

FOR SALE

Office with Warehouse by Hospital

Brenda Francis
BROKER
GROUP
REALTY, INC.

1833 Junwin Court, Tallahassee, FL 32303



1833 JUNWIN COURT

- Formerly Whitmyer Biomechanix Building
- Office/Warehouse Combination
- 5,075 SF Office
- 2,925 SF warehouse w/electric roll up door
- Wheelchair accessible with electric entry doors
- Kitchen w/refrigerator, dishwasher
- Patio/Deck overlooking pond
- Built in 1996 with water frontage
- Total of 3 lots equal to 1.48 +/- Acres
- 0.57 Acre vacant lot on water
- Excellent setting for fund raisers, events

OFFICE WAREHOUSE NEAR HOSPITAL

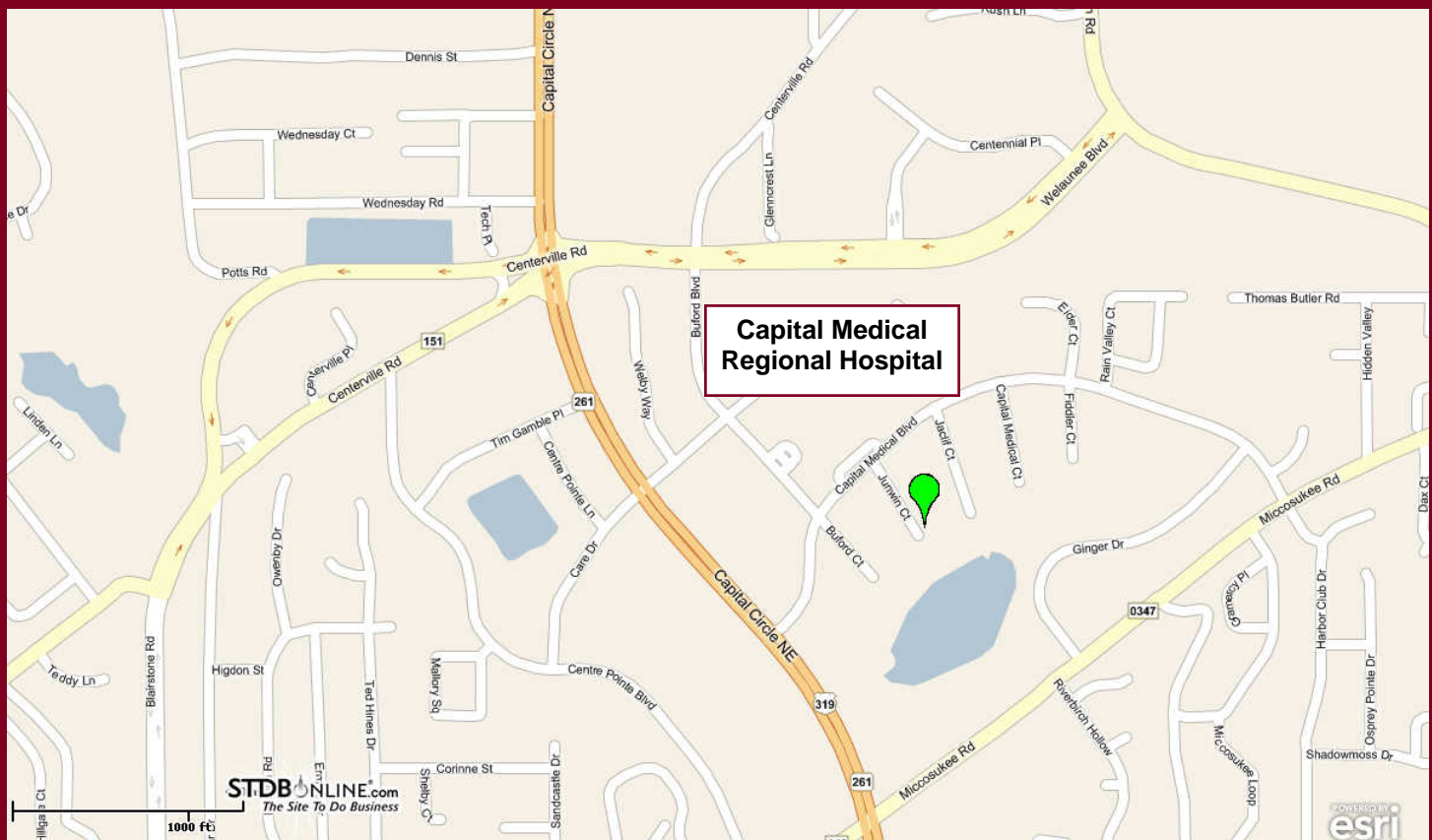
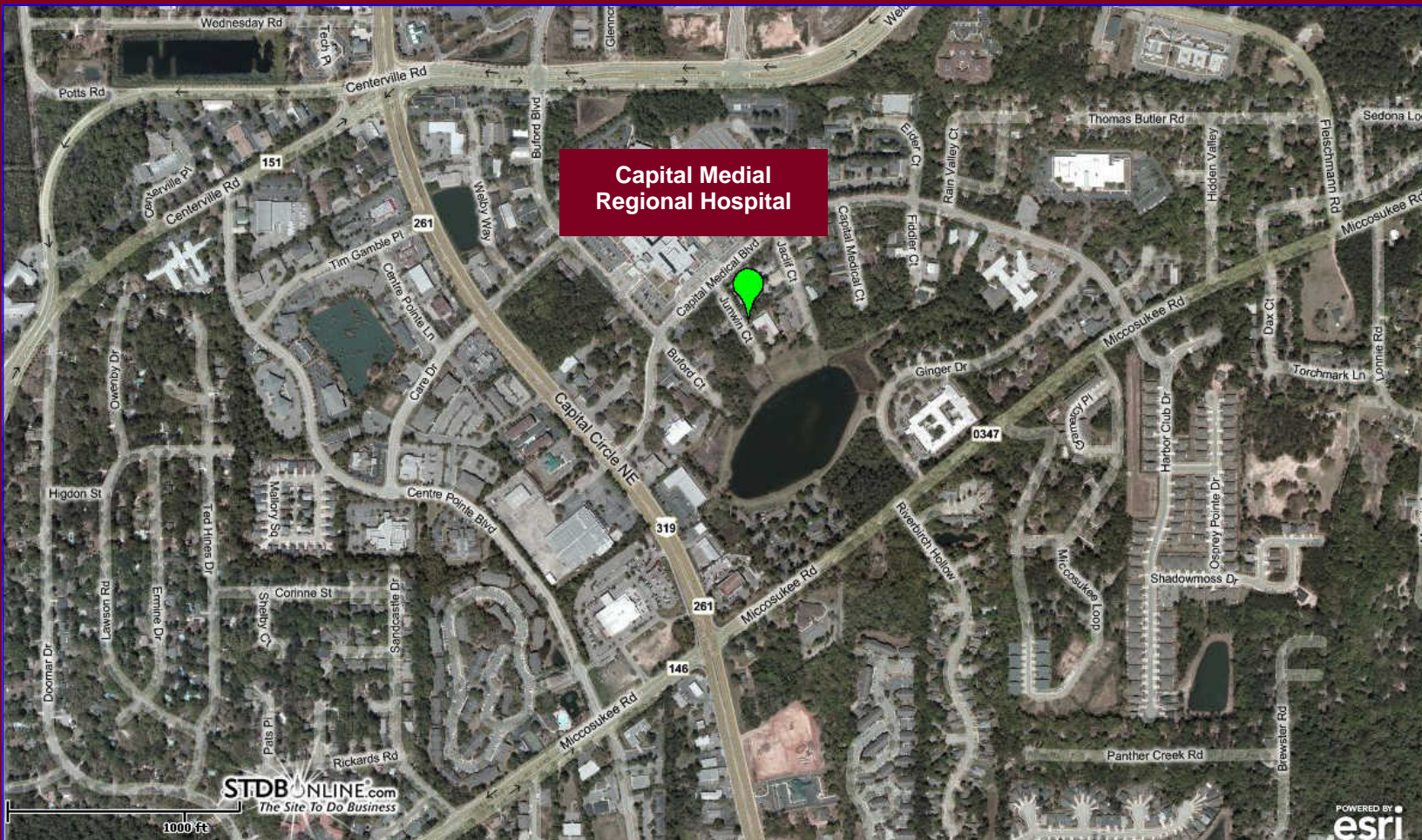
- Zoned Commercial Medical
- Great for Medical Office, Medical Research Laboratory, Medical Manufacturing, Dental Manufacturing, Fitness Club, Veterinary Hospital, Medical Clinic.....
- Sonitrol Alarm and Fire Alarm Systems, Telephone system,
- Warehouse ladder, movable mezzanine, ventilated workroom
- 600 Volt, Three Phase Electric
- Owner will consider Lease Option

