

# FOR SALE OFFICE / RETAIL



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG

*New Price*  
**\$550,000**



**2039 NORTH MONROE ST**  
**Tallahassee, FL 32303**

**Chip Hartung**  
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SHOWING INSTRUCTIONS:  
Vacant – key is in office



Scan for details

## Property Information

Address: 2039 North Monroe St  
Tallahassee, FL 32303

Total Building SF: 3,240 SF

Acres: 0.29 Acres

Parcel ID: #212430 C0070

Zoned: Commercial Parkway (CP)

Built: 1986

Traffic Count: 32,500 cars daily (FDOT)

Property Taxes: \$7,201.80 (2022)

Signage: Monument sign North Monroe

Parking: 4.73/1,000 SF (front & back)

Walkable Score: Very Walkable (78)

## FEATURES

- Mostly open floor plan with several private offices/ rooms, kitchen and three restrooms
- Free Standing street retail or office building
- Front access/parking from N Monroe & Rear access/parking from Marianna Dr

## LOCATION

- Approximately 1.5 miles to I-10 / N Monroe Interchange
- Less than 2 miles to Downtown Tallahassee area

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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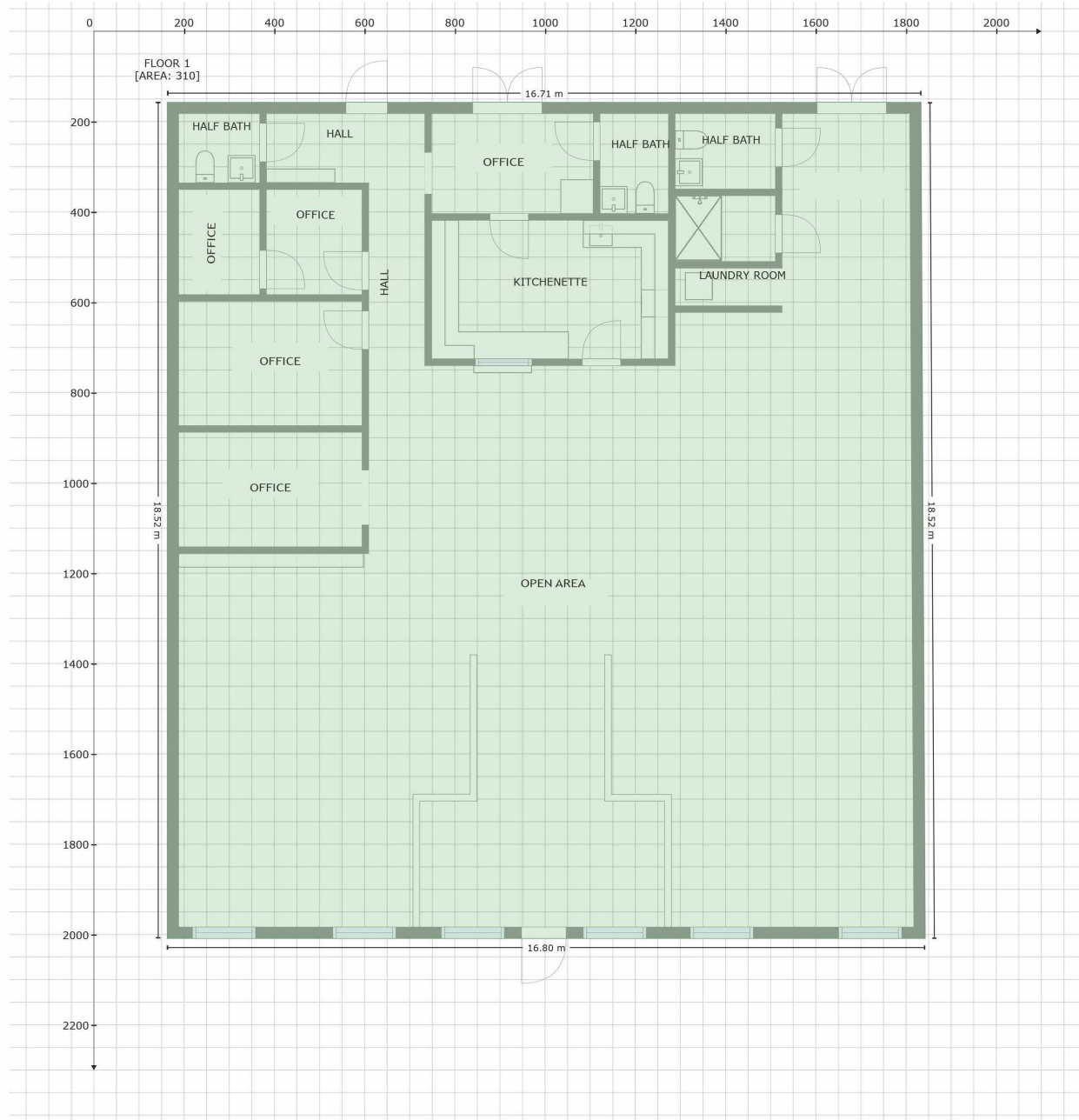
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**Coldwell Banker Commercial**  
**HARTUNG**  
3303 Thomasville Rd, Suite #201  
Tallahassee, FL 32308  
850.386.6160

