



EXECUTIVE SUMMARY

3159 SHAMROCK STREET SOUTH

TALLAHASSEE, FL 32309

**OFFERING SUMMARY**

Available SF:	500 - 15,000 SF
Lease Rate:	\$15 SF/yr (MG)
Lot Size:	3.2 Acres
Building Size:	15,000 SF
Zoning:	OR-2
APN:	1102200040000

PROPERTY OVERVIEW

Offered for Lease, this 14,500 SF office building proposes an excellent leasing opportunity. The property also features an additional 500 SF office building that could be leased out to a smaller entity or used as overflow for the larger space.

LOCATION OVERVIEW

Located off of Shamrock St S in the well-known Killearn Estates neighborhood. The property is surrounded by mostly residential with a few commercial/retail users scattered throughout the area.

[Click Here for Zoning Information](#)

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





ADDITIONAL PHOTOS

3159 SHAMROCK STREET SOUTH

TALLAHASSEE, FL 32309



Disclaimer: This image has been digitally enhanced to illustrate planned improvements.



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RETAILER MAP

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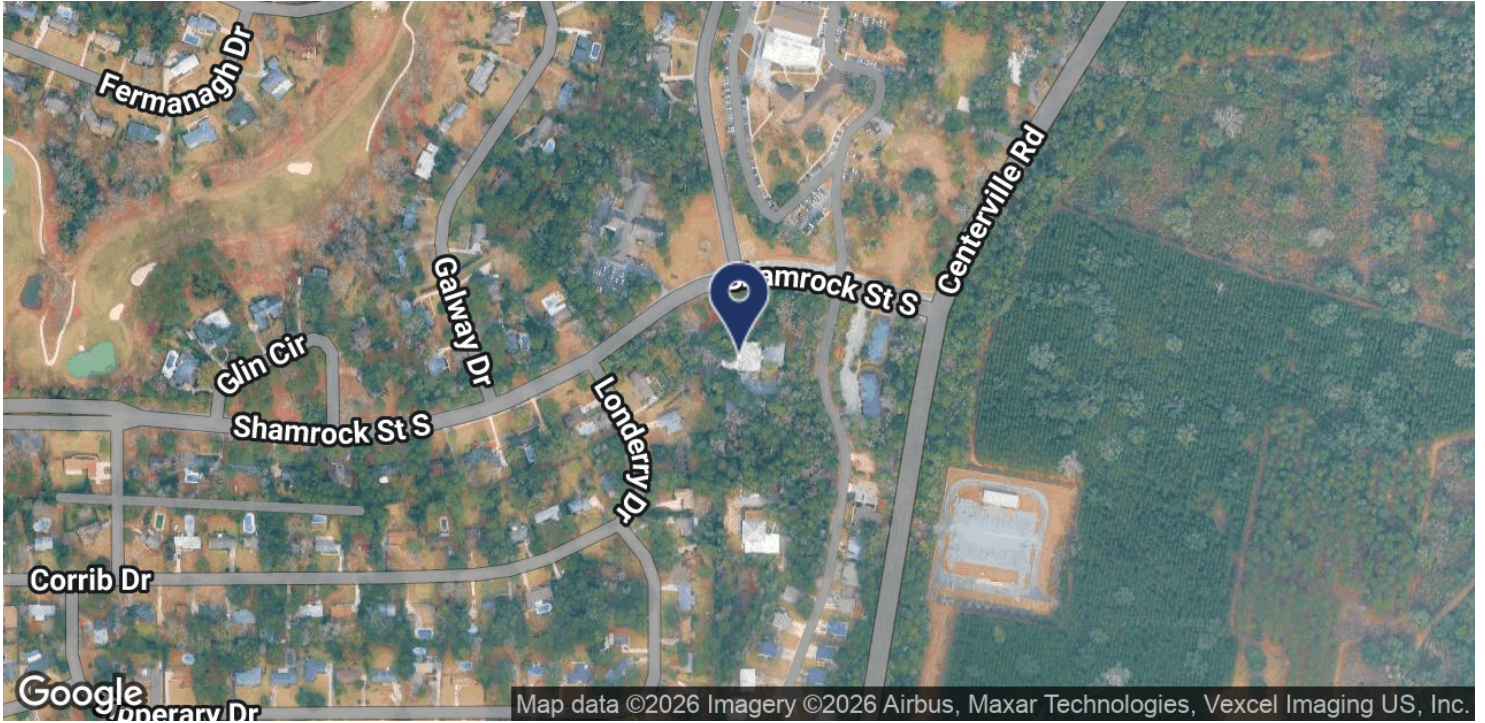




