

MEDICAL ARTS COMMERCIAL REDEVELOPMENT SITE

2449 CENTERVILLE ROAD
TALLAHASSEE, FL 32308

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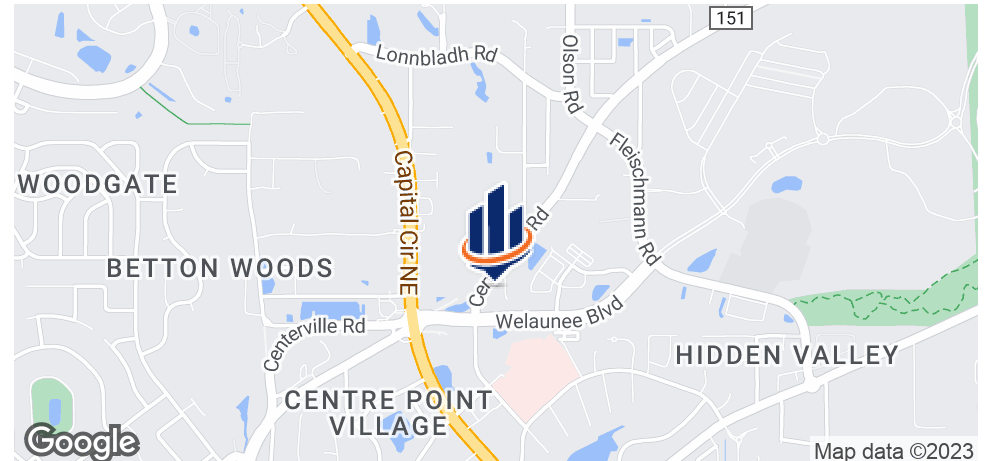
CAPITAL CIRCLE N.E. - 57,000 AADT

BUFFORD RD - 6,247 AADT

CENTERVILLE RD - 21,500 AADT



Property Summary



OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	2 Acres
Year Built:	Bldg 1 - 1975
	Bldg 2 - 1998
Building Size:	Bldg 1 - 2,548 SF
	Bldg 2 - 2,652 Level 2
	2,784 SF Level 1
Zoning:	CM - Medical Arts Commercial
Price / SF:	\$124.00

PROPERTY OVERVIEW

SVN | Southland is pleased to offer for sale these professional office buildings in the Northeast node of Tallahassee. The site consists of 2 acres and is an ideal redevelopment site for medical office. There are currently two separate buildings on the property. The first is a 2,548 SF medical office building fronting Centerville Rd., and the second is a professional office building with 2 floors (2,652 SF upstairs, and 2,784 SF downstairs). The downstairs portion serves as warehouse space with a 500 SF conditioned office space.

Additionally this site has a pre-engineered pad with 2,500 SF +/- of build-able area designed for a two story building. The property is zoned CM - Medical Art Commercial, which allows for use ranging from medical facilities and professional office, to banks and retail uses. The site has access from both Centerville Rd. and Welaunee Blvd [via easement].

PROPERTY HIGHLIGHTS

- Large Lot in heavily traveled Northeast
- Pre-engineered room for expansion of 2,500 +/- SF two story building
- Access from both Centerville Road & Welaunee Road

Location Overview



LOCATION OVERVIEW

Conveniently located in the Northeast sector of Tallahassee, in the medical office district. Just South, across Welaunnee Blvd, is Capital Regional Medical Center, a fully accredited health care facility that offers 24/7 Emergency Services, with more than 1,100 employees, approximately 500 physicians, and 266 beds. The hospital is accompanied by multiple other medical businesses, such as Tallahassee Cardiology Associates, GI Medical Specialists, and Tallahassee Podiatry Associates.

This property also sits at the node of access to Tallahassee's most recent and desirable development. "Canopy" a 508-acre Planned Unit Development (PUD) is currently in development just Northeast of the property, less than 1 mile from the site. This PUD has a mixture of residential housing, apartments, senior and assisted living facilities, along with a mix of medical and professional offices.

Immediately East of the site is the Regional Center office park. This 300,000 SF +/- park has multiple of medical and professional offices ranging from Vascular Suraerv Associates to CPA and law offices.

Site Aerial



Site Photos



Two Story Office/Warehouse



Two Story Office/Warehouse



Pre-Engineered Buildable PUD



2,500 SF - Duplex/Medical Office

Zoning Description

Section 10-257. CM Medical Arts Commercial District.