# Floor Plan



Sizes & Dimensions are approximate, actual may vary.



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
FLOOR 1 (Living area)	310	$-\left(\left(1833.2 + 1842.7\right) * \left(157 - 2008.8\right) + \left(1842.7 + 162.6\right) * \left(2008.8 - 2008.8\right) + \left(162.6 + 162.6\right) * \left(2008.8 - 157\right) + \left(162.6 + 1833.2\right) * \left(157 - 157\right)\right) * 0.5 * 0.0001$







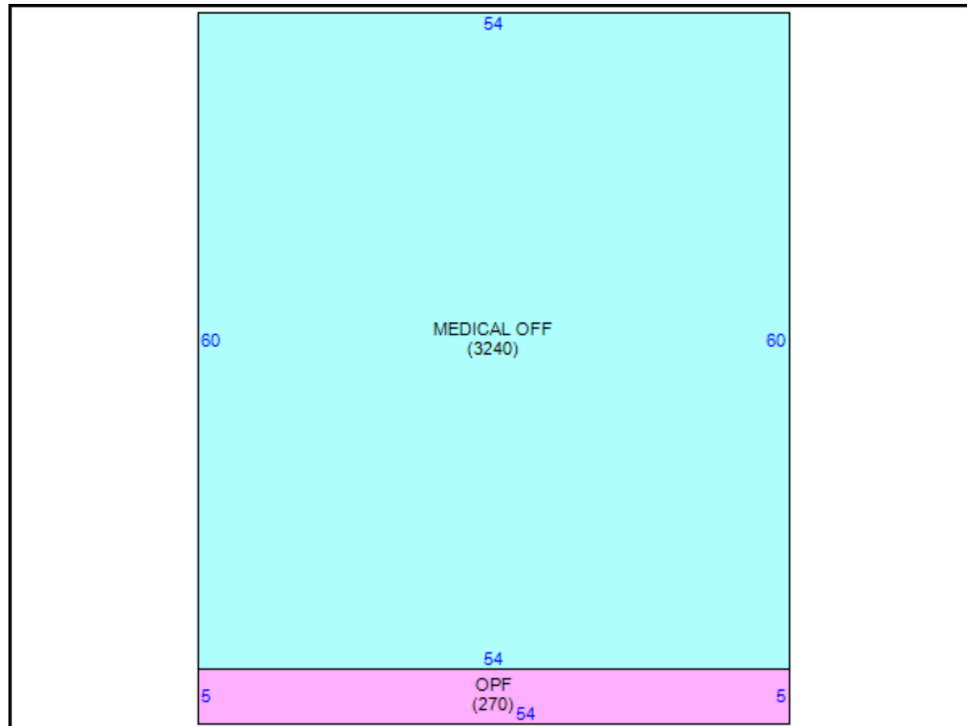




# Building Sketch & Images



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## Options

Type	Line #	Item	Area
Commercial	1	MEDICAL OFF - 370:MEDICAL OFFICE	3,240
Commercial Feature	1	OPF - OPF:Open Porch Finish	270

# Zoning CP- Commercial Parkway



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## Section 10-6.649. CP Commercial Parkway District

