



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



1875 Oak Ridge Rd E
Tallahassee, FL 32305

TERRY OOTEN II

Associate
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

1875 OAK RIDGE RD E

TALLAHASSEE, FL 32305

**OFFERING SUMMARY**

Sale Price:	\$695,000
Available SF:	2,520 SF
Lot Size:	2.48 Acres
Year Built:	2001
Zoning:	General Commercial
APN:	33-08-20-423-0010

PROPERTY OVERVIEW

Investment opportunity! Positioned at the light on the southeast corner of Woodville Hwy and Oakridge Road, this property has excellent frontage and is located only 20 minutes from downtown Tallahassee and at St. Marks.

UNDER CONTRACT

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ADDITIONAL PHOTOS
1875 OAK RIDGE RD E
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Space 1 Available for Lease



Space 2



Space 3

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TENANT FINANCIALS
1875 OAK RIDGE RD E
 TALLAHASSEE, FL 32305

Rent Roll-Current-May 2018

Skye LLC

Oak Ridge Center,
 1885 Oak Ridge Road East
 Tallahassee, FL, 33154

	One annual payment	Monthly	Annual Total		Commencment Date	Expiration Date
Family Dollar (8000 sq ft)		\$ 4,416.67	\$ 53,000.04		11/18/1999	12/31/2020
CAM	\$ 3,875.75		\$ 3,875.75			
Insurance	\$ 4,309.29		\$ 4,309.29	Invoiced-pending payment		
Property Tax	\$ 6,416.60		\$ 6,416.60			
Wok Buffet (2500 sq ft outparcel)		\$1,350	\$ 16,200.00	\$1,458.33 year 2	4/12/2018	4/11/2020
Cam		added to rent	added to rent			
Cigs and Save (1100 sq ft)		\$ 365.01	\$ 4,380.12		7/1/2004	Month to month
Vacant (3500 sq ft)		\$ -	\$ -			
		\$ -	\$ -			
Total Annual Income			\$ 88,181.80			

Expenses (2016 Totals)

Property Tax	\$10,960.66
Landscape Maintenance	\$5,075.00
Repairs	\$3,657.58
Electric	\$2,808.30
Insurance	\$8,161.54
Total	\$30,663.08