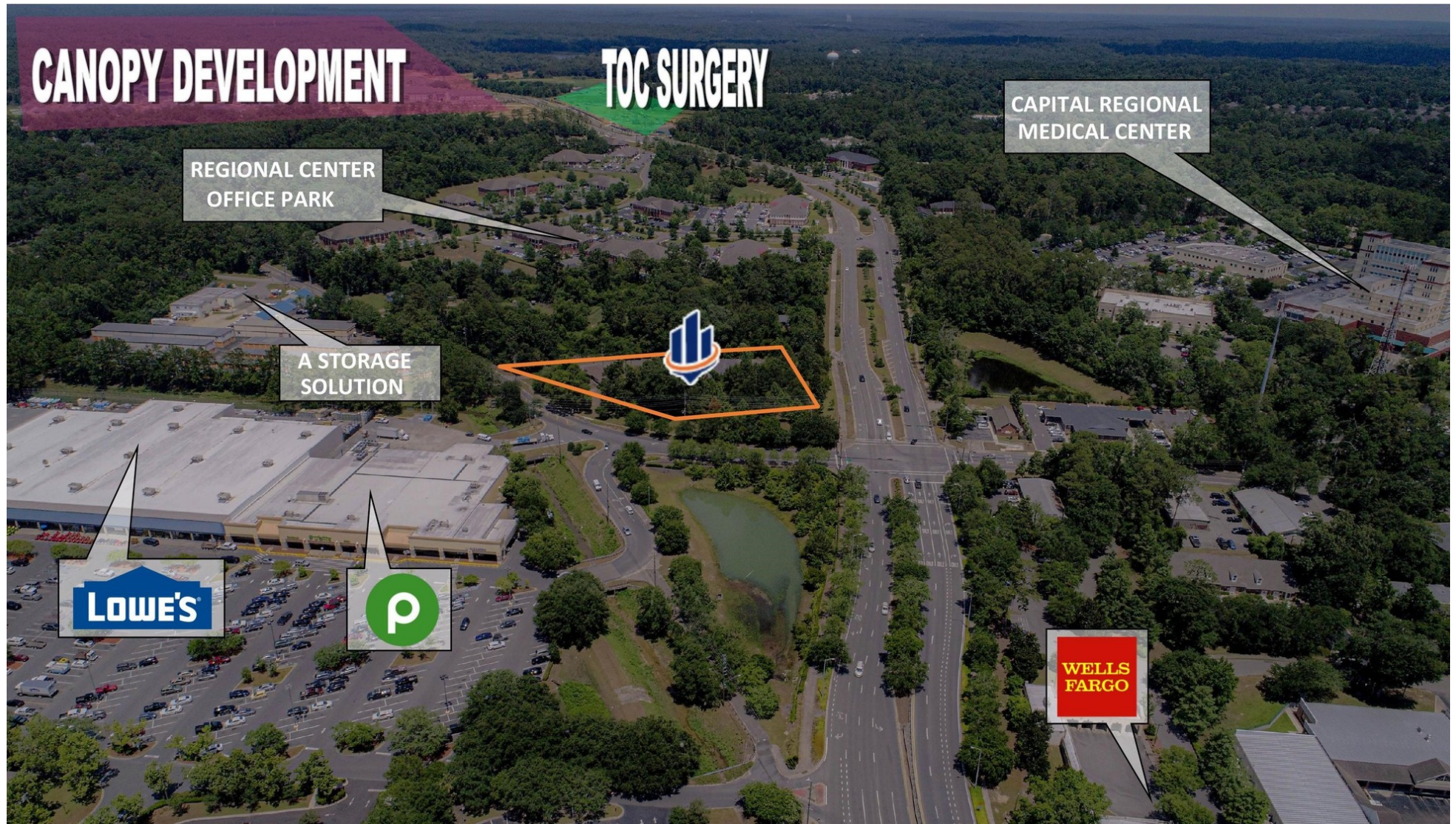
The following applies to the CM Medical Arts Commercial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential uses shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Banks and other financial institutions, without drive-through facilities.</p> <p>(2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-413.</p> <p>(3) Day care centers.</p> <p>(4) Gift, novelty, and souvenir shops.</p> <p>(5) Hospitals.</p> <p>(6) Hotels and motels, including bed and breakfast inns.</p> <p>(7) Laundromats, laundry and dry cleaning pick-up stations.</p> <p>(8) Mailing services.</p> <p>(9) Medical and dental offices, services, laboratories, and clinics.</p> <p>(10) Medical laboratories.</p> <p>(11) Mortuaries.</p> <p>(12) Multiple-family dwellings.</p> <p>(13) Non-medical offices and services, including business and government offices and services.</p>	<p>(14) Nursing homes and other residential care facilities.</p> <p>(15) Off-street parking facilities.</p> <p>(16) Passive and active recreational facilities.</p> <p>(17) Personal services (barber shops, fitness clubs, etc.).</p> <p>(18) Photocopying and duplicating services.</p> <p>(19) Restaurants without drive-in facilities.</p> <p>(20) Retail bakeries.</p> <p>(21) Retail drug store.</p> <p>(22) Retail florists.</p> <p>(23) Retail newsstands, books, greeting cards.</p> <p>(24) Retail office supplies.</p> <p>(25) Retail optical and medical supplies.</p> <p>(26) Rooming Houses.</p> <p>(27) Single-family attached dwellings.</p> <p>(28) Tailoring.</p> <p>(29) Veterinary services, including veterinary hospitals.</p> <p>(30) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

