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2657 N. MONROE STREET  
TALLAHASSEE  
FLORIDA



### PROPERTY DETAILS:

CAP RATE: 6%  
TERM: 11 YEARS INITIAL  
BUILDING AREA: 4,752 SF  
LAND AREA: +/- 0.62 AC  
OCCUPANCY: 100%

### COMMENTS:

- ◆ TRRAFFIC COUNT: 39,500 ADT
- ◆ FREE STANDING BUILDING
- ◆ JUST SOUTH OF I-10 INTERSECTION
- ◆ HIGHLY VISIBLE
- ◆ CLOSE TO NEW TALLHASSEE MALL
- ◆ BUILT 2015

| 2657 N Monroe St<br>Tallahassee, FL 32303 | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------------------------|-------------|-------------|-------------|
| Population                                | 8,395       | 84,037      | 157,652     |
| Average HH Income                         | \$55,224    | \$51,129    | \$53,525    |
| Median Age                                | 30.1        | 29.2        | 30.2        |
| Households                                | 3,788       | 35,813      | 67,807      |

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