

TLG

COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



1907 North Monroe Street
Tallahassee, FL 32303

LEWIS BUFORD

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850.591.6363
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

1907 NORTH MONROE STREET

TALLAHASSEE, FL 32303



OFFERING SUMMARY

Available SF:	700 SF
Lease Rate:	\$1,200 per month (MG)
Building Size:	11,276 SF
Zoning:	CP
APN:	2124204740000

PROPERTY OVERVIEW

The available space offers a flexible opportunity for a business seeking a presence in an established commercial setting. The space can accommodate a variety of uses and provides a practical option for businesses looking for functional space in a central Tallahassee location.

LOCATION OVERVIEW

1907 N Monroe St is conveniently located just north of Downtown Tallahassee, offering easy access to the city center and surrounding neighborhoods. The property is positioned along a well-traveled commercial corridor with convenient connectivity to major roadways, nearby residential areas, government offices, and local businesses.

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ADDITIONAL PHOTOS

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RETAILER MAP

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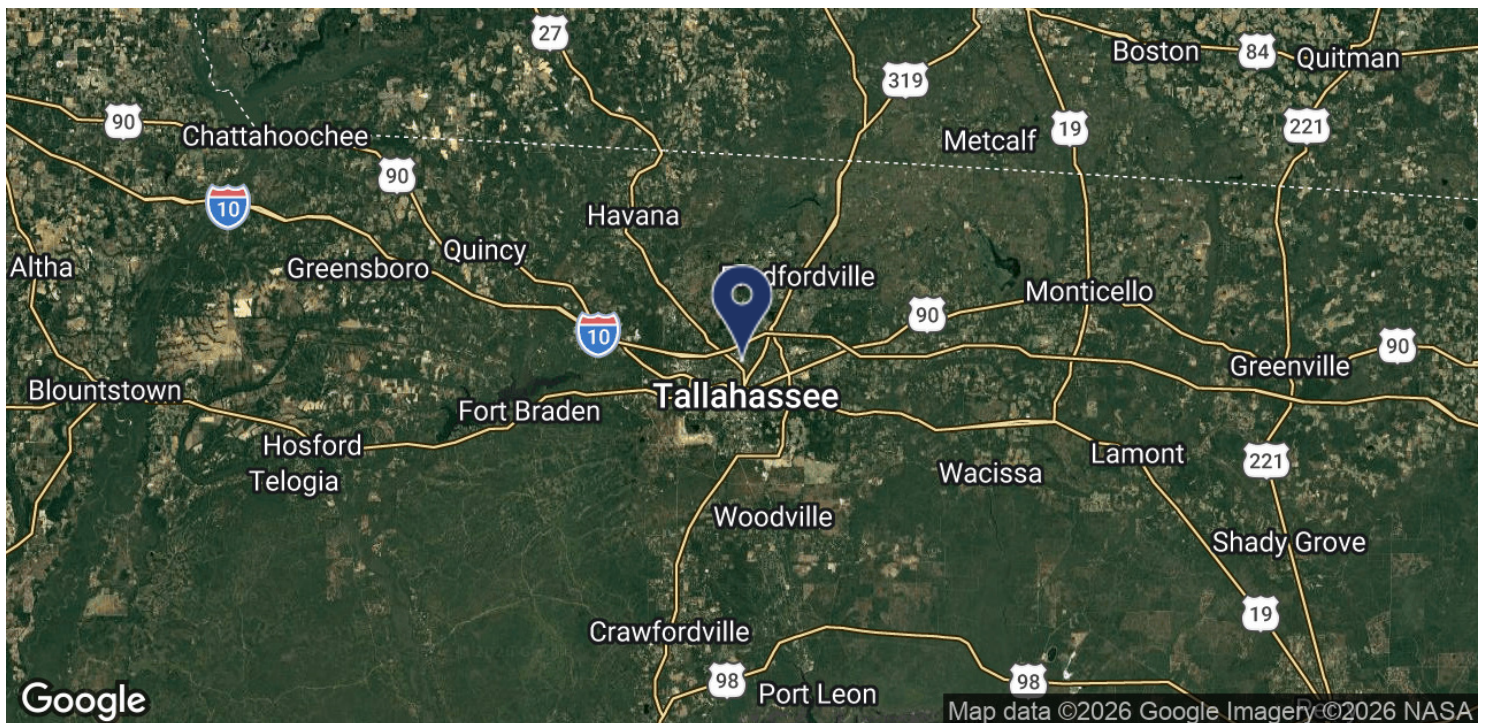