LOCATION MAP

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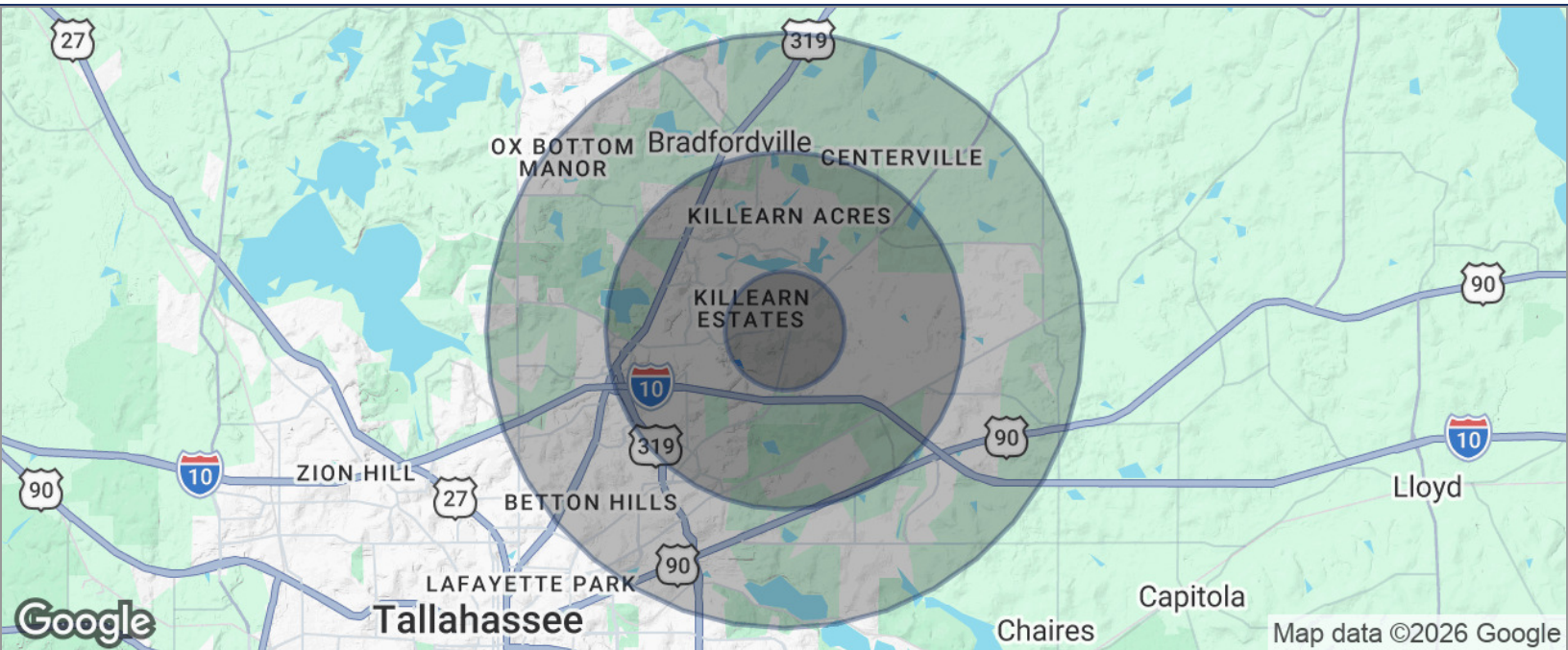




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,793	32,323	70,050
MEDIAN AGE	47.3	42.9	43.4
MEDIAN AGE (MALE)	42.5	40.2	41.2
MEDIAN AGE (FEMALE)	52.0	45.7	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,966	13,407	29,074
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$120,975	\$120,356	\$129,013
AVERAGE HOUSE VALUE	\$367,227	\$359,461	\$369,815

* Demographic data derived from 2020 ACS - US Census

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