1110 S Magnolia Drive

Tallahassee, Florida 32301



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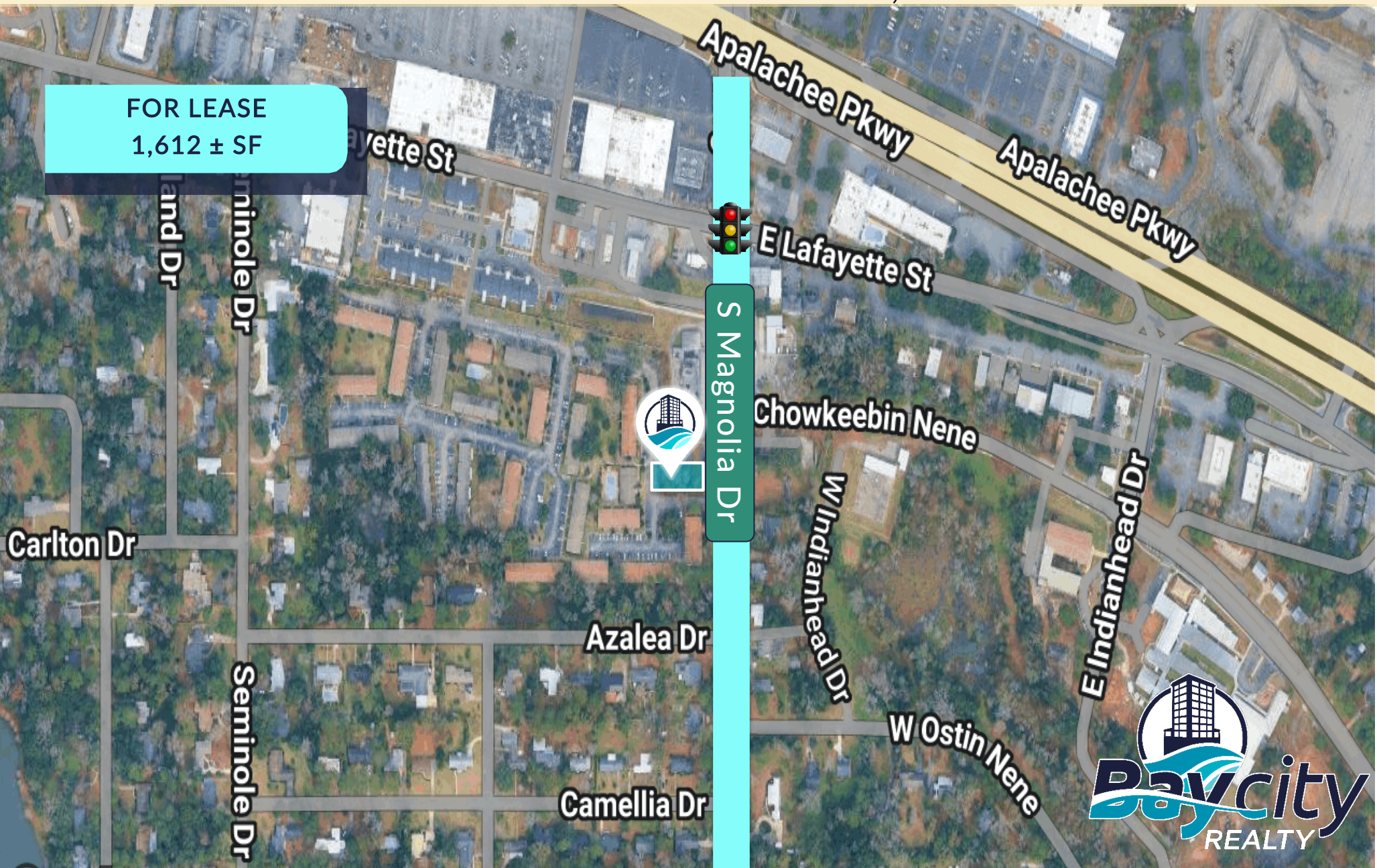
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Baycity REALTY

