



1713 MAHAN DRIVE OFFICE

1713 MAHAN DRIVE
TALLAHASSEE, FL 32303

Carlton Dean, SIOR, CCIM

Executive Summary



SALE OVERVIEW

| | |
|-------------|-----------|
| SALE PRICE: | \$850,000 |
|-------------|-----------|

| | |
|-----------|-------------|
| LOT SIZE: | 1.324 Acres |
|-----------|-------------|

| | |
|----------------------|-----------|
| GROSS RENTAL INCOME: | \$137,700 |
|----------------------|-----------|

| | |
|----------------|-----------|
| BUILDING SIZE: | 17,376 SF |
|----------------|-----------|

| | |
|--------------|---------|
| PRICE PER/SF | \$66+/- |
|--------------|---------|

| | |
|---------|------|
| ZONING: | OR-2 |
|---------|------|

| | |
|---------|------|
| MARKET: | East |
|---------|------|

| | |
|----------------|--------|
| TRAFFIC COUNT: | 26,500 |
|----------------|--------|

PROPERTY DESCRIPTION

Offered for Sale as an investment is this two-story office building containing approximately 17,376 square feet± of gross building area and 16,197 square feet± of net rentable area. The parcel is 1.324 acres with over 330 feet of excellent frontage on Mahan Drive in Tallahassee, FL. The site has over 79 parking spaces. The building has recently been 100% leased for a 5 year term.

Property Overview

Physical Description

| | |
|--------------------|--|
| Property Name: | 1713 Mahan Drive Office |
| Type of Ownership: | Fee Simple |
| Property Type: | Office |
| APN: | 1129206090000 |
| Lot Size: | 1.32 AC |
| Building Size: | 17,376 SF |
| Rentable SF: | SF |
| Building Class: | B |
| Zoning: | OR-2 |
| Parking Spaces: | 79 |
| Parking Ratio: | 1 space per 248sq. ft. |
| Building Frontage: | Over 330 ft. on Mahan Drive [US Hwy. 90] |

Construction

| | |
|---------------------|---|
| Year Built: | 1940, Last Renovated in 2005 |
| Construction Type: | Stucco Exterior over Concrete Block |
| Number of Stories: | 2 |
| Average Floor Size: | Main Floor: 9,532 SF Lower Level: |
| Foundation: | Slab on Grade |
| Parking Type: | Surface level, asphalt |
| Roof: | Pitched, Flat & Mansard Type with combination of Metal, Shingles & Rolled Composition |

Interior Finish

| | |
|------------------|---|
| Walls: | Stucco over Concrete Brick |
| Ceilings: | Suspended Acoustic Tile |
| Floor Coverings: | Carpet, Hardwood and Vinyl Tile |
| Restrooms: | Multiple Mens and Women's restrooms on each floor |