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth in the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>To encourage the benefits from mixed use development where residences are located in close proximity to the office and commercial uses allowed within the district including convenience and opportunity for residents and improved market access for business establishments, medium density multi-family residential development up to a maximum of 16 dwelling units per acre is allowed.</p> <p>Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>The principles of traditional neighborhood developments are encouraged, though not required.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p>	<ol style="list-style-type: none"> <li>(1) Antique shops.</li> <li>(2) Armored truck services.</li> <li>(3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles).</li> <li>(4) Automotive service and repair, including car wash.</li> <li>(5) Automotive--retail, parts, accessories, fires, etc.</li> <li>(6) Bait and tackle shops.</li> <li>(7) Banks and other financial institutions.</li> <li>(8) Broadcasting studios.</li> <li>(9) Building contractors and related services, without outdoor storage.</li> <li>(10) Camera and photographic stores.</li> <li>(11) Cemeteries.</li> <li>(12) Cocktail lounges and bars.</li> <li>(13) Commercial kennels.</li> <li>(14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-10-6.806.</li> <li>(15) Day care centers.</li> <li>(16) Gift, novelty, and souvenir stores.</li> <li>(17) Golf courses.</li> <li>(18) Hotels and motels, including bed and breakfast inns.</li> <li>(19) Indoor amusements (bowling, billiards, skating, etc.).</li> <li>(20) Indoor theaters (including amphitheaters).</li> <li>(21) Laundromats, laundry and dry-cleaning pickup stations.</li> <li>(22) Lawn or tree removal services.</li> <li>(23) Mailing services.</li> <li>(24) Medical and dental offices, services, laboratories, and clinics.</li> <li>(25) Manufactured home sales lots.</li> <li>(26) Mortuaries.</li> <li>(27) Motor vehicle fuel sales.</li> <li>(28) Motor vehicle racing tracks, go-carts, etc.</li> </ol>	<ol style="list-style-type: none"> <li>(29) Nonmedical offices and services, including business and government offices and services.</li> <li>(30) Nonstore retailers.</li> <li>(31) Nursing homes and residential care facilities.</li> <li>(32) Off-street parking facilities.</li> <li>(33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.)</li> <li>(34) Passive and active recreational facilities.</li> <li>(35) Pawnshops.</li> <li>(36) Personal services (barber shops, fitness clubs, etc.).</li> <li>(37) Pest control services.</li> <li>(38) Photocopying and duplicating services.</li> <li>(39) Printing and publishing.</li> <li>(40) Recreational vehicle park.</li> <li>(41) Rental and sales of dvds, video tapes and games.</li> <li>(42) Rental of tools, small equipment, or party supplies.</li> <li>(43) Repair services, nonautomotive.</li> <li>(44) Residential, multi-family, up to a maximum of 16 dwelling units per acre.</li> <li>(45) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor, up to a maximum of 16 dwelling units per acre.</li> <li>(46) Restaurants, with or without drive-in facilities.</li> <li>(47) Retail bakeries.</li> <li>(48) Retail caskets and tombstones.</li> <li>(49) Retail computer, video, record, and other electronics.</li> <li>(50) Retail department, apparel, and accessory stores.</li> <li>(51) Retail drug store.</li> <li>(52) Retail florist.</li> <li>(53) Retail food and grocery.</li> <li>(54) Retail furniture, home appliances and accessories.</li> <li>(55) Retail home/garden supply, hardware and nurseries.</li> <li>(56) Retail jewelry stores.</li> <li>(57) Retail needlework and instruction.</li> <li>(58) Retail newsstand, books, greeting cards.</li> <li>(59) Retail office supplies.</li> </ol>
		<ol style="list-style-type: none"> <li>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</li> <li>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</li> </ol>

# Zoning CP- Commercial Parkway



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		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
		(60) Retail optical and medical supplies. (61) Retail package liquors. (62) Retail pet stores. (63) Retail picture framing. (64) Retail sporting goods, toy stores (65) Retail trophy stores. (66) Self-moving operation. (67) Retail shoes, luggage, and leather products. (68) Sign shops. (69) Social, fraternal and recreational clubs and lodges, including assembly halls. (70) Studios for photography, music, art, drama, voice. (71) Tailoring. (72) Towing, wrecking, and recovery services. (73) Trailer sales and service. (74) Veterinary services, including veterinary hospitals. (75) Warehouses, mini-warehouses, or self-storage facilities. (76) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.

## DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Non-Residential Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for storage areas with buildings.	4 stories



# Zoning CP- Commercial Parkway



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## DEVELOPMENT STANDARDS (continued from page 1 of 2)

### 7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

Capital Circle from Centerville clockwise to I-10

Driveway access to Capital Circle from Centerville Road in the northeast to I-10 in the northwest is prohibited except for:

- Existing driveway access as of December 31, 1995;
- A single driveway access for properties in existence before December 31, 1995 which have sole access to Capital Circle and do not have other street access; and
- Temporary driveway access which may be permitted for properties which establish permanent access to another public street and grant the City or County the right to close the temporary access without compensation upon conversion of Capital Circle to a limited access or controlled access roadway.

All Arterials and Major Collectors: Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection. Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

#### Minor Collectors

Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection.

#### Local Streets

Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection.

**8. Street Vehicular Access Restrictions:** Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.

**9. Additional Criteria for Charitable Donation Stations:** Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by Section 10-6.806 of these regulations.

#### GENERAL NOTES:

- If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parts, etc.).



# Gis Maps



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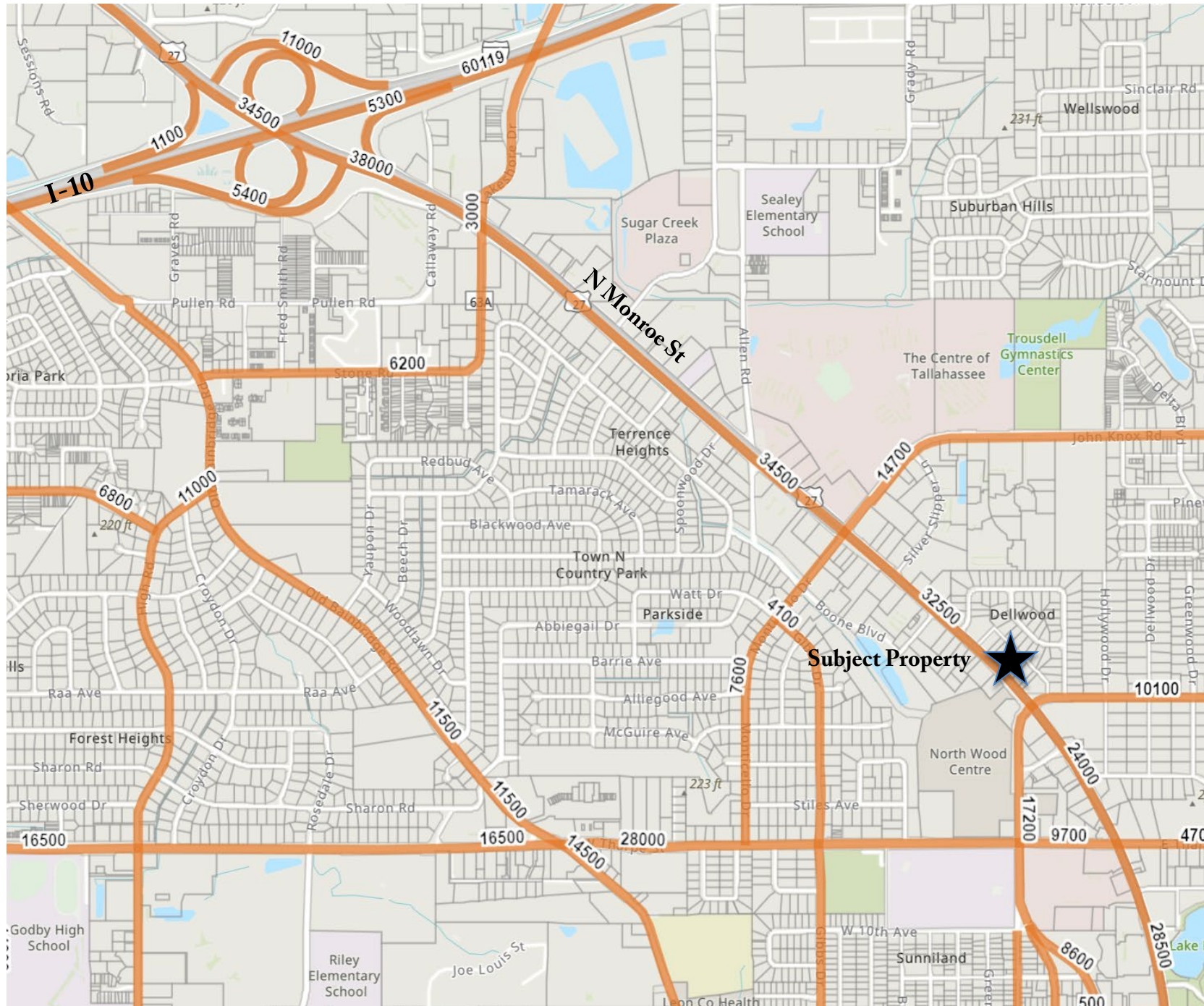




