

FOR SALE

1618 Mahan Center Blvd., Suite 103 Tallahassee, FL 32308

NAI TALCOR

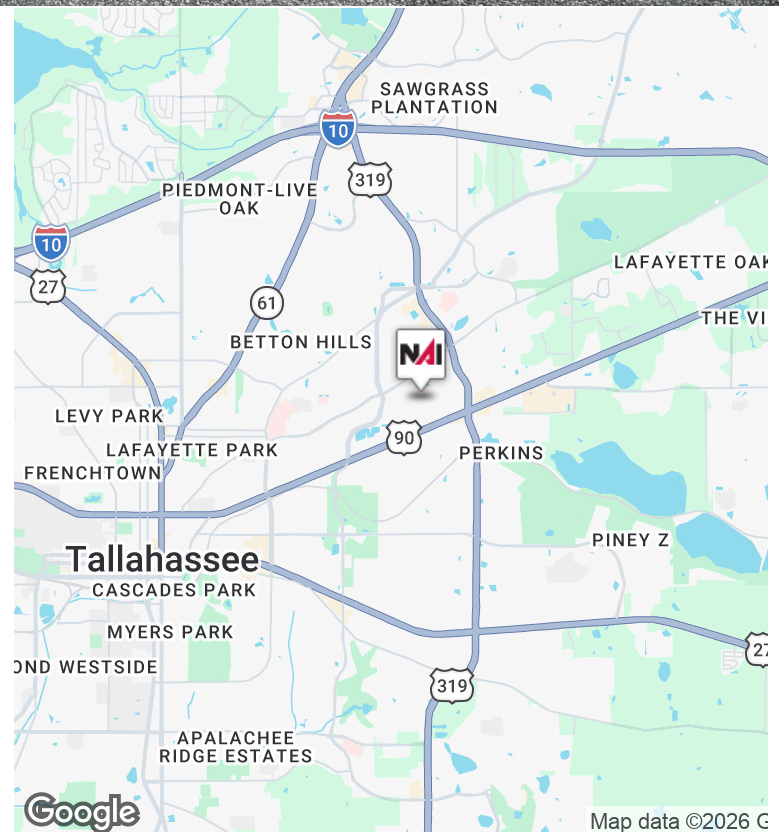


Office | 1,225 SF

Professional office condominium for sale in Northeast Tallahassee. Well-maintained office located in the established Mahan Professional Center with convenient access to downtown Tallahassee, Capital Circle NE, Interstate 10, and both major hospitals. Ideal for an owner-user or investor, this office features a functional layout with a reception area, conference room, private offices, open workspace, kitchen, and two private restrooms. Available individually or as part of a three-unit office condominium portfolio.

- 1,225 SF Office Condominium
- Vacant – Immediate Occupancy
- Built in 2006
- Zoned C-2
- Ample Parking