Exterior Photos



Upper Level Interior Photos



Upper Level Interior Photos



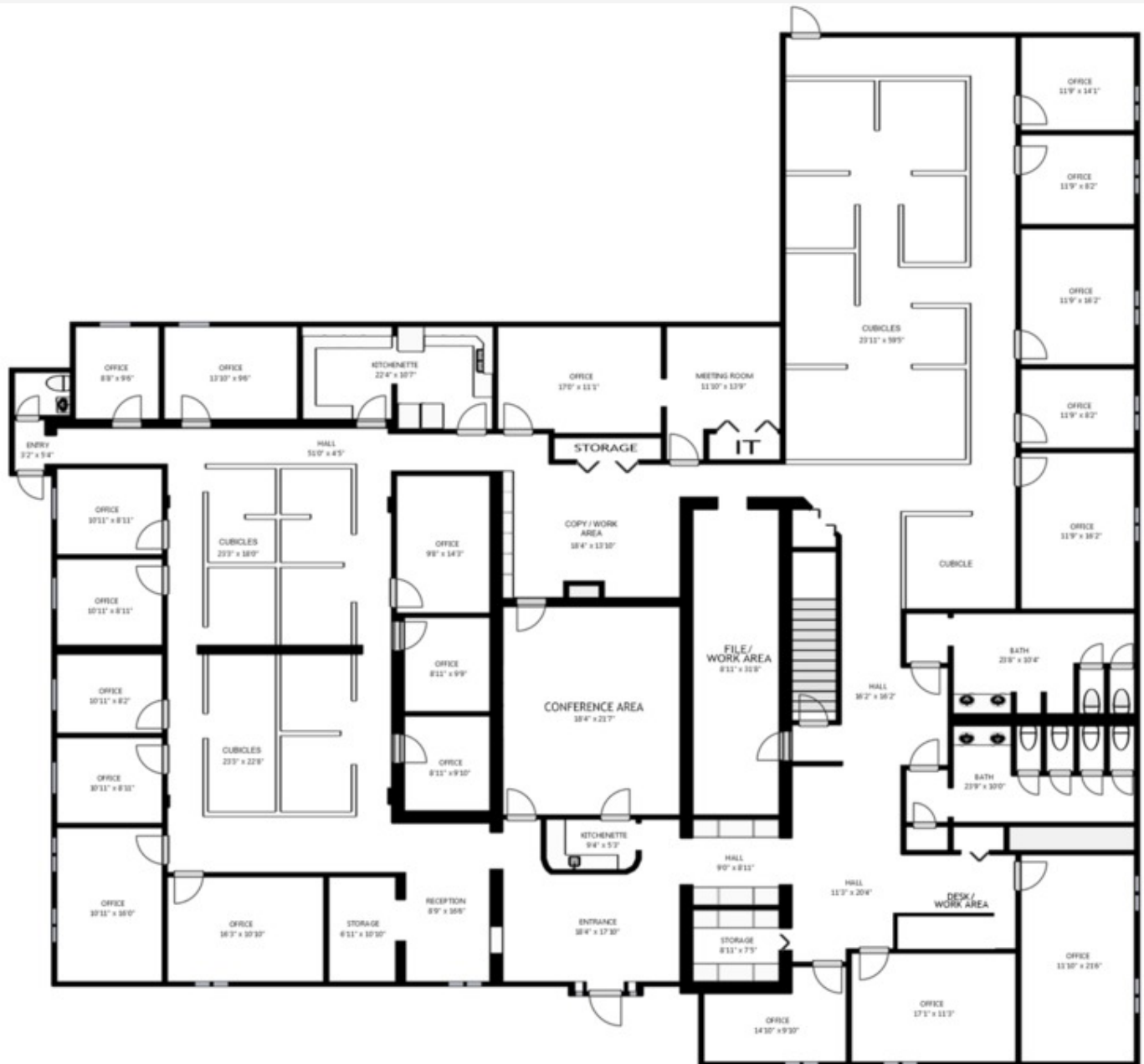