Income	\$89,281.84
Expense	\$30,663.08
Net Return	\$58,618.76

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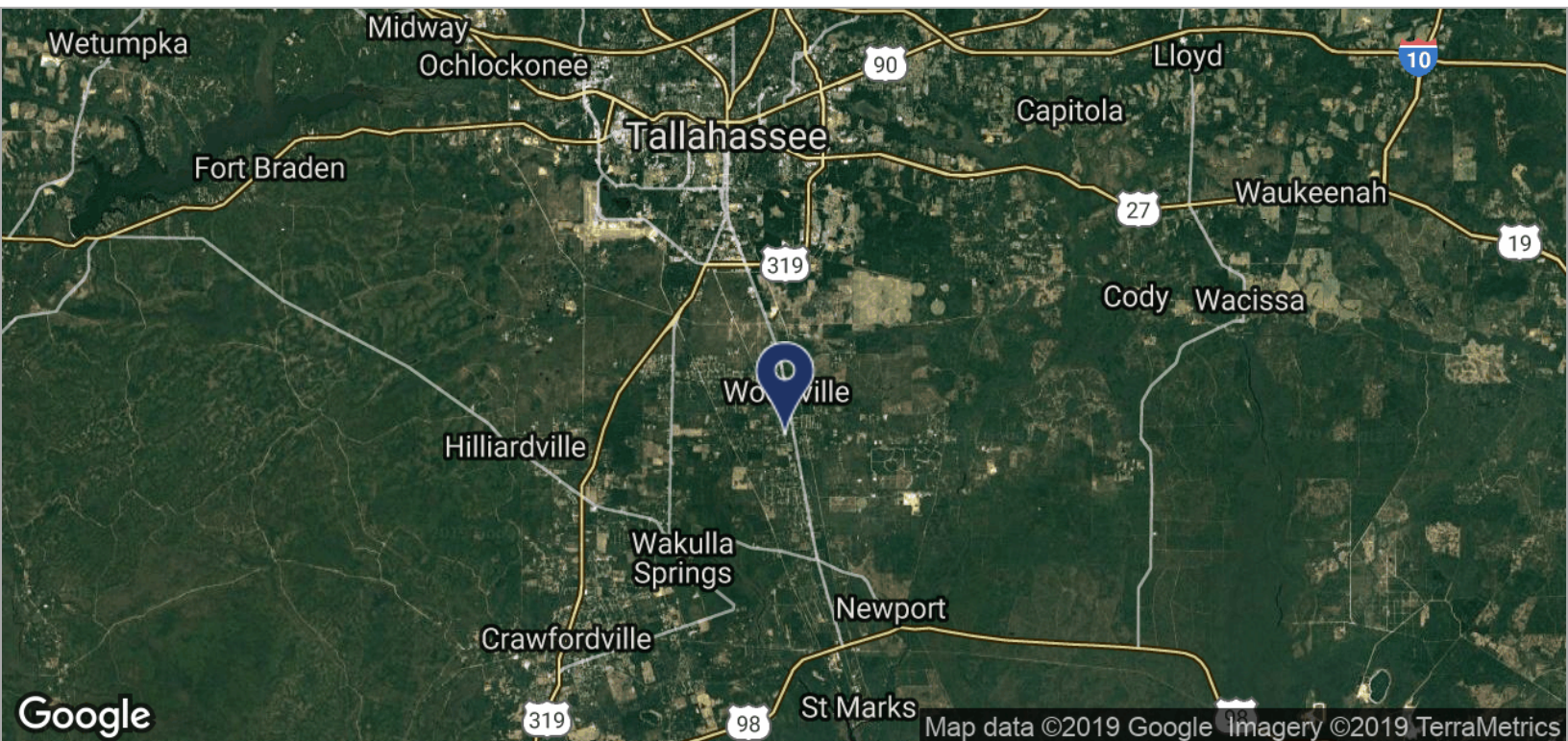
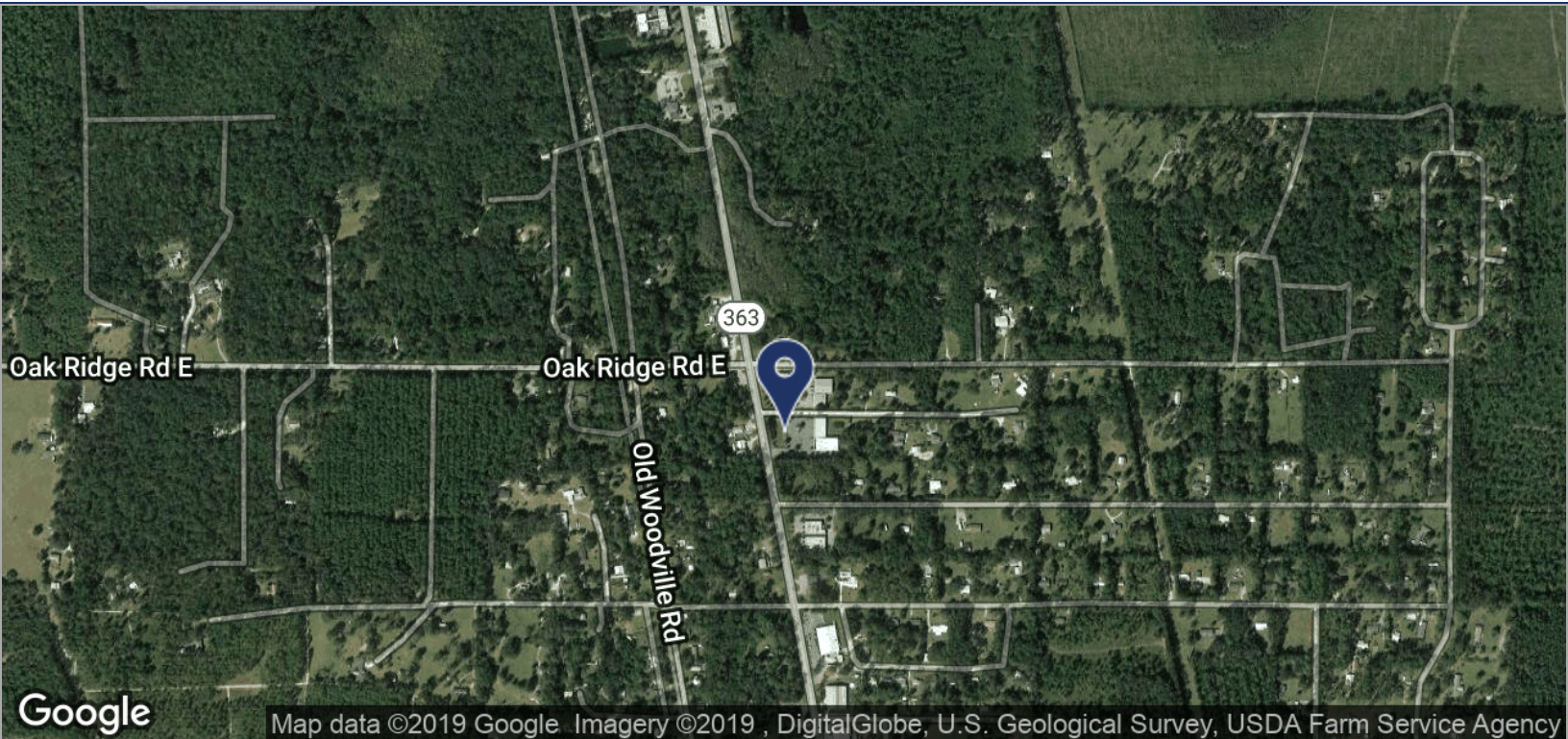