LOCATION MAP

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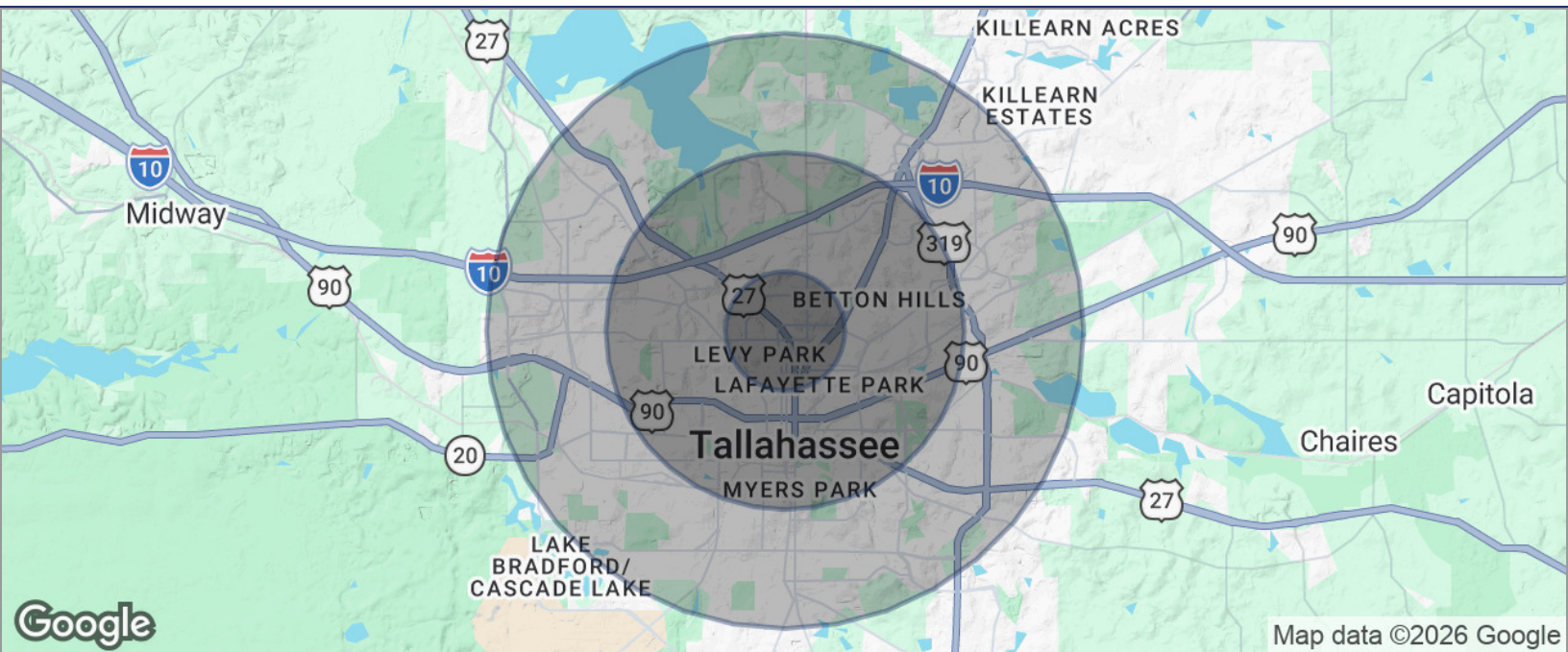




DEMOGRAPHICS MAP

1907 NORTH MONROE STREET

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,393	93,171	178,590
MEDIAN AGE	32.9	30.7	32.0
MEDIAN AGE (MALE)	30.7	30.7	31.2
MEDIAN AGE (FEMALE)	36.5	31.8	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,923	38,910	75,425
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$94,036	\$80,329	\$77,660
AVERAGE HOUSE VALUE	\$277,445	\$282,591	\$266,268

* Demographic data derived from 2020 ACS - US Census

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