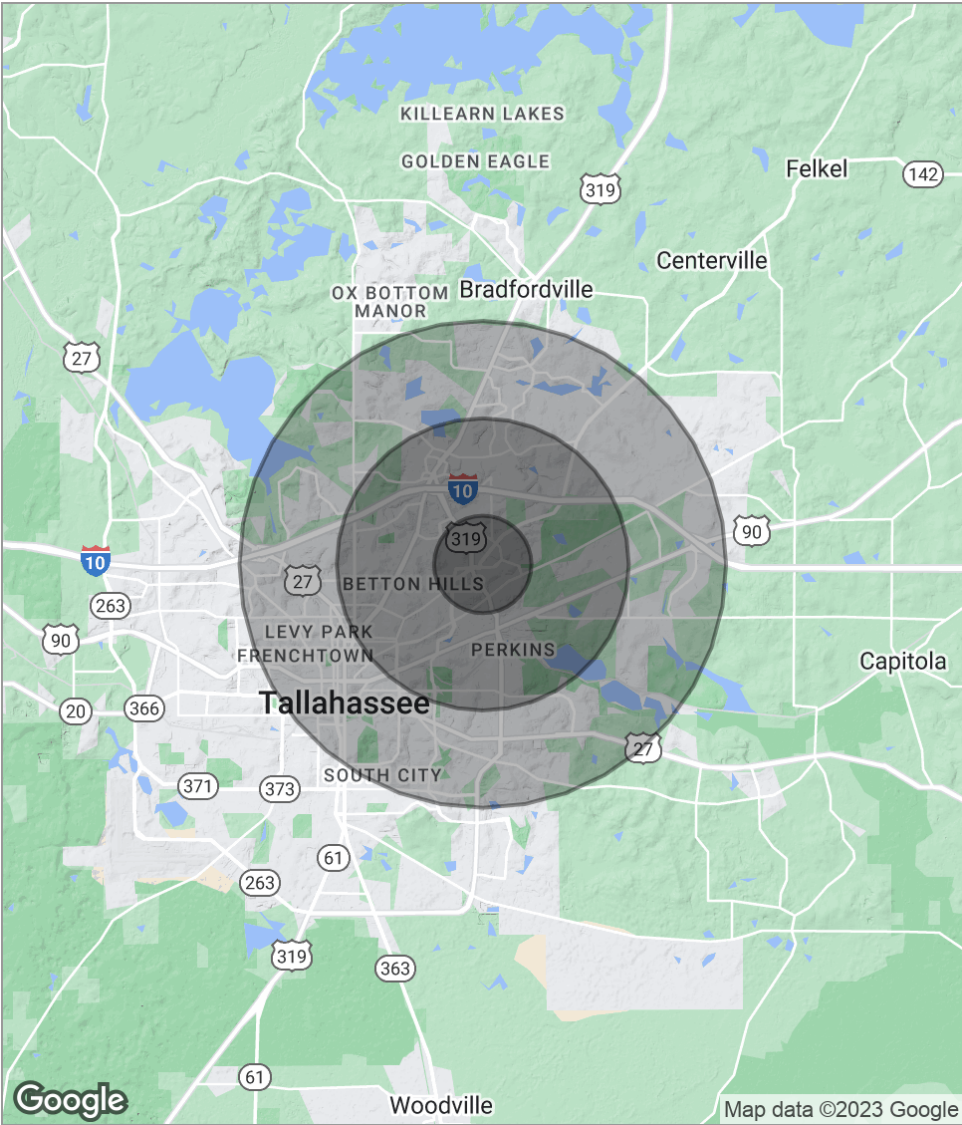
Aerial Map



Aerial



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,274	42,912	113,210
Median age	40.5	39.2	36.3
Median age [Male]	39.7	38.5	35.7
Median age [Female]	40.9	40.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,019	20,584	50,566
# of persons per HH	2.1	2.1	2.2
Average HH income	\$75,980	\$76,381	\$69,779
Average house value	\$246,709	\$265,081	\$265,855

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact

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Associate Advisor



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PROFESSIONAL BACKGROUND

Matt Fleck grew up in Tallahassee, FL and graduated from Chiles High School. He attended Faulkner University in Montgomery, AL where he played football and studied Business Management. He continued his education at Flagler College in Tallahassee, earning a bachelor's degree in Business Management. Prior to his experience in Commercial Real Estate, Matt worked with his family's construction business Fleck Exterior Systems, Inc., specializing in the professional application of Exterior Insulation and Finish Systems (EIFS) on commercial buildings. Matt is currently acquiring his CCIM [Certified Commercial Investment Member] designation in order to better serve his clients.