



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



Midtown Office Building
1311 E. 7th Avenue
Tallahassee, FL 32303

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



EXECUTIVE SUMMARY
1311 E. 7TH AVENUE
 TALLAHASSEE, FL 32303



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Available SF: | 3,000 sf |
| Lease Rate: | \$20.00 sf (NNN) |
| Lot Size: | 0.25 Acres |
| Year Built: | 1953 |
| Building Size: | 3,000 sf |
| APN: | 11-30-48 J-0030 |
| Zoning: | CM (Medical Arts Commercial) |

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This 3,000 sq. ft. stand-alone office building is centrally located in the Forest Hill subdivision of Midtown Tallahassee and is less than one block from Centerville Road and Tallahassee Memorial HealthCare. Several retailers, restaurants, and medical & professional offices surround this property making it easily accessible.

Traffic counts:
Centerville Road - 26,000 ADT
7th Avenue - 12,000 ADT

PROPERTY HIGHLIGHTS

- 2 bathrooms
- Kitchen / break area
- Large conference room
- 5 individual offices & 1 large common workspace

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ADDITIONAL PHOTOS
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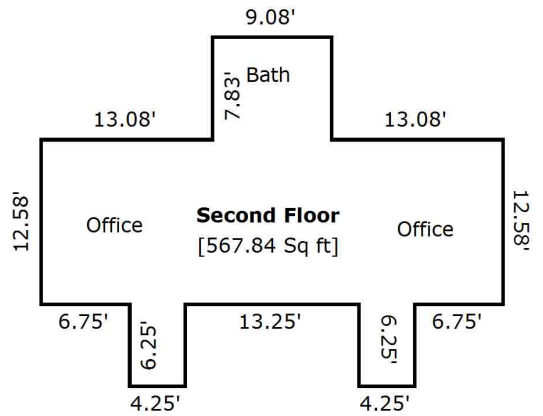
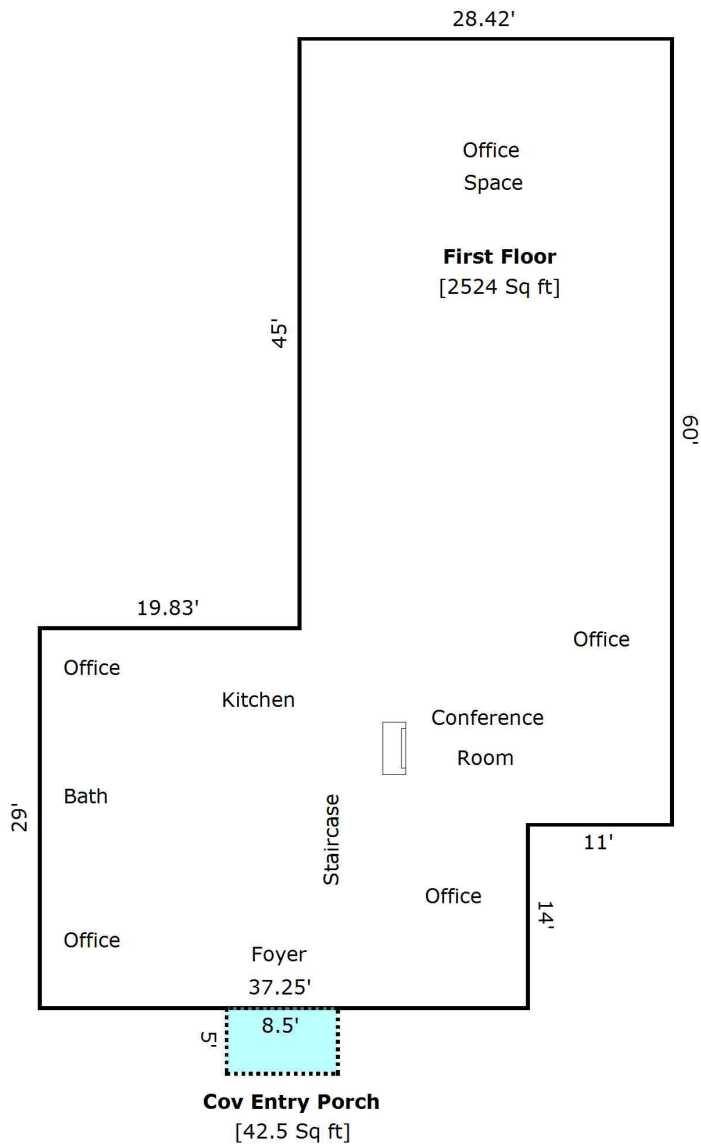
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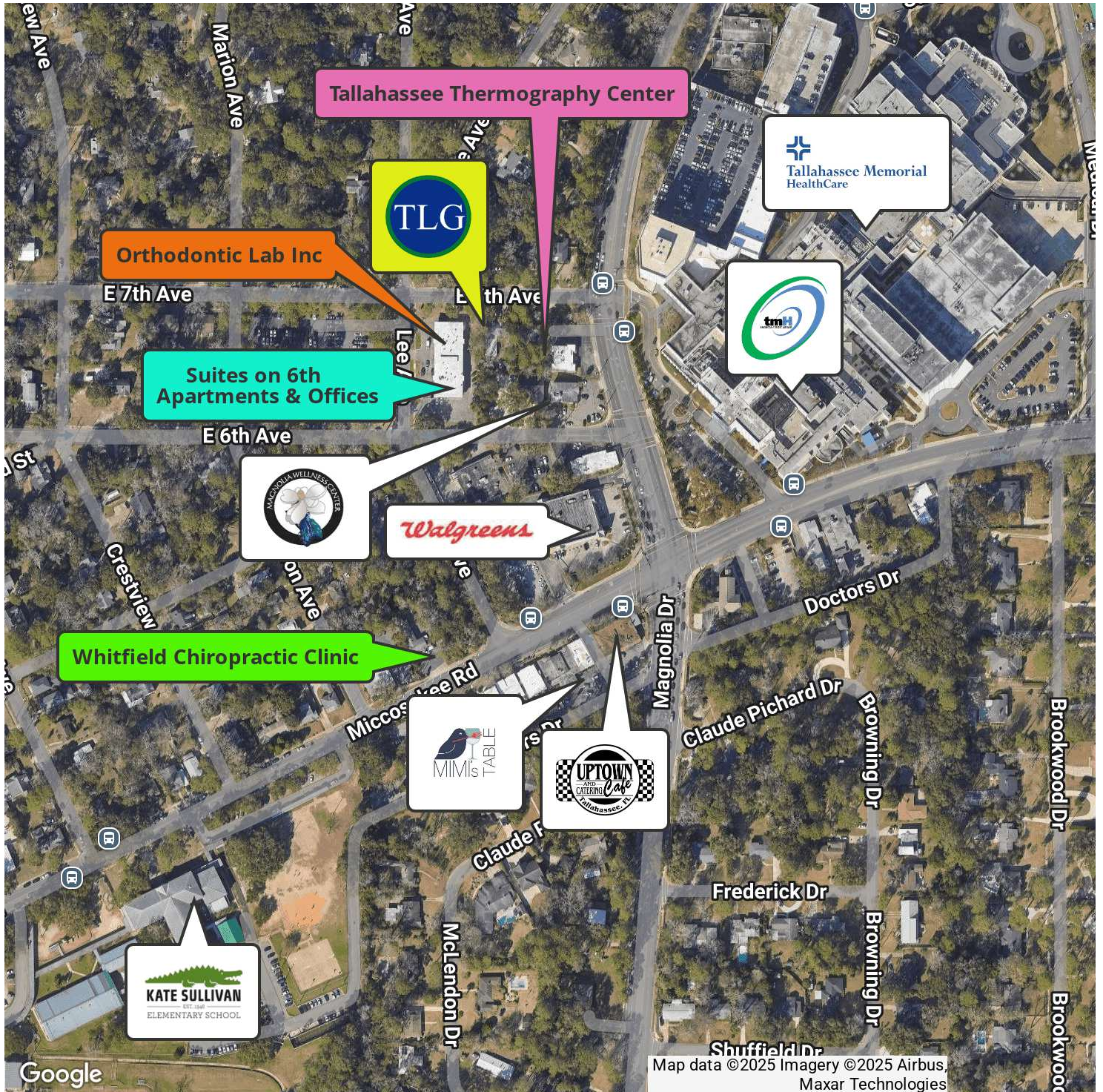
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