Lower Level Interior Photos



Lower Level Interior Photos



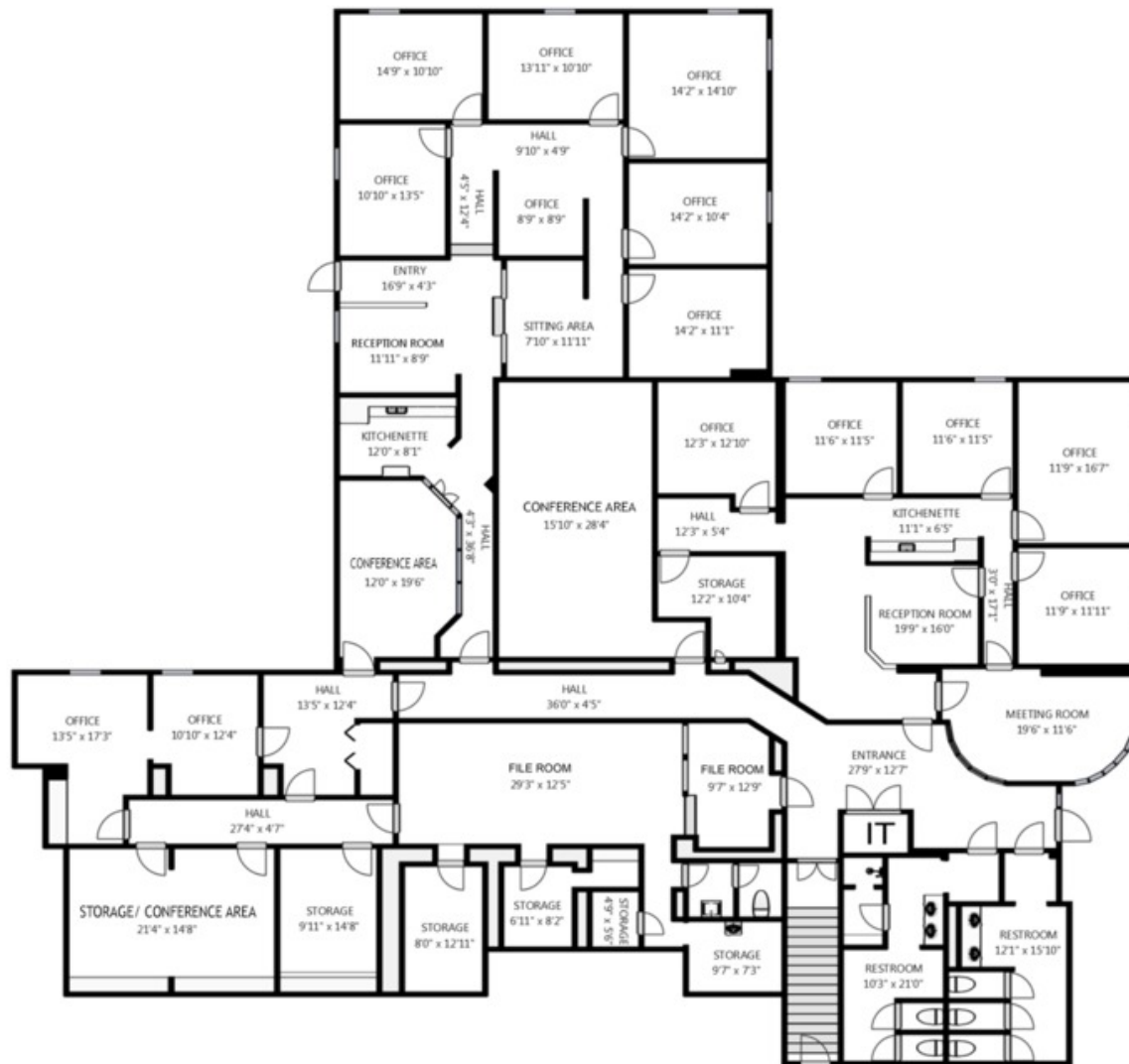
