

ONE LOW PRICE CLEANERS

Dry  
Cleaning

MEN'S DRESS SHIRTS

\$2<sup>65</sup>

WET CLEANED & PRESSED

OPEN

7AM - 6PM  
MON - FRI

STORE HOURS  
MON - FRI 7AM - 6PM  
SAT & SUN CLOSED

Machine  
Wash

JEANS  
KHAKIS  
SHIRTS

STARCHED & PRESSED



Wash &  
Fold

## RETAIL INVESTMENT PROPERTY

1242 N. MONROE STREET  
TALLAHASSEE, FL 32301

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$725,000
Cap Rate:	6.14%
NOI:	\$44,525
Lot Size:	0.34 Acres
Year Built:	1971
Building Size:	4,000 SF
Zoning:	CU-45
Market:	Midtown
Price / SF:	\$181.25

## PROPERTY OVERVIEW

This 4,000sf freestanding retail building is offered for sale as an investment property with a long term lease in place for the retail investor. The property features a 4,000sf, concrete block building that is leased long term to One Low Price Drycleaners. This lease provides stable income and has limited landlord responsibilities [roof only] . The current lease runs thru September 30, 2026.

## LOCATION OVERVIEW

Located at the lighted intersection of N. Monroe Street and Seventh Avenue, this high visibility corner is in the heart of the Midtown district in Tallahassee, Florida. With a combined 33,000+ Vehicles per day passing this location, it has excellent signage, and visibility, with ingress and egress points from both Monroe Street and Seventh Avenue.

## PROPERTY HIGHLIGHTS

- 4,000 sq. ft. Free Standing Building
- Investment Property
- Long Term Tenant In Place
- Excellent Frontage and Signage