| Living Area | | Calculation Details | |
|-------------------------------------|-------------------|----------------------|----------|
| First Floor | 2524 Sq ft | 29×19.83 | = 575.17 |
| | | 17.42×14 | = 243.83 |
| | | 28.42×60 | = 1705 |
| Second Floor | 567.84 Sq ft | 4.25×6.25 | = 26.56 |
| | | 4.25×6.25 | = 26.56 |
| | | 9.08×7.83 | = 71.15 |
| | | 12.58×35.25 | = 443.56 |
| Total Living Area (Rounded): | 3092 Sq ft | | |
| Non-living Area | | | |
| Cov Entry Porch | 42.5 Sq ft | 8.5×5 | = 42.5 |



RETAILER MAP
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PARCEL/AERIAL
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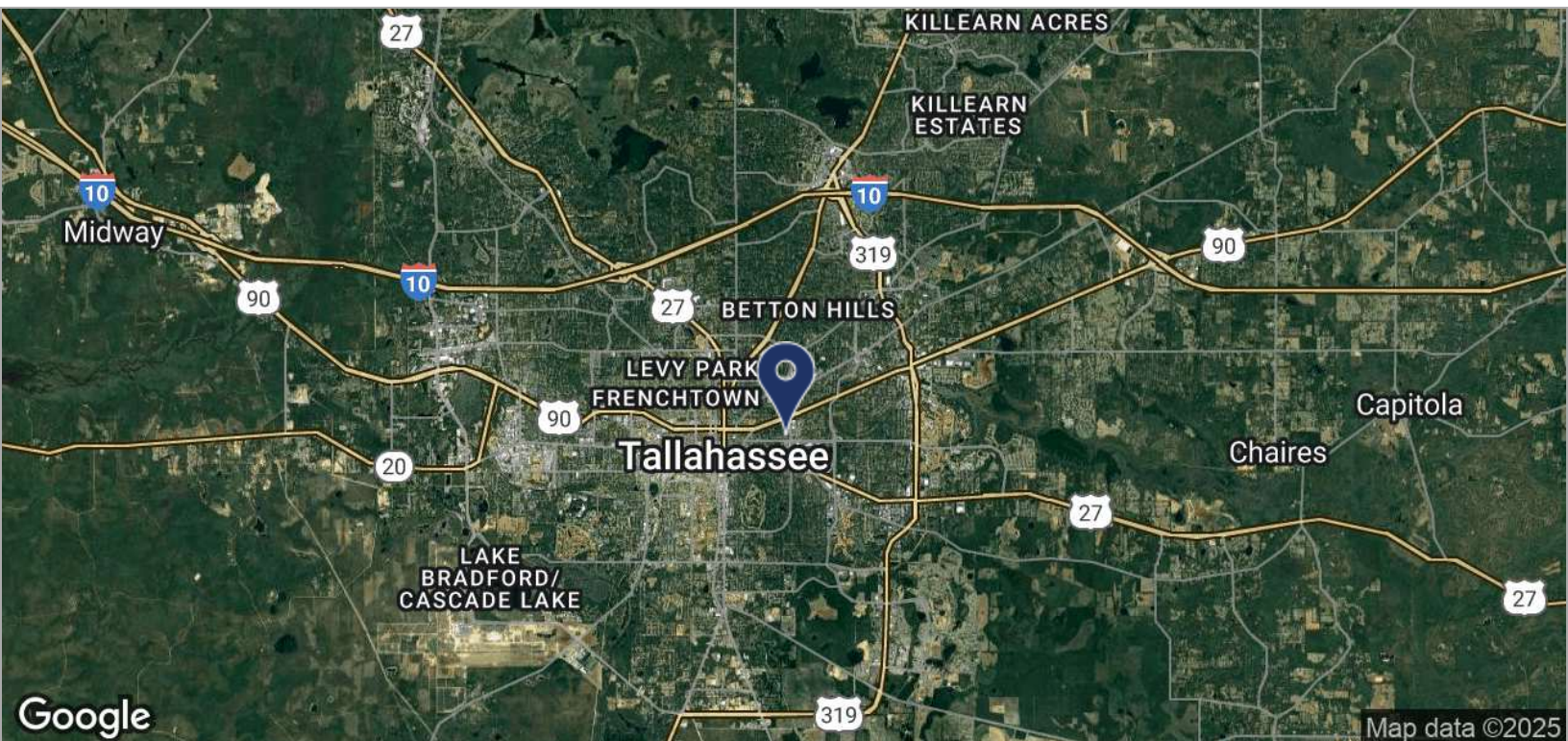
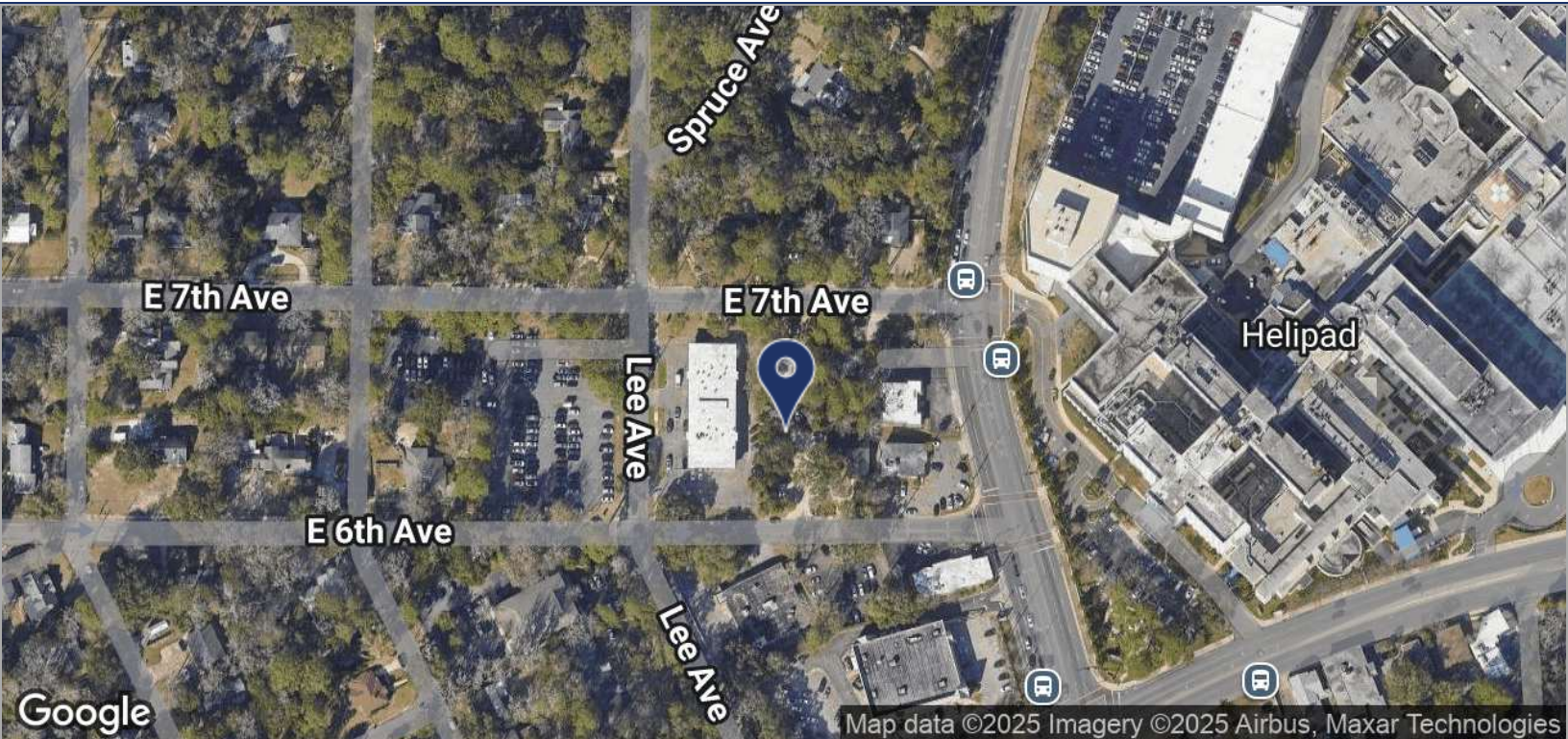