Upper Level Floor Plan



1713 MAHAN - UPPER LEVEL UNITS

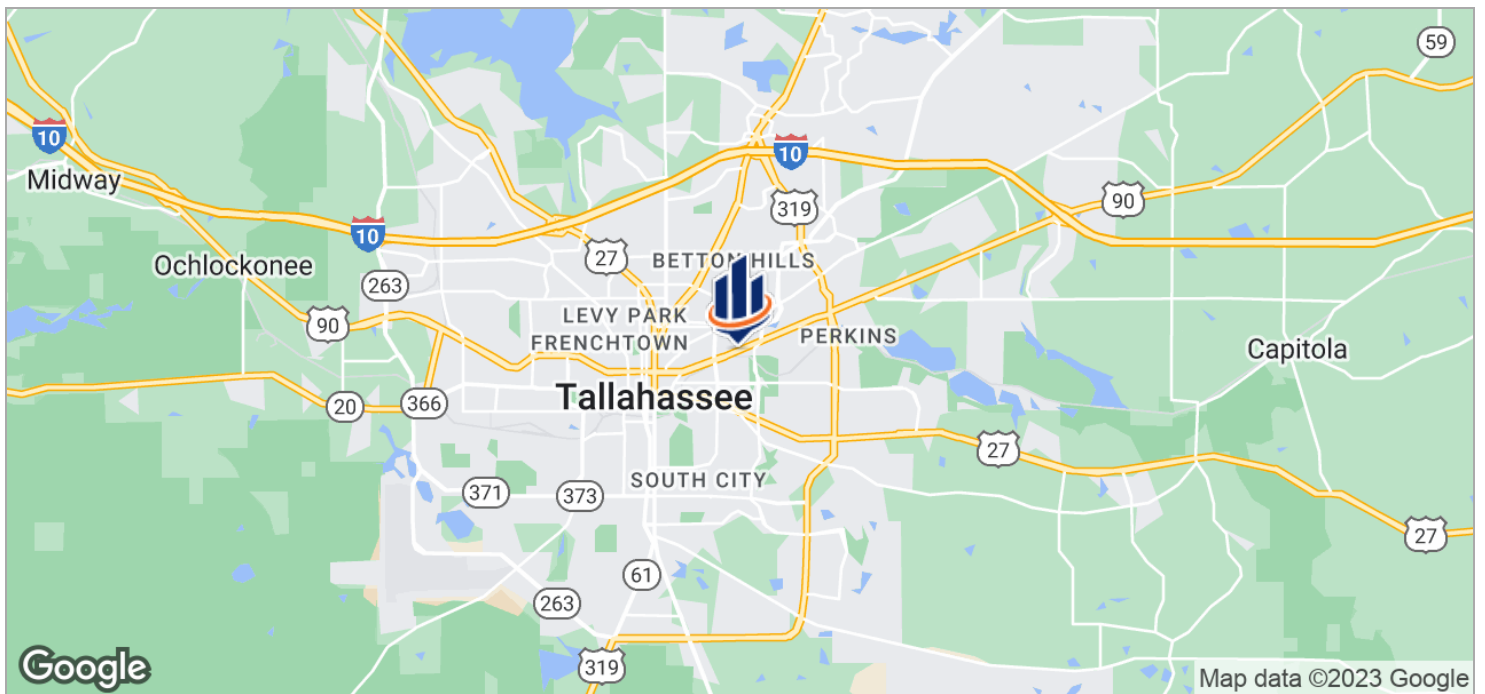
