



**LEASE**

## Medical Office Building / Build to Suit

**2458 MAHAN DRIVE**

Tallahassee, FL 32308



**PRESENTED BY:**

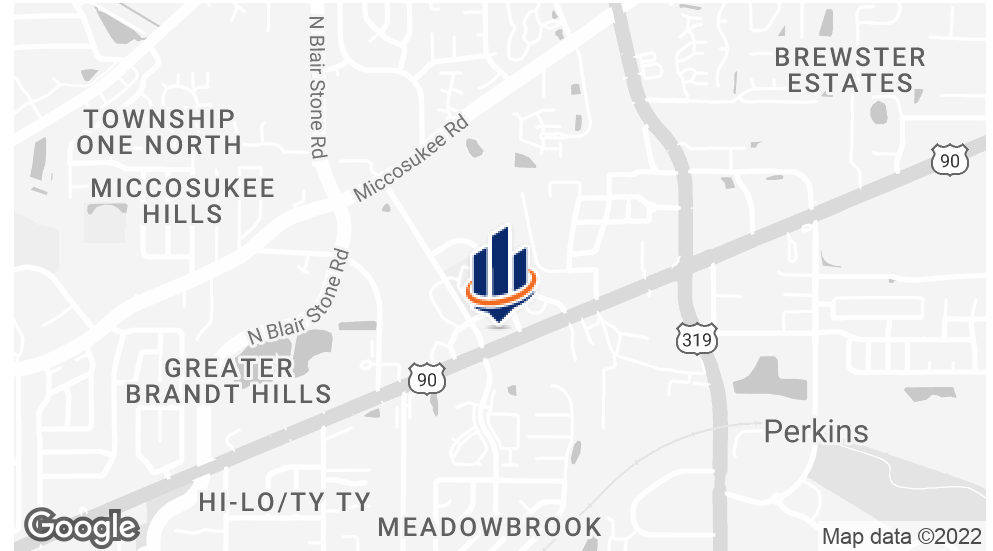
**CARLTON DEAN, SIOR, CCIM**

O: 850.524.2275

cdean@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	9,000 SF
<b>AVAILABLE SF:</b>	4,500 - 9,000 SF
<b>YEAR BUILT:</b>	2022
<b>ZONING:</b>	CP
<b>MARKET:</b>	Tallahassee

## PROPERTY OVERVIEW

Brand New, in progress, new construction medical office space in Mahan Professional Office Center at the corner of Mahan and Riggins Road. You have the ability to participate in your office design. Developed by respected local design build expert, Shane Lambert, this Class A medical office building is rare to find in Tallahassee. Plan now for your expanding and growing practice...don't wait! Landlord will do a build to suit for any medical or non-medical tenants ranging from 2,500-9,000SF, single-story design, turn key! Contact us today for a private consultation or more information.

## PROPERTY HIGHLIGHTS

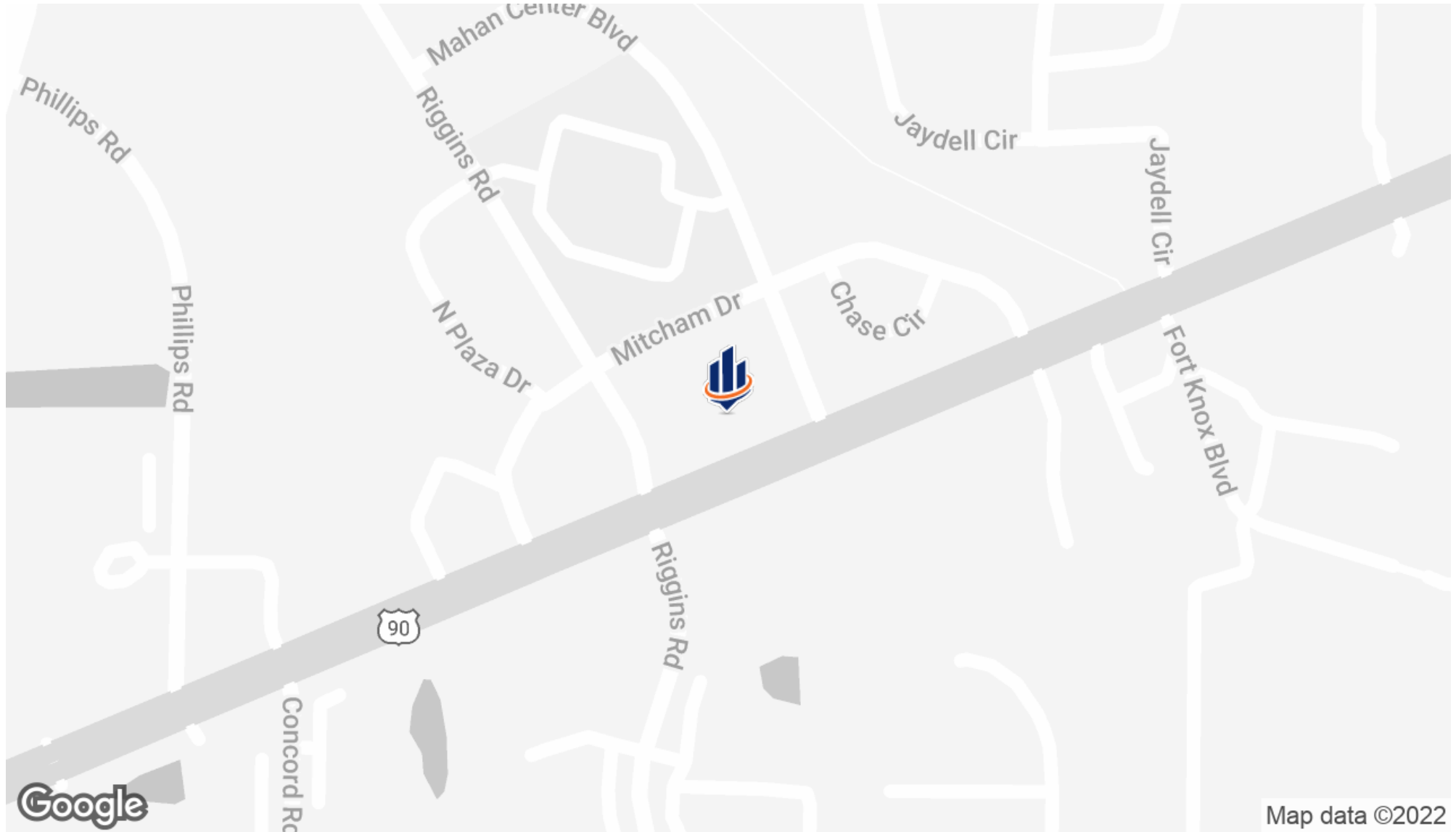
- Up to 9,000 SF of Medical Office,
- Will Build to Suit YOUR specific NEEDS!
- Signage on Mahan Drive
- New Construction