# Additional Photos







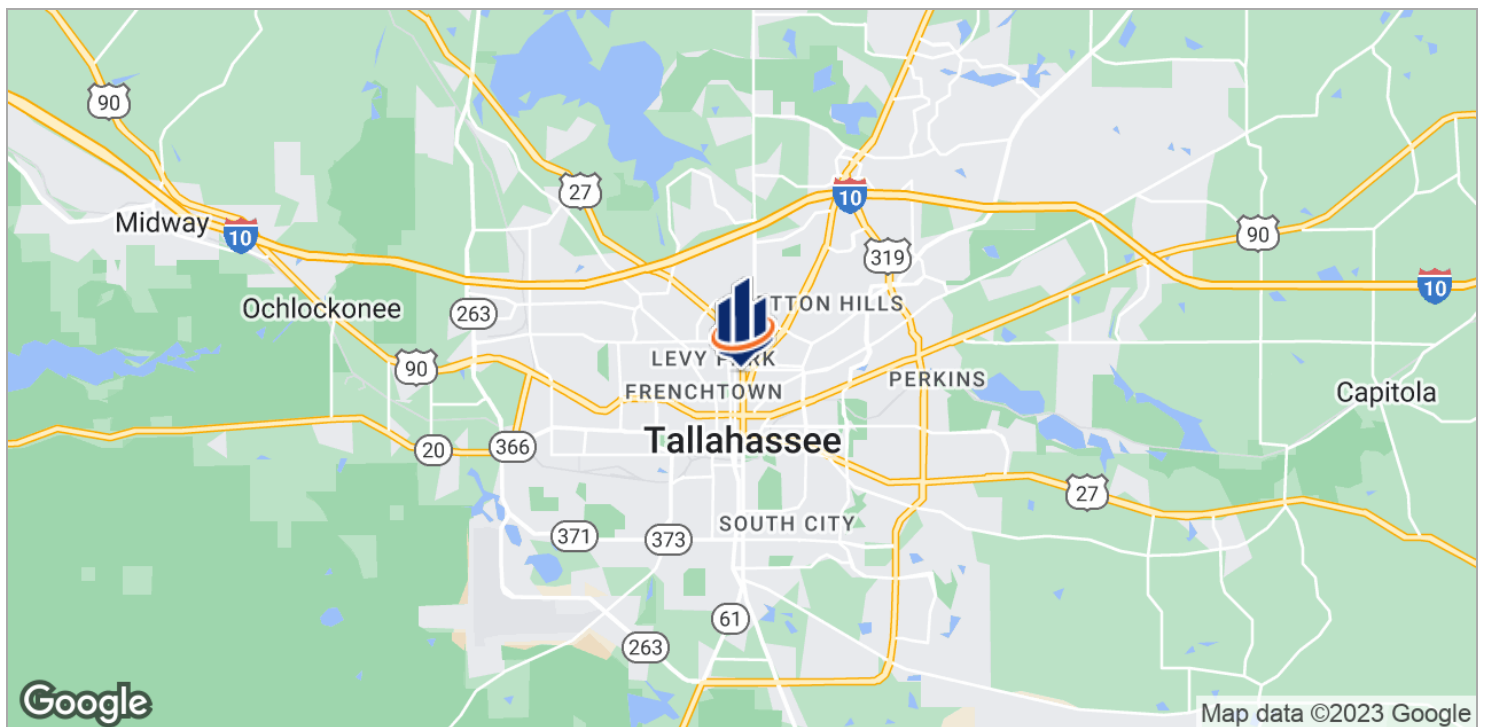
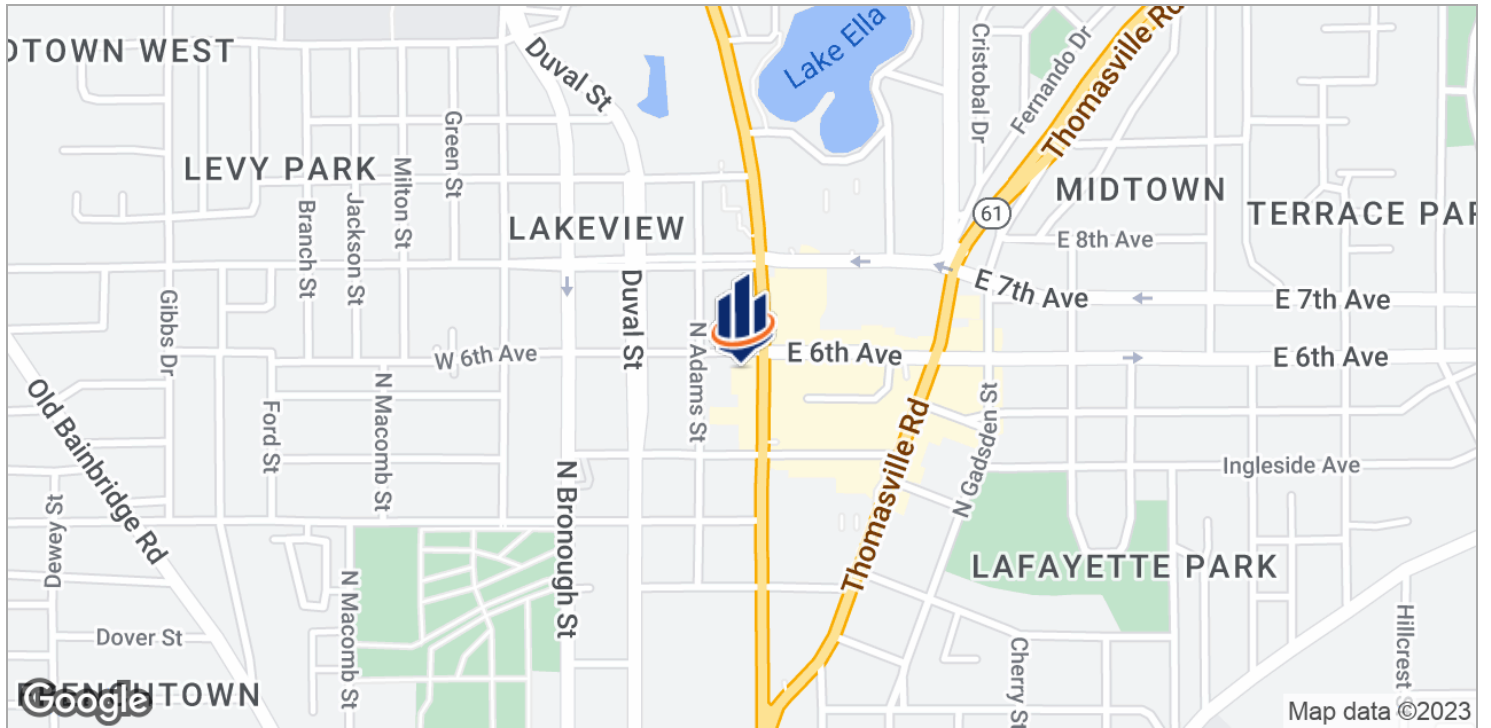
# Survey