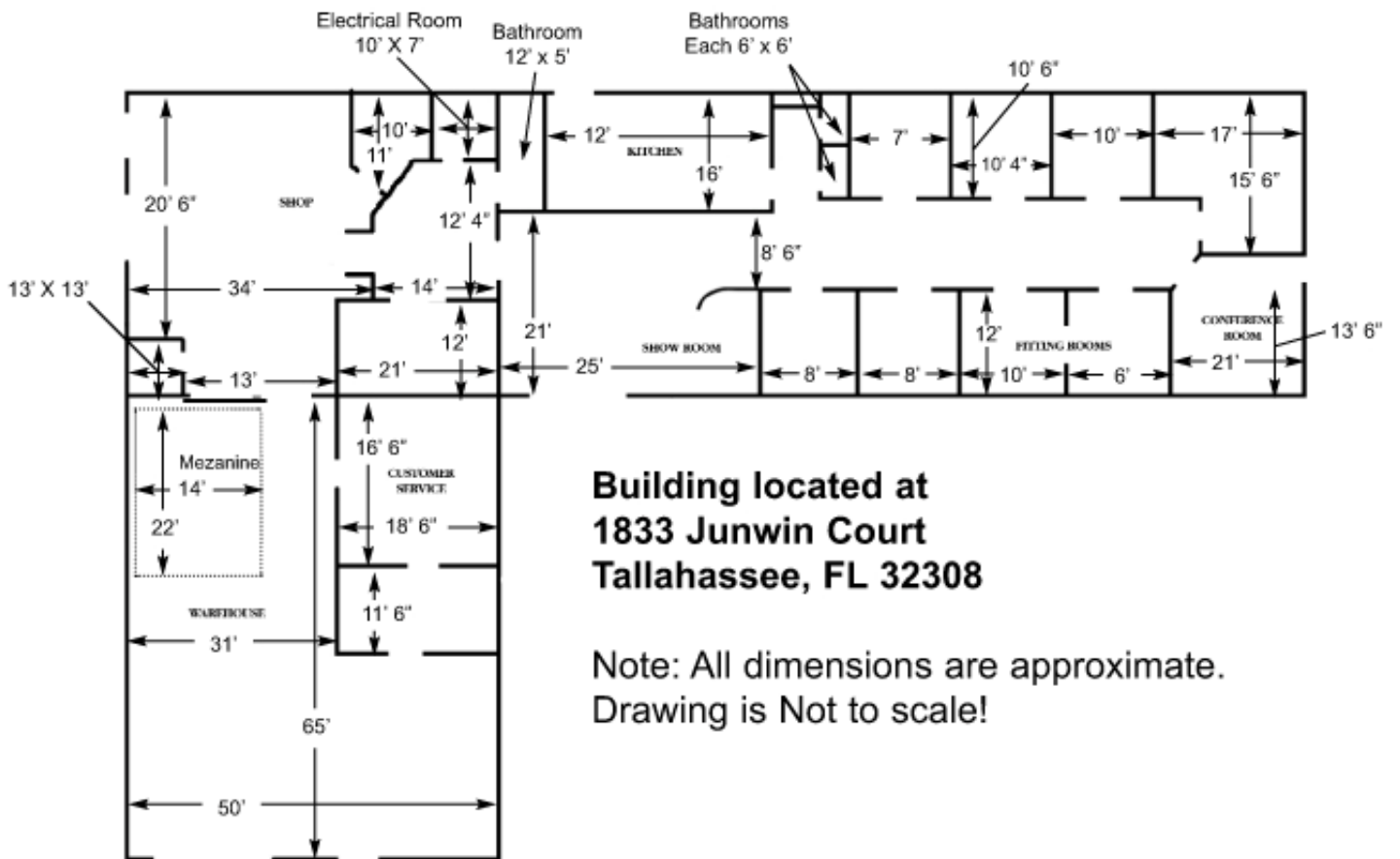
- **\$995,000**

Brenda Francis, CCIM
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285 Pinewood Drive
Tallahassee, FL 32303
Licensed Real Estate Broker