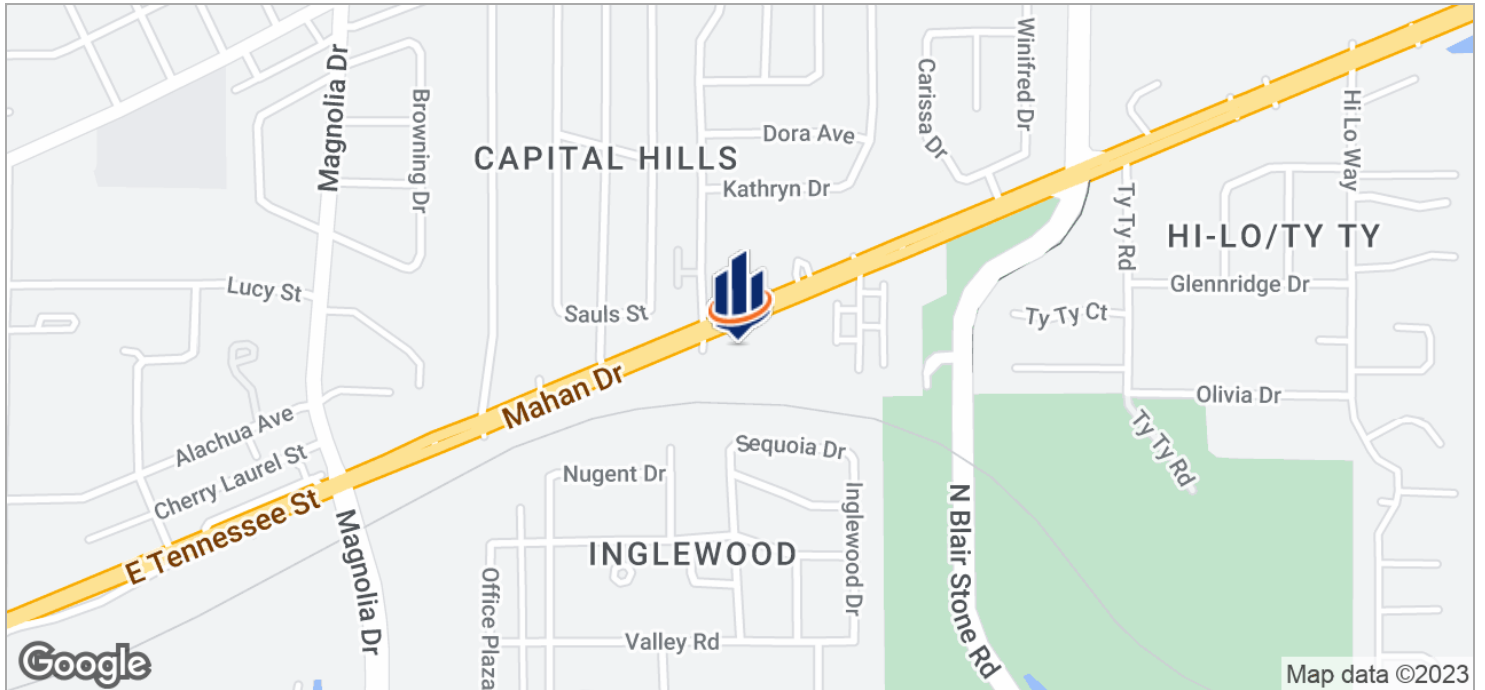
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Lower Level Floor Plan