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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT

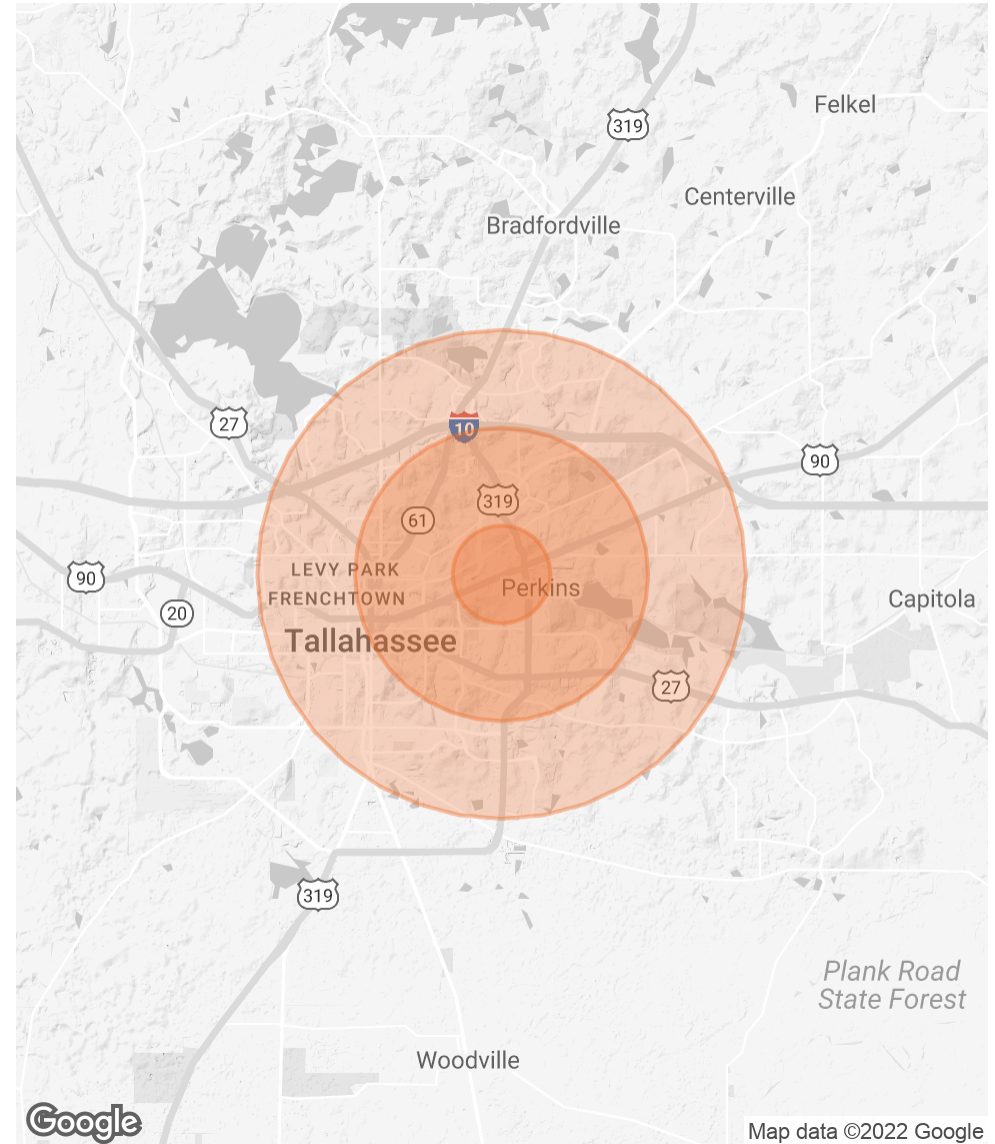
### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,658	48,369	129,095
AVERAGE AGE	35.3	36.0	33.1
AVERAGE AGE (MALE)	33.8	34.8	32.3
AVERAGE AGE (FEMALE)	36.0	36.9	33.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,375	24,153	54,591
# OF PERSONS PER HH	2.0	2.0	2.4
AVERAGE HH INCOME	\$60,577	\$63,191	\$60,899
AVERAGE HOUSE VALUE	\$215,002	\$248,288	\$241,257

\* Demographic data derived from 2020 ACS - US Census



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