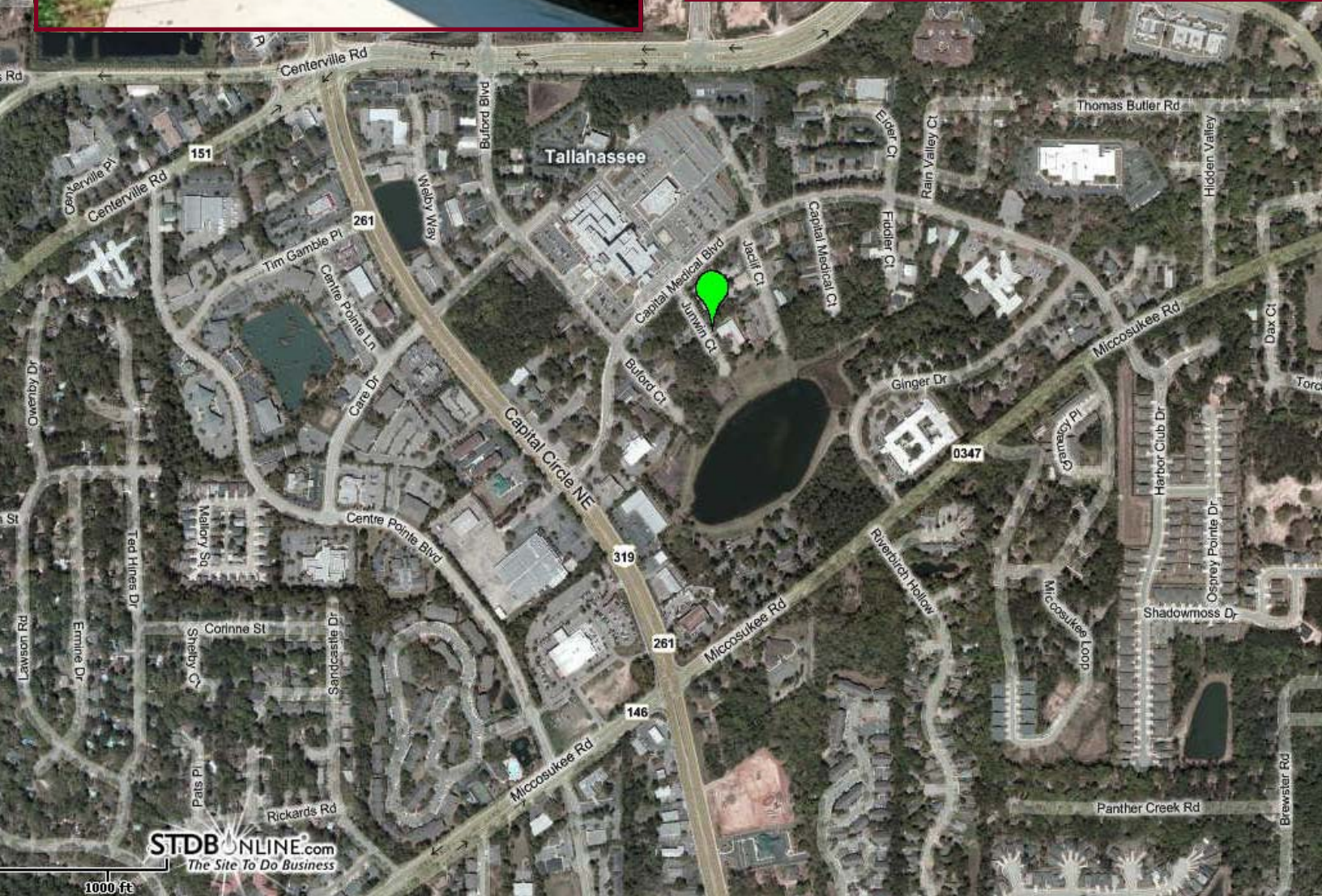
The information shown or contained herein is believed accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be independently verified.