LOCATION MAPS

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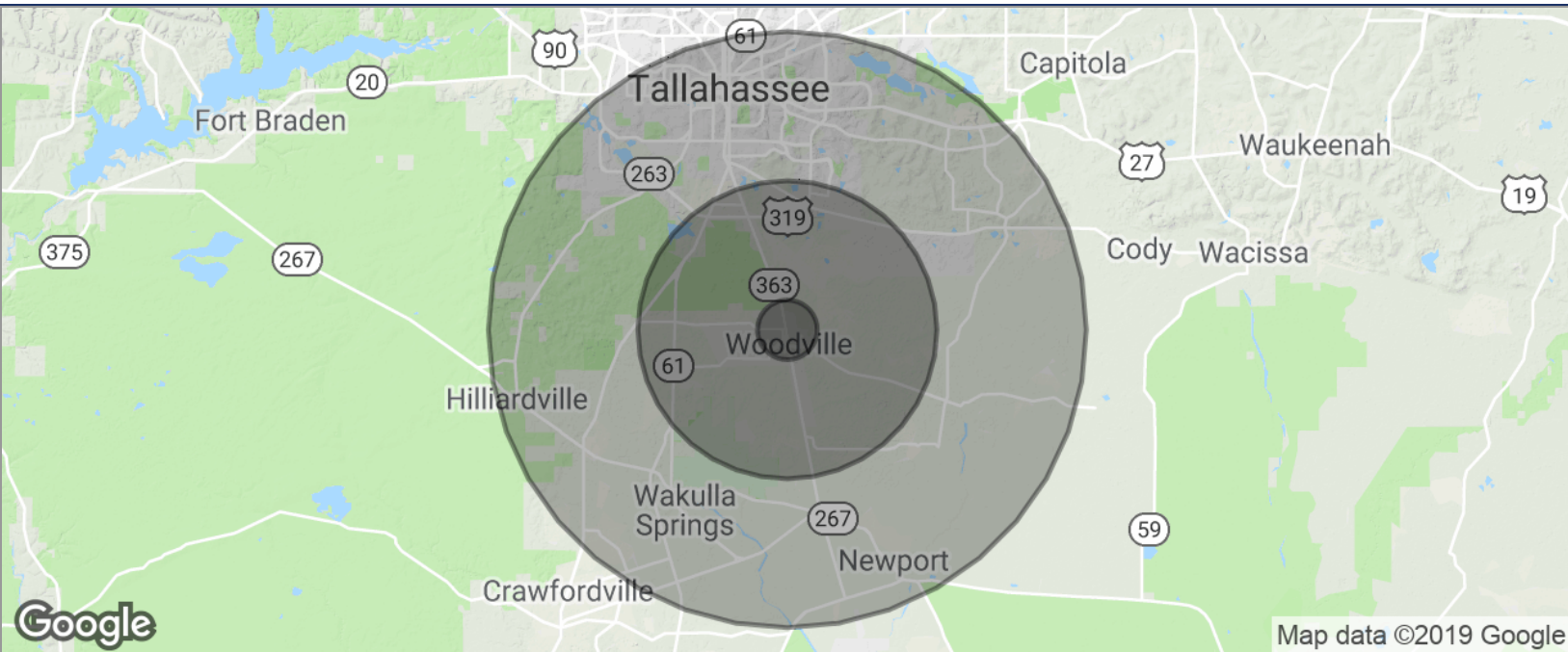




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	414	11,154	137,314
MEDIAN AGE	34.8	33.8	30.2
MEDIAN AGE (MALE)	29.8	30.4	29.1
MEDIAN AGE (FEMALE)	38.6	36.7	31.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	166	4,628	55,928
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$44,267	\$47,846	\$44,979
AVERAGE HOUSE VALUE		\$132,705	\$177,247

* Demographic data derived from 2010 US Census

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