

FOR SALE

1311 N Paul Russell Rd # 1 Tallahassee, FL 32301

NAI TALCOR

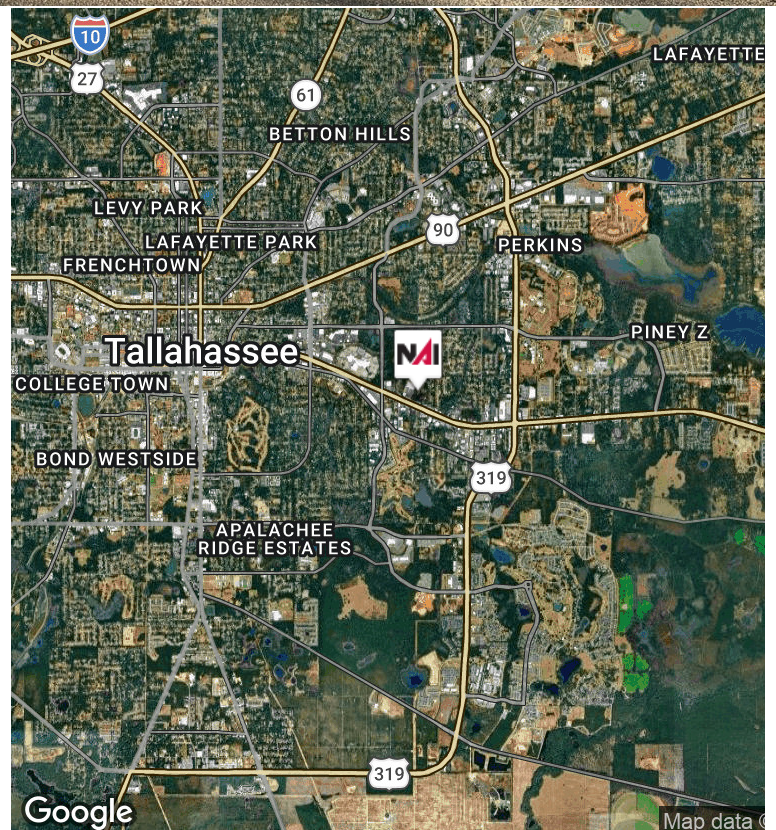


Office | 6,582 SF

This 6,582 SF building, constructed in 1990, features two units and is zoned OR-3. The property is ideal for an owner-user seeking an additional income stream, with room for future growth.

- 6,582 SF building
- Two units
- Built in 1990
- Zoned OR-3
- Tallahassee location

Sale Price: \$740,000



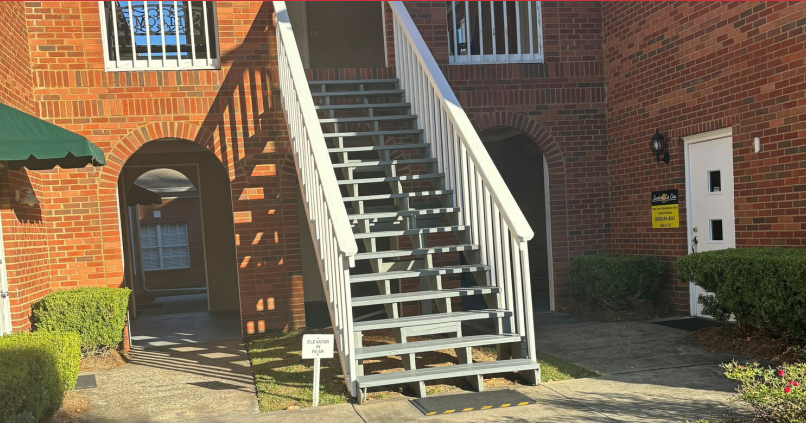
✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