Building located at
1833 Junwin Court
Tallahassee, FL 32308

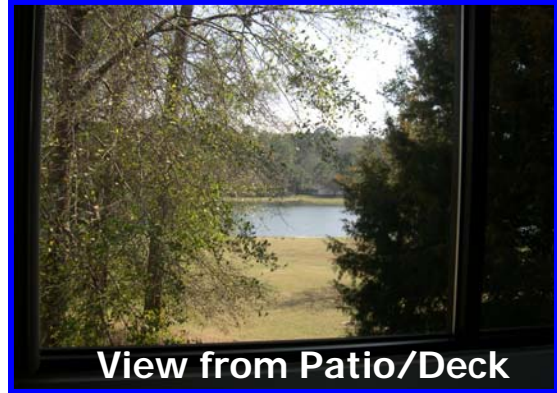
Note: All dimensions are approximate.
 Drawing is Not to scale!



1833 Junwin Court, Tallahassee, FL 32303



Exterior



View from Patio/Deck



Interior



Interior



Kitchen



Warehouse



Arial View



Warehouse Interior

Section 10-257. CM Medical Arts Commercial District.

1. District Intent		PERMITTED USES								
		2. Principal Uses			3. Accessory Uses					
<p>The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential uses shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p>		<p>(1) Banks and other financial institutions, without drive-through facilities. (2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (3) Day care centers. (4) Gift, novelty, and souvenir shops. (5) Hospitals. (6) Hotels and motels, including bed and breakfast inns. (7) Laundromats, laundry and dry cleaning pick-up stations. (8) Mailing services. (9) Medical and dental offices, services, laboratories, and clinics. (10) Medical laboratories. (11) Mortuaries. (12) Multiple-family dwellings. (13) Non-medical offices and services, including business and government offices and services.</p>			<p>(14) Nursing homes and other residential care facilities. (15) Off-street parking facilities. (16) Passive and active recreational facilities. (17) Personal services (barber shops, fitness clubs, etc.). (18) Photocopying and duplicating services. (19) Restaurants without drive-in facilities. (20) Retail bakeries. (21) Retail drug store. (22) Retail florists. (23) Retail newsstands, books, greeting cards. (24) Retail office supplies. (25) Retail optical and medical supplies. (26) Rooming Houses. (27) Single-family attached dwellings. (28) Tailoring. (29) Veterinary services, including veterinary hospitals. (30) 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.</p>			<p>(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.</p>		
DEVELOPMENT STANDARDS (continued on page 2 of 2)										
		4. Minimum Lot or Site Size		5. Minimum Building Setbacks			6. Maximum Building Restrictions			
Use Category	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	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	none for hospitals; 6 stories for other uses (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district	
FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2										

DEVELOPMENT STANDARDS (continued from page 1 of 2)									
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
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Rooming Houses	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	same as above
7. Street Vehicular Access Restrictions: Properties in the CM zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential 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: 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.									

GENERAL NOTES:

1. 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 2,500 square feet of building area. Community service facilities are 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.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



Executive Summary

Prepared by Brenda Francis

1833 Junwin Ct, Tallahassee,...

Latitude: 30.474613

Longitude: -84.230187

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	6,160	48,192	126,124
Male Population	44.6%	46.0%	46.9%
Female Population	55.4%	54.0%	53.1%
Median Age	36.6	38.1	32.9
2010 Income			
Median HH Income	\$51,735	\$60,265	\$52,470
Per Capita Income	\$27,640	\$34,265	\$29,527
Average HH Income	\$58,241	\$74,702	\$66,240
2010 Households			
Total Households	2,773	21,598	53,959
Average Household Size	2.02	2.12	2.15
2010 Housing			
Owner Occupied Housing Units	37.7%	51.6%	47.8%
Renter Occupied Housing Units	54.0%	40.3%	42.5%
Vacant Housing Units	8.3%	8.2%	9.7%
Population			
1990 Population	4,179	36,631	97,215
2000 Population	5,919	44,463	113,331
2010 Population	6,160	48,192	126,124
2015 Population	6,249	49,568	130,822
1990-2000 Annual Rate	3.54%	1.96%	1.55%
2000-2010 Annual Rate	0.39%	0.79%	1.05%
2010-2015 Annual Rate	0.29%	0.56%	0.73%