LOCATION MAPS

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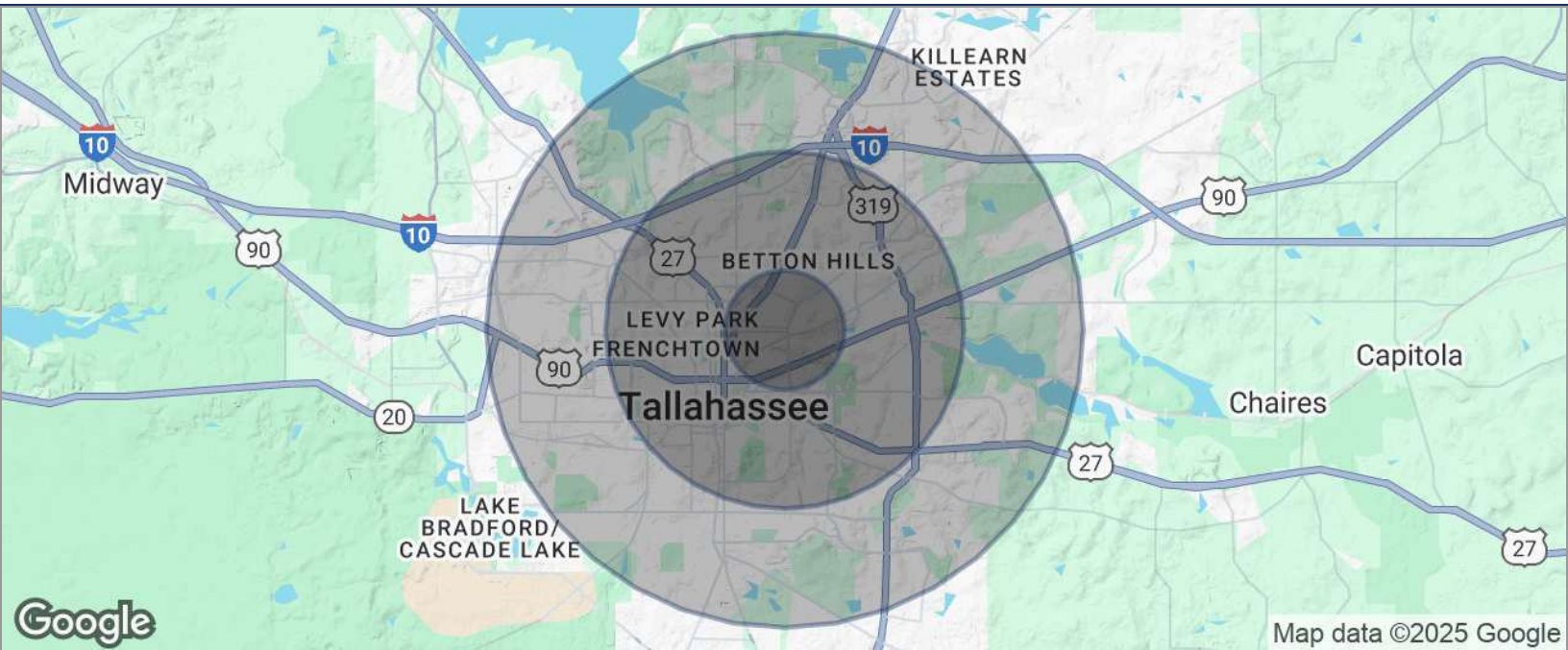
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DEMOGRAPHICS MAP
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 6,989 | 75,191 | 168,738 |
| MEDIAN AGE | 36.2 | 31.6 | 30.2 |
| MEDIAN AGE (MALE) | 35.5 | 31.3 | 29.5 |
| MEDIAN AGE (FEMALE) | 37.8 | 31.7 | 30.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,768 | 32,122 | 71,656 |
| # OF PERSONS PER HH | 1.9 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$65,683 | \$56,110 | \$50,438 |
| AVERAGE HOUSE VALUE | \$282,670 | \$257,941 | \$225,064 |

* Demographic data derived from 2020 ACS - US Census

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