FOR SALE

1311 N Paul Russell Rd # 1 Tallahassee, FL 32301



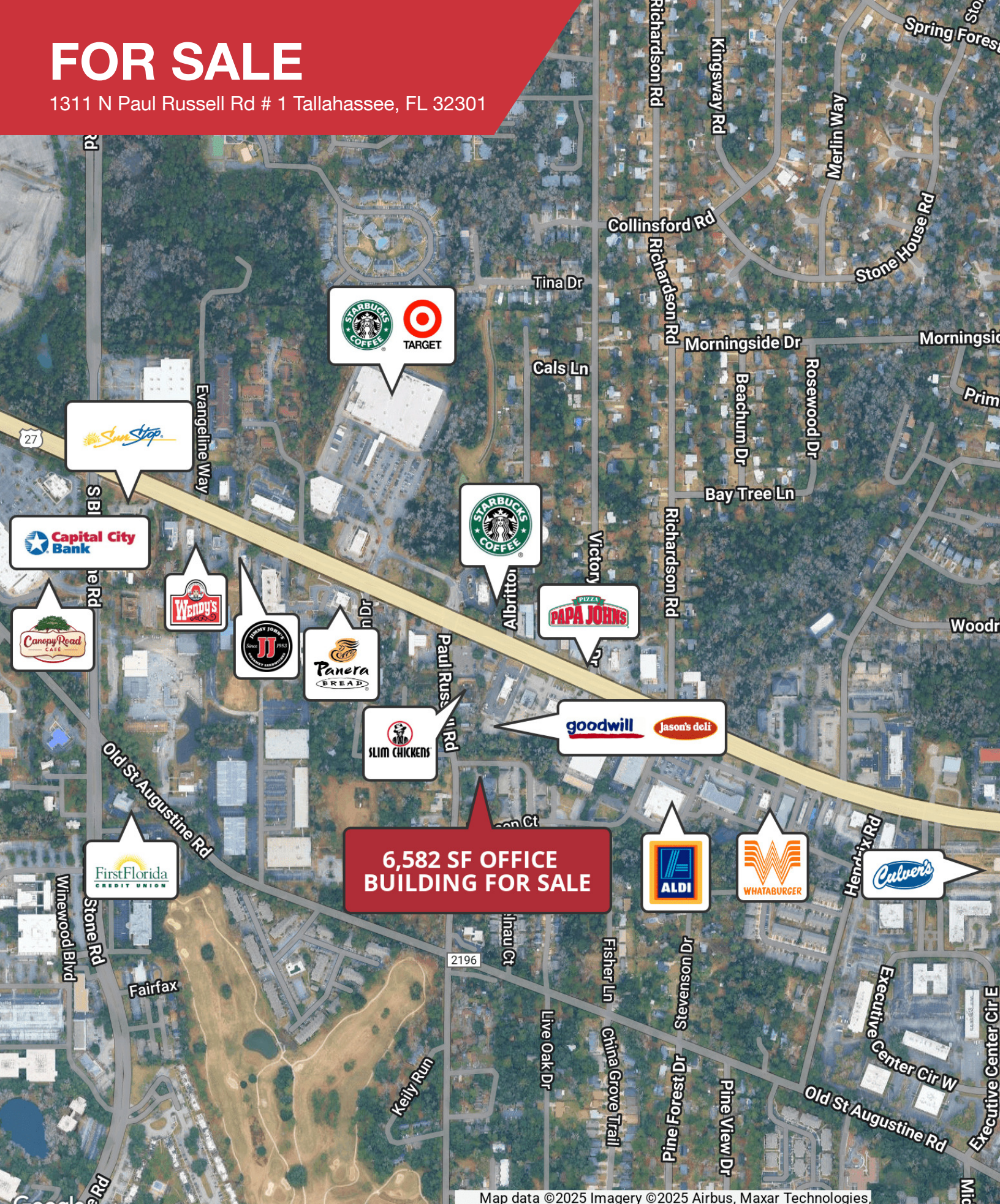
✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITACOR

FOR SALE

1311 N Paul Russell Rd # 1 Tallahassee, FL 32301



6,582 SF OFFICE BUILDING FOR SALE

 **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talcor.com

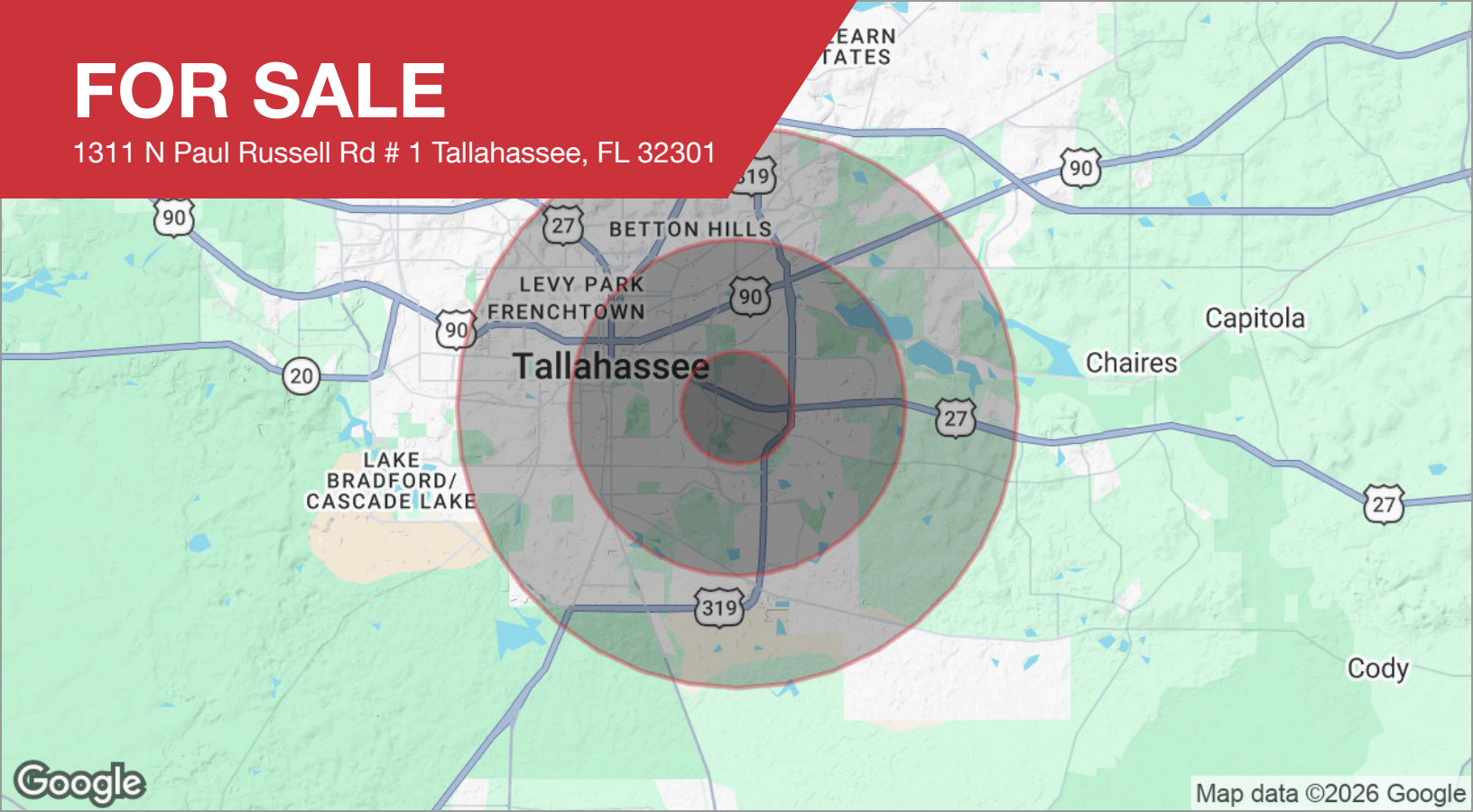
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies,



FOR SALE

1311 N Paul Russell Rd # 1 Tallahassee, FL 32301



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,343	62,092	153,050
Median age	36	37	35
Median age (male)	35	36	34
Median age (Female)	37	38	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,230	28,223	65,598
# of persons per HH	2	2.2	2.3
Average HH income	\$70,009	\$83,458	\$77,626
Average house value	\$238,296	\$310,229	\$278,621

* Demographic data derived from 2020 ACS - US Census