# Daily Traffic Counts in Surrounding Area



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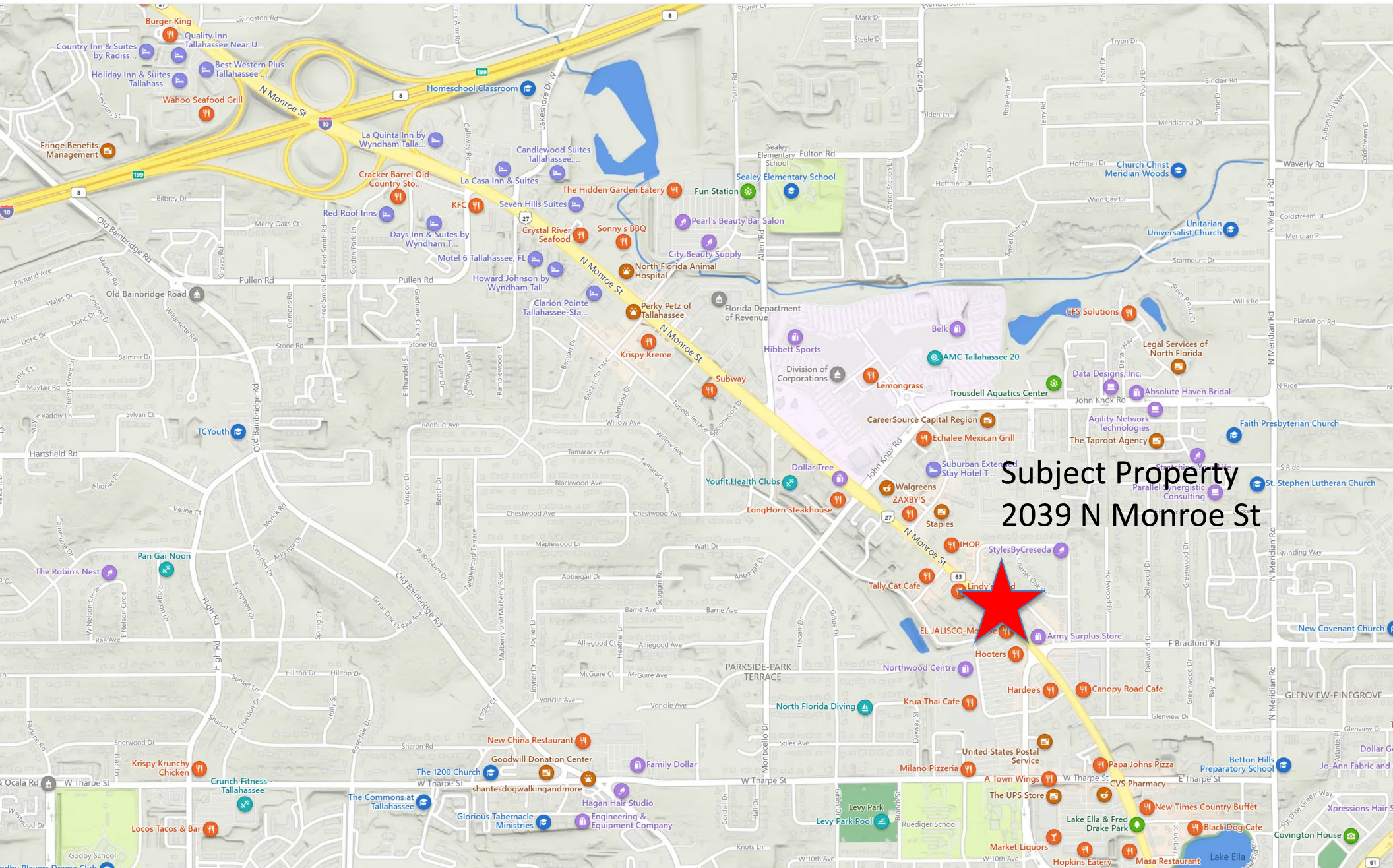




