

FOR LEASE



**COLDWELL BANKER
COMMERCIAL
HARTUNG**



3837-B KILLEARN COURT Tallahassee, FL 32309

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SHOWING INSTRUCTIONS

Rooms #2 & #3 are vacant-key in office
(Room #1 occupied)

Property Information:

Address: 3837-B Killearn Crt, Tallahassee, FL
Salon Room #2 \$800 103 +/- SF
Salon Room #3 \$650 82 +/- SF

Common Areas: shampoo room, restroom
Type Lease: Full Service
Type Bldg: Killearn Center Office Condo
Building: 420 SF +/-
Acres: 0.06 Acres
Parcel ID: #3110853 B0002
Zoned: AC - Activity Center
Built: 1983

FEATURES:

- Rent includes: Utilities
- Space includes common shampoo area and common bathroom

LOCATION:

- Located in Killearn Center Office Buildings
- NE Tallahassee just off I-10/Thomasville Rd interchange
- Many businesses, retailers, restaurants, etc nearby

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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**Coldwell Banker Commercial
HARTUNG**

3303 Thomasville Rd, Suite #201

Tallahassee, FL 32308

850.386.6160

Space Layout



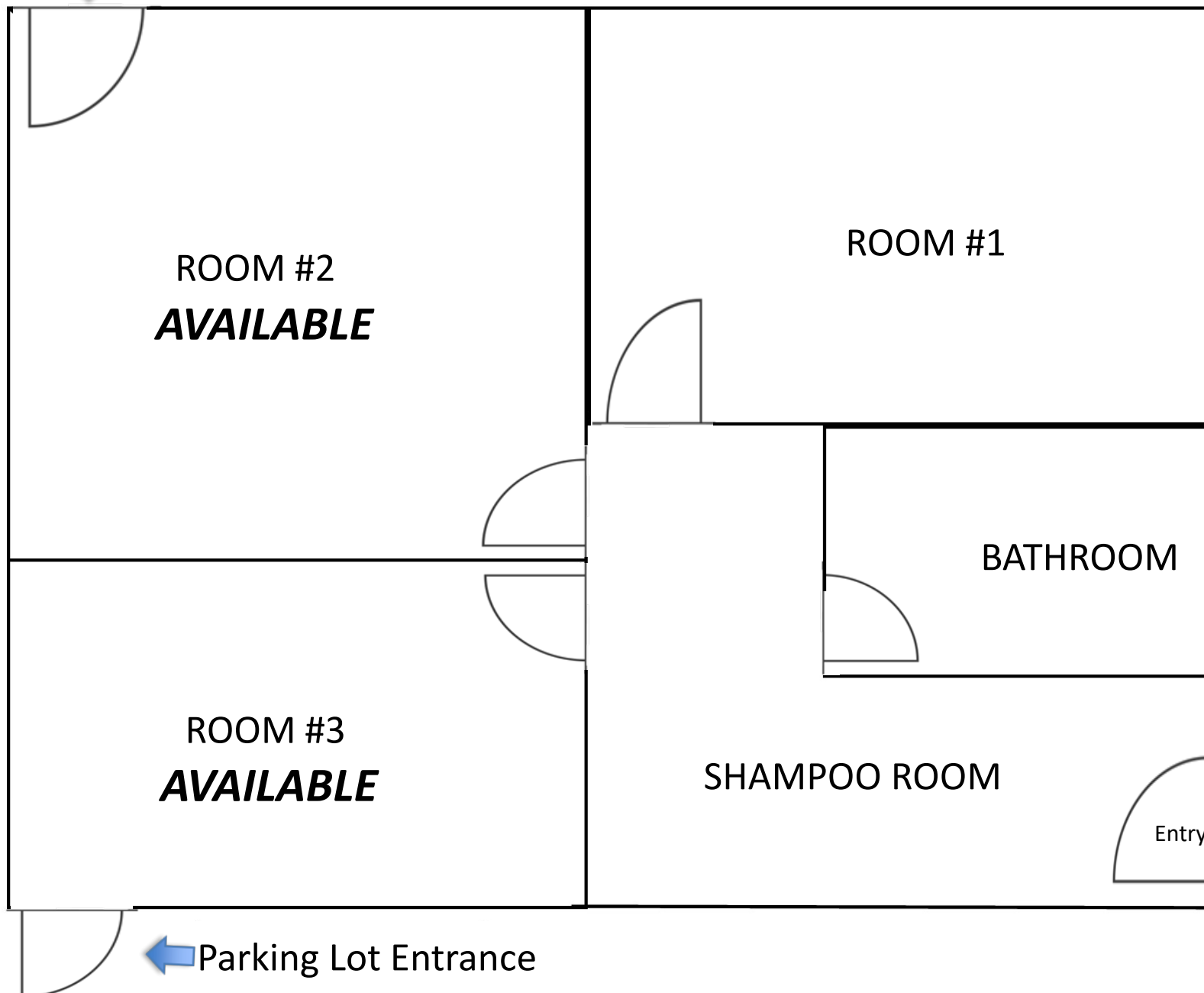
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Courtyard Entrance



UNIT/BLDG B

Sizes are approximate



ROOM #2
AVAILABLE

ROOM #1

BATHROOM

ROOM #3
AVAILABLE

SHAMPOO ROOM

Entry To Unit C

← Parking Lot Entrance

Images



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Chimney Corners Map



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Retailer Map



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Map data ©2022

Demographics



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,313	35,674	98,741
Average Age	41.1	42.5	37.5
Average Age (Male)	41.0	42.5	37.1
Average Age (Female)	42.3	43.1	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,947	15,982	43,585
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$92,669	\$95,729	\$78,267
Average House Value	\$296,299	\$304,743	\$295,394

** Demographic data derived from 2010 US Census*

