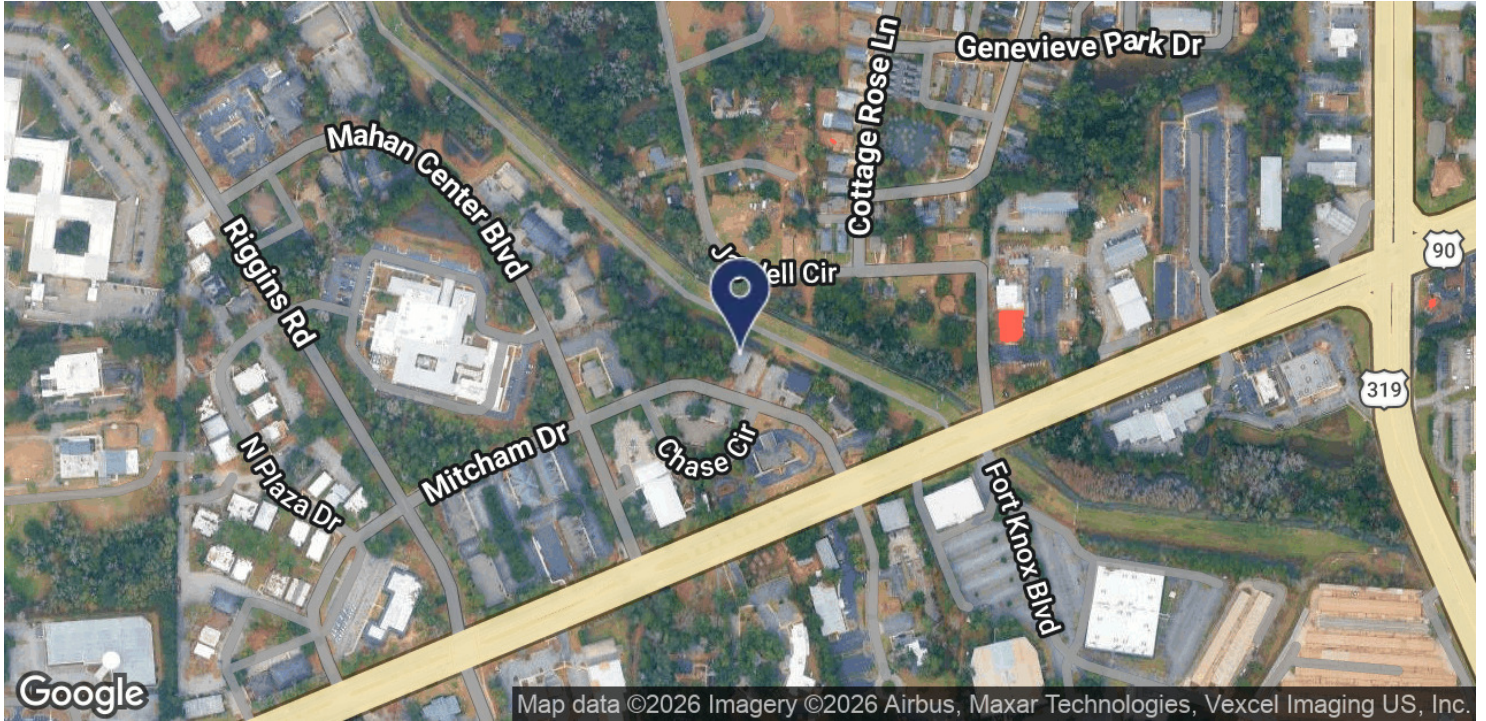




LOCATION MAP

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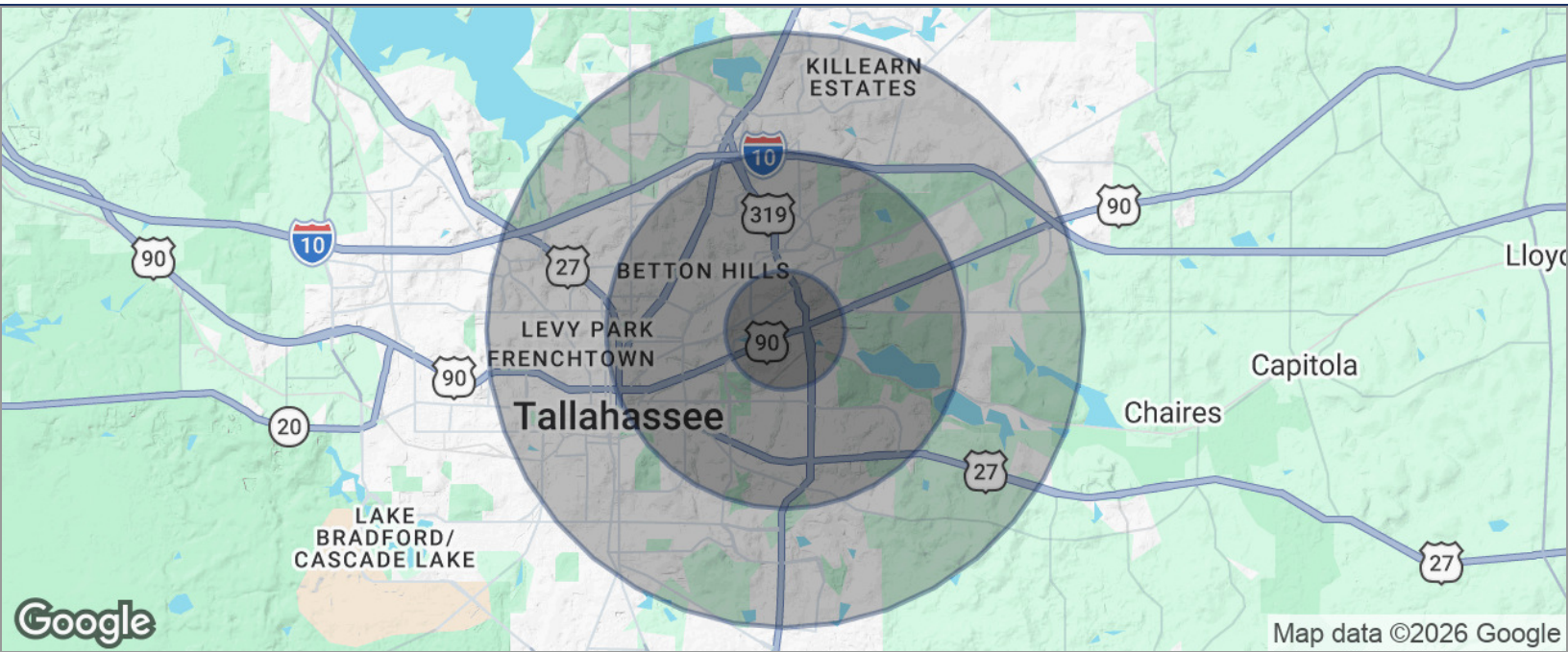




DEMOGRAPHICS MAP

TURNKEY ORAL SURGERY FACILITY

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,887	54,140	152,496
MEDIAN AGE	40.5	38.7	34.0
MEDIAN AGE (MALE)	39.1	37.3	32.6
MEDIAN AGE (FEMALE)	42.6	40.5	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,441	26,018	63,519
# OF PERSONS PER HH	2.0	2.1	2.4
AVERAGE HH INCOME	\$84,392	\$101,904	\$90,174
AVERAGE HOUSE VALUE	\$258,889	\$300,880	\$308,515

* Demographic data derived from 2020 ACS - US Census

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