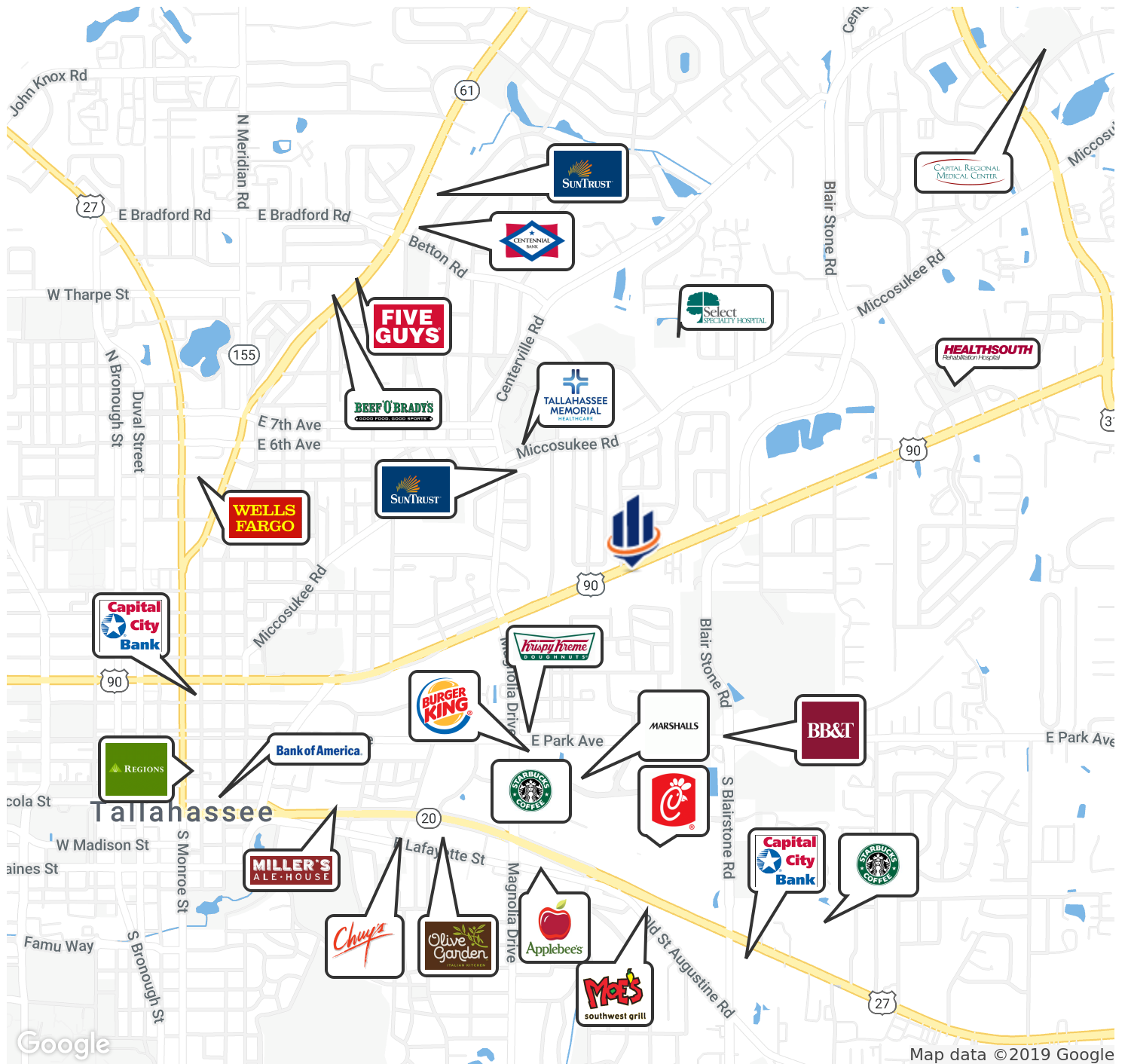


1713 MAHAN - LOWER LEVEL UNITS
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

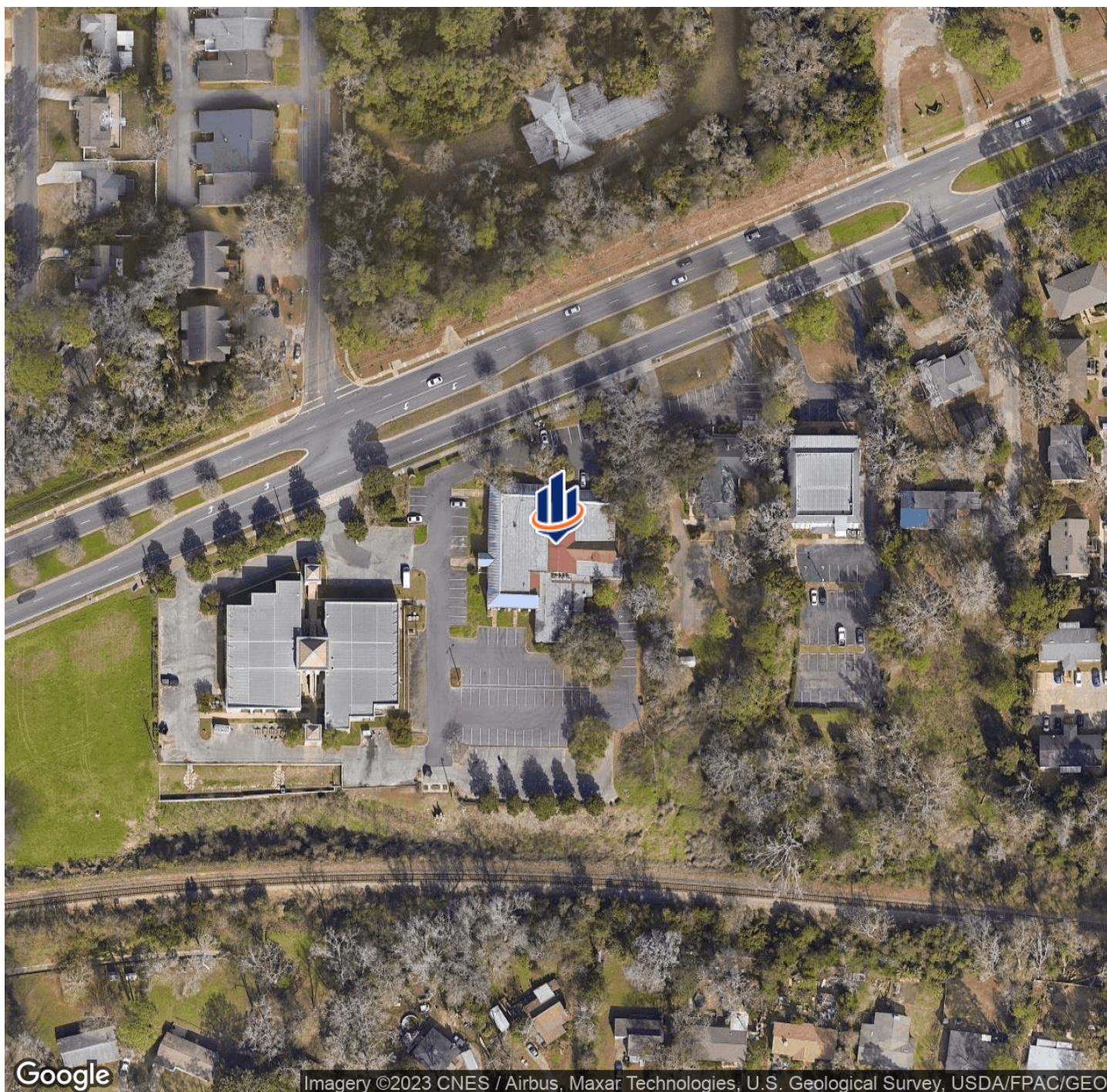
Location Maps



Retailer Map



Satellite Map



Google

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City Of Tallahassee



Fun Facts:

Home of the Florida State University Seminoles

Doak Campbell Stadium holds 82,300, largest in the ACC. It's also the country's biggest continuous brick structure.

The highest powered magnet laboratory on Earth is at FSU's National High Magnetic Field Laboratory.

The Tallahassee Automobile is home to the real Batmobiles from "Batman Forever" and "Batman Returns," as well as replicas of a number of other Batman-related vehicles.

The city, and Leon County as a whole, consistently has one of the highest voter turnout percentages in all of Florida's 67 counties.

The Tallahassee Police Department is the third oldest in the nation. Founded in 1841, only the Philadelphia and Boston PDs predate it.

Tallahassee, FL

Tallahassee is the capital of Florida. It is the county seat and only incorporated municipality in Leon County, and is the 126th largest city in the United States. In 2010, the population recorded by the U.S. Census Bureau was 181,376, and the Tallahassee metropolitan area is 375,751 as of 2014. Tallahassee is home to Florida State University, ranked the nation's forty-third best public university by U.S. News & World Report. It is also home to the Florida A&M University, the country's largest historically black university by total enrollment. There are over 70,000 College students in Tallahassee.

Tallahassee is served by Tallahassee International Airport and Interstate 10. As a capital city, Tallahassee is home to the Florida State Capitol, Supreme Court of Florida, Florida Governor's Mansion, and nearly 30 state agency headquarters. The city is also known for its large number of law firms, lobbying organizations, trade associations and professional associations, including the Florida Bar and the Florida Chamber of Commerce. It is also a recognized regional center for scientific research. Tallahassee is a place where college town meets history, politics meets culture and natural adventures abound.