Sale Price: \$245,000



✉ **John W. McNeill, SIOR** +1 850 251 5504
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✉ **Debbie Ashlin** +1 850 544 5677
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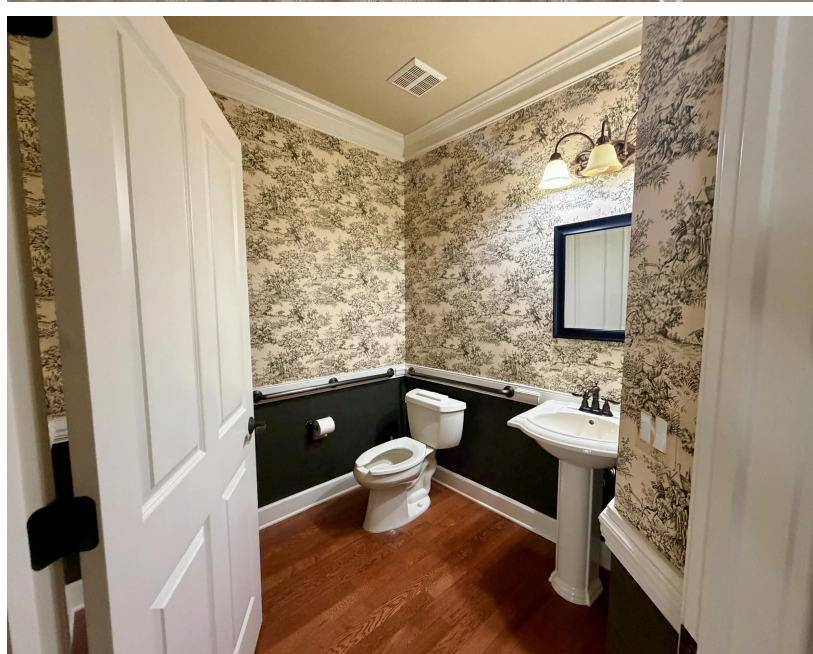
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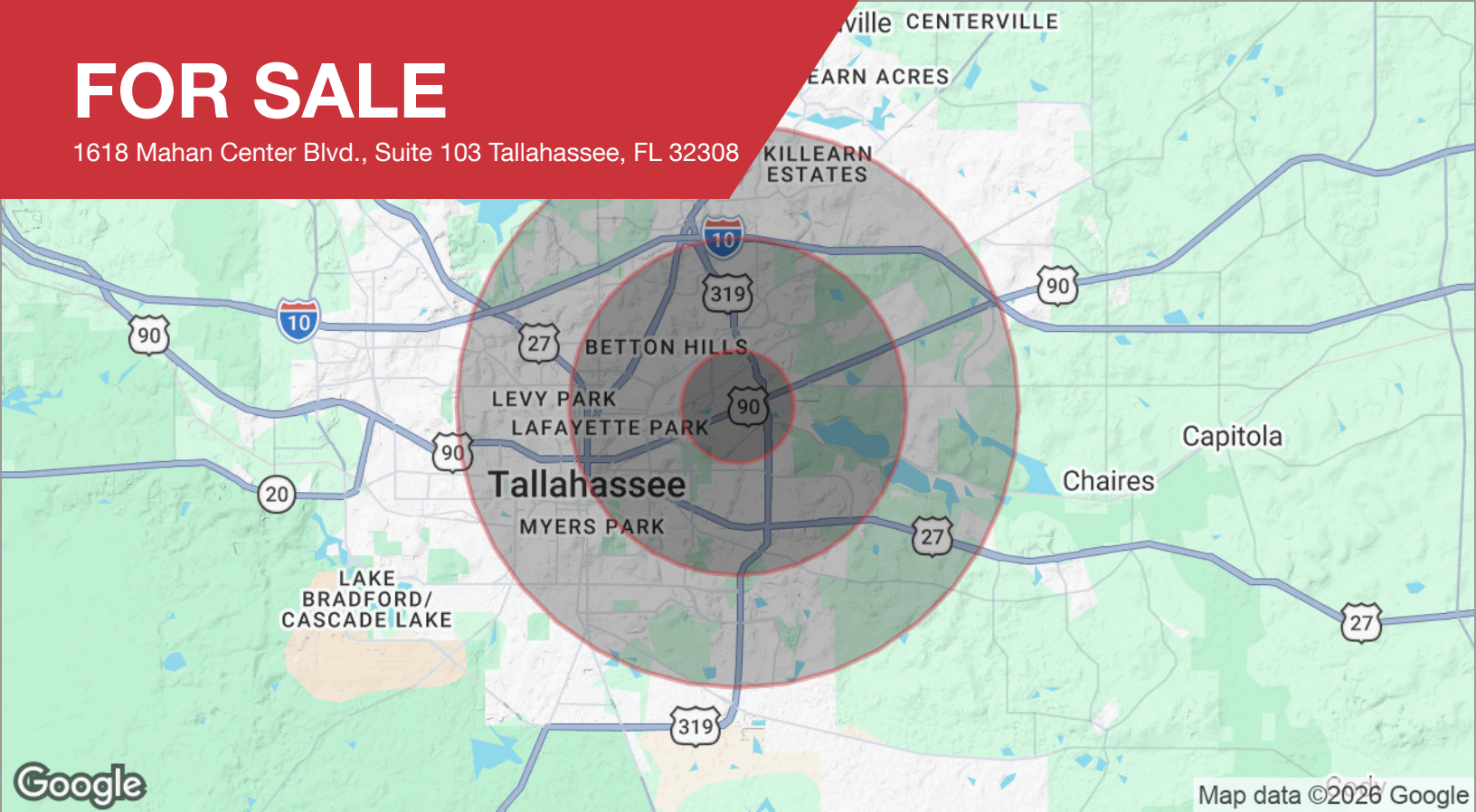
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3 OFFICE SPACES
FOR SALE

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,031	55,087	154,742
Median age	40.1	38.5	33.9
Median age (male)	39.0	37.2	32.5
Median age (Female)	42.1	40.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,584	26,518	64,649
# of persons per HH	2.0	2.1	2.4
Average HH income	\$84,975	\$101,002	\$89,165
Average house value	\$258,581	\$299,848	\$306,148

* Demographic data derived from 2020 ACS - US Census