In the identified market area, the current year population is 126,124. In 2000, the Census count in the market area was 113,331. The rate of change since 2000 was 1.05 percent annually. The five-year projection for the population in the market area is 130,822, representing a change of 0.73 percent annually from 2010 to 2015. Currently, the population is 46.9 percent male and 53.1 percent female.

Households			
1990 Households	1,707	14,998	37,969
2000 Households	2,611	19,481	47,043
2010 Households	2,773	21,598	53,959
2015 Households	2,829	22,329	56,375
1990-2000 Annual Rate	4.34%	2.65%	2.17%
2000-2010 Annual Rate	0.59%	1.01%	1.35%
2010-2015 Annual Rate	0.4%	0.67%	0.88%

The household count in this market area has changed from 47,043 in 2000 to 53,959 in the current year, a change of 1.35 percent annually. The five-year projection of households is 56,375, a change of 0.88 percent annually from the current year total. Average household size is currently 2.15, compared to 2.18 in the year 2000. The number of families in the current year is 27,718 in the market area.

Housing

Currently, 47.8 percent of the 59,758 housing units in the market area are owner occupied; 42.5 percent, renter occupied; and 9.7 percent are vacant. In 2000, there were 50,123 housing units - 50.3 percent owner occupied, 43.6 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.73 percent. Median home value in the market area is \$171,363, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.84 percent annually to \$206,918. From 2000 to the current year, median home value changed by 3.69 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



1833 Junwin Ct, Tallahassee,...

Latitude: 30.474613

Longitude: -84.230187

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$31,919	\$37,831	\$31,581
2000 Median HH Income	\$39,915	\$47,911	\$41,095
2010 Median HH Income	\$51,735	\$60,265	\$52,470
2015 Median HH Income	\$57,432	\$64,751	\$58,612
1990-2000 Annual Rate	2.26%	2.39%	2.67%
2000-2010 Annual Rate	2.56%	2.26%	2.41%
2010-2015 Annual Rate	2.11%	1.45%	2.24%
Per Capita Income			
1990 Per Capita Income	\$17,112	\$19,866	\$16,259
2000 Per Capita Income	\$21,754	\$27,888	\$23,363
2010 Per Capita Income	\$27,640	\$34,265	\$29,527
2015 Per Capita Income	\$30,953	\$38,021	\$32,878
1990-2000 Annual Rate	2.43%	3.45%	3.69%
2000-2010 Annual Rate	2.36%	2.03%	2.31%
2010-2015 Annual Rate	2.29%	2.1%	2.17%
Average Household Income			
1990 Average Household Income	\$40,703	\$47,350	\$40,781
2000 Average Household Income	\$46,557	\$61,524	\$55,042
2010 Average HH Income	\$58,241	\$74,702	\$66,240
2015 Average HH Income	\$64,856	\$82,473	\$73,299
1990-2000 Annual Rate	1.35%	2.65%	3.04%
2000-2010 Annual Rate	2.21%	1.91%	1.82%
2010-2015 Annual Rate	2.17%	2%	2.05%

Households by Income

Current median household income is \$52,470 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$58,612 in five years. In 2000, median household income was \$41,095, compared to \$31,581 in 1990.

Current average household income is \$66,240 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,299 in five years. In 2000, average household income was \$55,042, compared to \$40,781 in 1990.

Current per capita income is \$29,527 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,878 in five years. In 2000, the per capita income was \$23,363, compared to \$16,259 in 1990.

Population by Employment

Total Businesses	693	3,107	7,720
Total Employees	9,446	39,424	105,894

Currently, 90.4 percent of the civilian labor force in the identified market area is employed and 9.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.5 percent of the civilian labor force, and unemployment will be 7.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 68.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 78.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 7.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.0 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 19.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 16.0 percent were high school graduates only (29.6 percent in the U.S.)
- 8.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 27.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 22.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.