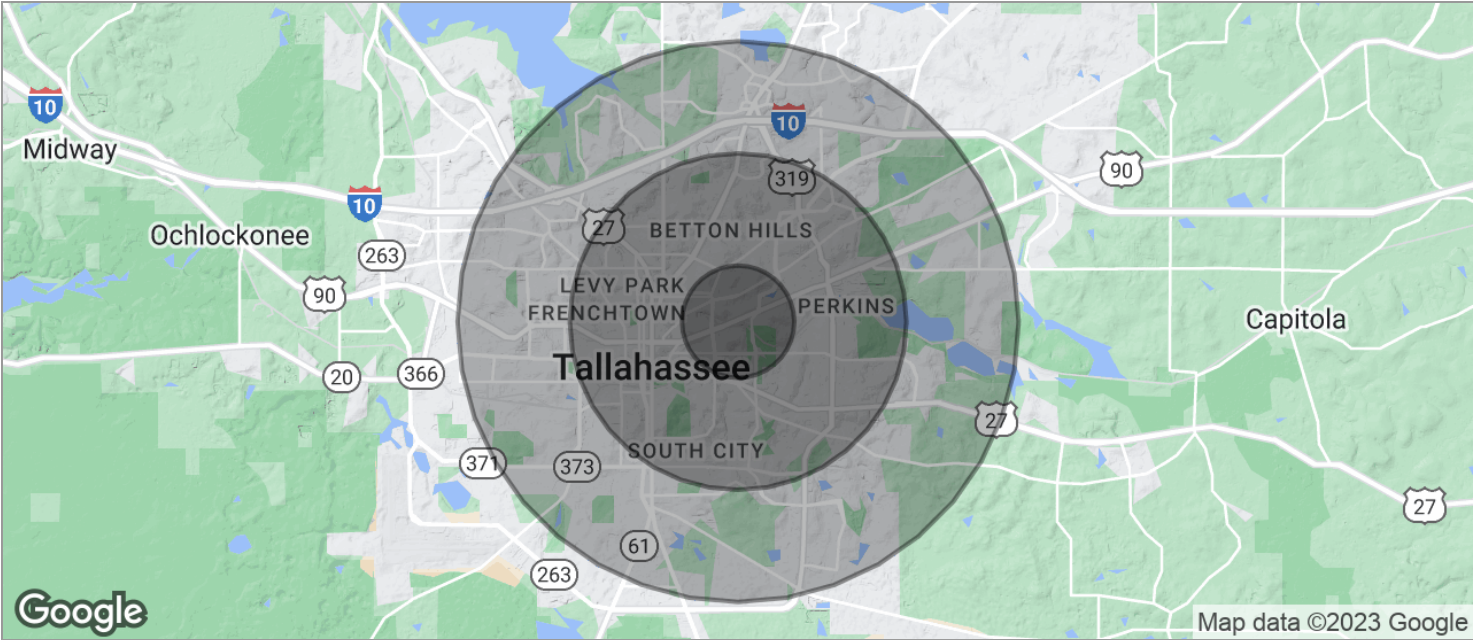
Demographics Report

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total households | 3,517 | 30,933 | 67,468 |
| Total persons per hh | 1.9 | 2.2 | 2.4 |
| Average hh income | \$54,655 | \$55,249 | \$51,176 |
| Average house value | \$232,655 | \$249,263 | \$224,302 |

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 6,694 | 68,295 | 158,654 |
| Median age | 33.6 | 32.6 | 30.7 |
| Median age (male) | 33.0 | 31.8 | 29.9 |
| Median age (female) | 34.1 | 33.0 | 31.4 |

* Demographic data derived from 2020 ACS - US Census

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
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| MEDIAN AGE | 33.6 | 32.6 | 30.7 |
| MEDIAN AGE (MALE) | 33.0 | 31.8 | 29.9 |
| MEDIAN AGE (FEMALE) | 34.1 | 33.0 | 31.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,517 | 30,933 | 67,468 |
| # OF PERSONS PER HH | 1.9 | 2.2 | 2.4 |
| AVERAGE HH INCOME | \$54,655 | \$55,249 | \$51,176 |
| AVERAGE HOUSE VALUE | \$232,655 | \$249,263 | \$224,302 |

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Carlton Dean Bio



Carlton Dean, SIOR, CCIM

Managing Director
SVN | SouthLand Commercial

Carlton Dean, SIOR & CCIM, is Managing Director for SVN | SouthLand Commercial. Based in North Florida out of Tallahassee, Carlton actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States. Carlton has earned a reputation through volume and consistency of transactions as one of North Florida's leading and most respected commercial real estate investment advisors. He has been a routine recipient of the annual SVN Achiever's Award and a past SVN Partners Circle award winner for his consistent track record for high sales volume and closed transactions. One of the key components of his business strategy is not to do the 'most' deals, but to have the highest close ratio possible of every transaction. To that end, Carlton's successful closing ratio on deals he transacts is over 92%. A large part of his success is due to the upfront analysis and underwriting performed on every deal, the experience of brokering many deals and the tenacity of following through with the most finite of details.

Carlton has over 20 years of commercial brokerage and development experience. Carlton's real estate practice centers around investment property sales with a specific focus on Retail and Multifamily quality income producing properties in the Southeast region of the United States.

Carlton is one of the very few commercial practitioners to hold both the SIOR and the CCIM designations. These designations are the very elite of all commercial real estate practitioners in the U.S. and are guided by a strict code of ethics, founding in the basis of putting the client's interests first. These designations require completion of graduate-level curriculum and attainment of a specific degree of professional experience. In addition, these designations need proven, top of the market, documented high volume deal/transaction production on a consistent annual basis.

Memberships & Affiliations

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DISCLAIMER

MAHAN DRIVE | FREE STANDING OFFICE BUILDING | 17,376 SF | TALLAHASSEE, FL

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