

# For Sale Real Estate Only

3510 North Monroe  
Tallahassee, FL 32303



Street Retail with 10,000 +/- shelved Warehouse. Large vehicle area and 2 story office space. It is located in the a major traffic area for bedroom communities on US 27 and is 1.5 miles north of I-10.

**Land Size:** 1.47 +/- Acres with .1598 +/- acres containing the holding pond

**Sale Price:** \$1,550,000

**Square Footage:** 18,993+/-

9,040+/- sq ft of finished showroom/office  
of which 908+/- sq ft is in an upstairs office  
9,953+/- sq feet of unfinished warehouse

**Additional Square Feet:**

2,615+/- sq ft of mezzanine (loft storage)  
located in the warehouse

**Average Daily Traffic:** 42,500