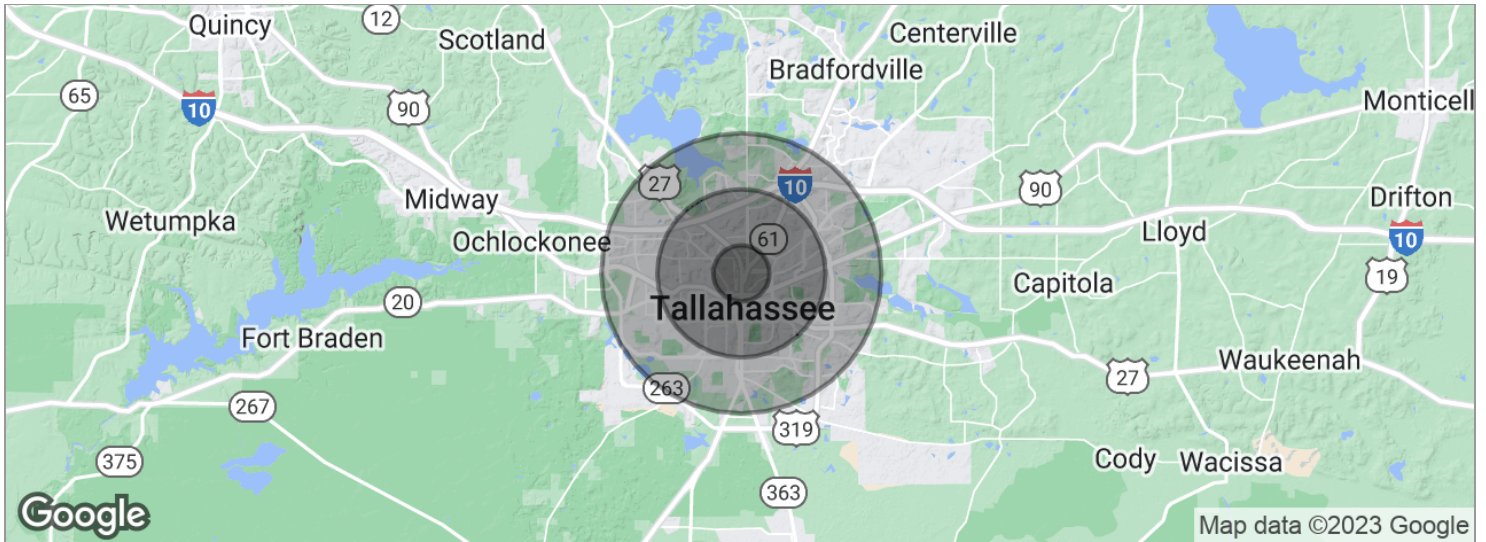
# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
One Low Price Drycleaners	1	4,000	10/1/2015	9/30/2026	\$44,525	100.0	\$11.13
Totals/Averages		4,000			\$44,525		\$11.13

# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,449	92,198	176,141
Median age	33.2	28.2	29.2
Median age [Male]	34.3	27.9	28.5
Median age [Female]	32.0	28.3	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,962	37,337	73,272
# of persons per HH	2.1	2.5	2.4
Average HH income	\$43,806	\$45,606	\$48,019
Average house value	\$272,096	\$239,780	\$215,548

\* Demographic data derived from 2020 ACS - US Census