# Location Map



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**Subject Property  
2039 N Monroe St**



# Demographics



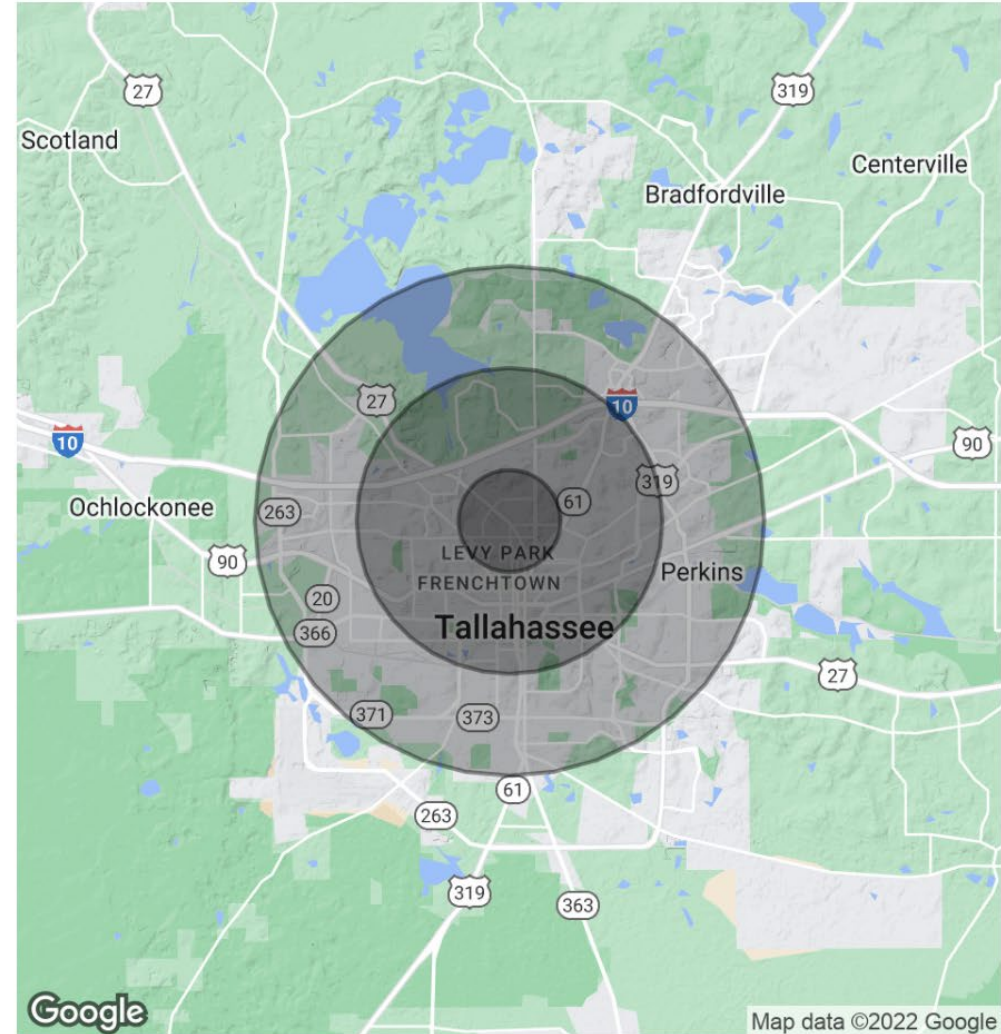
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,503	84,672	174,433
Average Age	28.7	28.8	29.4
Average Age (Male)	28.4	29.1	28.9
Average Age (Female)	29.3	28.5	29.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,235	34,018	72,596
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$52,584	\$49,367	\$49,655
Average House Value	\$216,326	\$254,587	\$224,051

\* Demographic data derived from 2010 US Census







## TALLAHASSEE INTERNATIONAL AIRPORT

Tallahassee International Airport (TLH), is located approximately 5 miles southwest of downtown Tallahassee. The airport is able to served more than 700,000 passengers annually with flights to major hubs, such as Atlanta, Charlotte, Miami, Dallas/Fort Worth, Tampa, Fort Lauderdale and Orlando for major airlines such as American Airlines, Delta and Silver Airways. Tallahassee International Airport is able to manage international cargo flights for companies like FedEx. Serving as the leading cargo handler in the Panhandle of Florida, TLH handles more than nice and a half million pounds of cargo annually.



## TALLAHASSEE MEMORIAL HEALTHCARE

Tallahassee Memorial HealthCare, founded in 1948, is a private, not-for-profit community healthcare system located just minutes northeast of downtown Tallahassee. Tallahassee Memorial HealthCare serves a 17-county region in North Florida and South Georgia and is comprised of a 772-bed acute care hospital, multiple specialty care centers and three residency programs, and psychiatric hospital. The hospital has 32 affiliated physician practices and partnerships with Doctors' Memorial Hospital, FSU College of Medicine, University of Florida Health, Weems Memorial Hospital & Wolfson Children's Hospital. Tallahassee Memorial HealthCare employs more than 5,000 physicians and employees.



## CAPITAL REGIONAL MEDICAL CENTER

Capital Regional Medical Center is a fully accredited healthcare facility located northeast Tallahassee area. CRMC has more than 1,100 employees and 500 physicians, Capital Regional Medical Center is the regions 11th largest employer. Part of the HCA medical network, Capital Regional Medical Center is a 266-bed acute-care hospital that offers 24/7 emergency services and contains the only emergency hyperbaric operation between Pensacola and Jacksonville. The hospital also handles military personnel from Moody Air Force Base in Valdosta, Georgia, Mayport Naval Station east of Jacksonville and US Coastguard Sector Jacksonville





## GOVERNMENT

Tallahassee was chosen as the capital for the state of Florida in 1823 due to its centralized location between the states two largest cities at the time, Pensacola and Saint Augustine. There were a number of proposals to move the capital, but after the construction and opening of the new Florida Capitol building in 1977, the proposals subsided and Tallahassee was solidified as the state's capital.

On the site of the Capitol Complex, in Tallahassee, Florida, US, are four very different buildings. The oldest is the nineteenth-century Old Capitol, restored and shrunken to its 1902 state of appearance. The other three are the House of Representatives and Senate flanking office buildings and a 22-story Executive Office Building, sometimes called the New Capitol. The New Capitol houses executive and legislative offices. Adjacent to it are the chambers of the Florida Legislature.

The capitol is located at the intersection of Apalachee Parkway and Monroe Street (Florida State Road 61) in downtown Tallahassee. Apalachee Parkway, a major east-west road built in 1957, dead-ends at the Capitol Complex, figuratively providing access from central and south Florida.

Tallahassee is also the government center for Leon County, Leon County Schools, and City of Tallahassee, making Tallahassee's public sector its leading producer of jobs. With the State of Florida Government employing more than 22,000 employees and the county school board, city and county adding 4,500, 2,700 and 1,900 respectively, the government employs more than twice that of any other employment sector in the region.



## THE CENTRE OF TALLAHASSEE

Formerly known as the Tallahassee Mall. The Centre is a semi-enclosed shopping center and entertainment venue at the corner of N Monroe Street & John Knox Rd. The 747,000 SF mall has recently undergone a historic renovation. It has been converted to mixed use development that consists of retail, culture, arts, restaurants, an open-air amphitheater and an urban park. The opened air amphitheater, The "Pavilion", seats approximately 6,700 spectators and hosts many national concerts, trade shows and events. In addition to the theaters, shops & eateries, the former mall has repurposed a large portion into office space (450,790 SF) for the State of Florida with over 2000 employees working for the Department of Health and the Department of Children & Families. The former Dillard's building has been transformed into the School of Arts & Sciences.



## CASCADES PARK

The Cascades Project will bring a vibrant live-work experience. Project includes mid-rise residential, retail, office, restaurants and hotel space built to maximize views of the Capitol and park.



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