FREESTANDING OFFICE FOR LEASE

1110 S Magnolia Drive

Tallahassee, Florida 32301



OFFICE FOR LEASE

1110 S Magnolia Drive

Tallahassee, FL 32301

Property Description

1110 S Magnolia Drive offers 1,612 ± SF of freestanding office space on a 0.34 ± acre corner parcel in Tallahassee. Built in 1930, this single-story building has an established office layout suited to a variety of professional and service-oriented businesses. Inside, the space includes four private offices, a large reception area, a full kitchen, and two restrooms. Hardwood flooring runs through much of the building, with tile in wet areas. Windows bring natural light into the rooms, and ceiling fans add another practical feature. The flooring is in good condition, and the building was painted approximately three years ago. The roof was also replaced around that time. The property has approximately 100 feet of frontage along S Magnolia Drive. Its completely fenced backyard, enclosed with privacy fencing, provides an outdoor area separate from the building. For childcare and after-school programs, this may offer room for supervised activities. For an office or service company, the outdoor area and available space for company vehicles could serve a different purpose, depending on the operation. The property was previously used for daycare, and the existing room arrangement may also work for a law office, counseling or consulting practice, tutoring business, administrative office, or another professional service provider. With dedicated rooms and a recognizable street address, the building can support the balance of privacy and accessibility that appointment-based businesses often need. The kitchen and reception area also give staff and visitors useful spaces separate from the four private offices. The location connects to Tallahassee's downtown area and Apalachee Parkway corridor, with established neighborhoods, dining, and everyday services nearby. That mix of residential and commercial surroundings offers access for businesses serving both local customers and clients traveling across the city.

Location Description

1110 S Magnolia Drive is located in central Tallahassee, with access to Apalachee Parkway and East Lafayette Street. Downtown Tallahassee and its government and business offices are a short trip away. The surrounding area combines established residential neighborhoods with restaurants, shopping, and professional services. Nearby destinations include Myers Park, Cascades Park, and the Capital City Country Club. This location offers a practical base for businesses that serve neighborhood clients, see visitors by appointment, or need to reach multiple parts of the city during the workday, without being part of a larger commercial center.

Site Description

The property occupies an approximately 0.34-acre corner parcel on the west side of S Magnolia Drive, with about 100 feet of road frontage. The site contains one freestanding, single-story building totaling approximately 1,612 SF. The backyard is completely enclosed by a privacy fence, creating a defined outdoor area separate from the interior offices. There is also room on the property for vehicle parking, although a specific space count has not been provided. The combination of a corner setting, individual building, and fenced yard allows for a range of office and service uses, depending on the tenant's requirements.

Office Available for Lease

Freestanding Office with Fully Fenced Yard

1110 S Magnolia Dr, Tallahassee, FL 32301

Lease Rate	$20.00/SF/YR
Lease Type	NNN

Location Information

Building Name	1110 S Magnolia Drive
Street Address	1110 S Magnolia Dr
City, State, Zip	Tallahassee, FL 32301
County	Leon
Market	Central Tallahassee
Side of the Street	West
Road Type	City Street
Area	Mixed Residential / Commercial
Nearby Road	Apalachee Parkway
Nearest Airport	Tallahassee Intl. Airport

Building Information

Available Square Feet	1,612 ±
Year Built	1930
Tenancy	Single
Private Offices	4
Full Kitchen	Yes
Number of Restrooms	2

Property Information

Property Type	Office
Property Subtype	Freestanding
Zoning	UP-1 | Urban Pedestrian-1
Lot Size	0.34 ± Acres
Parcel ID	3106200010000
Lot Frontage	100 ± Feet
Lot Depth	Not provided
Previous Use	Daycare
Frontage Street	S Magnolia Drive
Amenities	Fenced Yard; Reception; Kitchen; 4 Offices

Parking

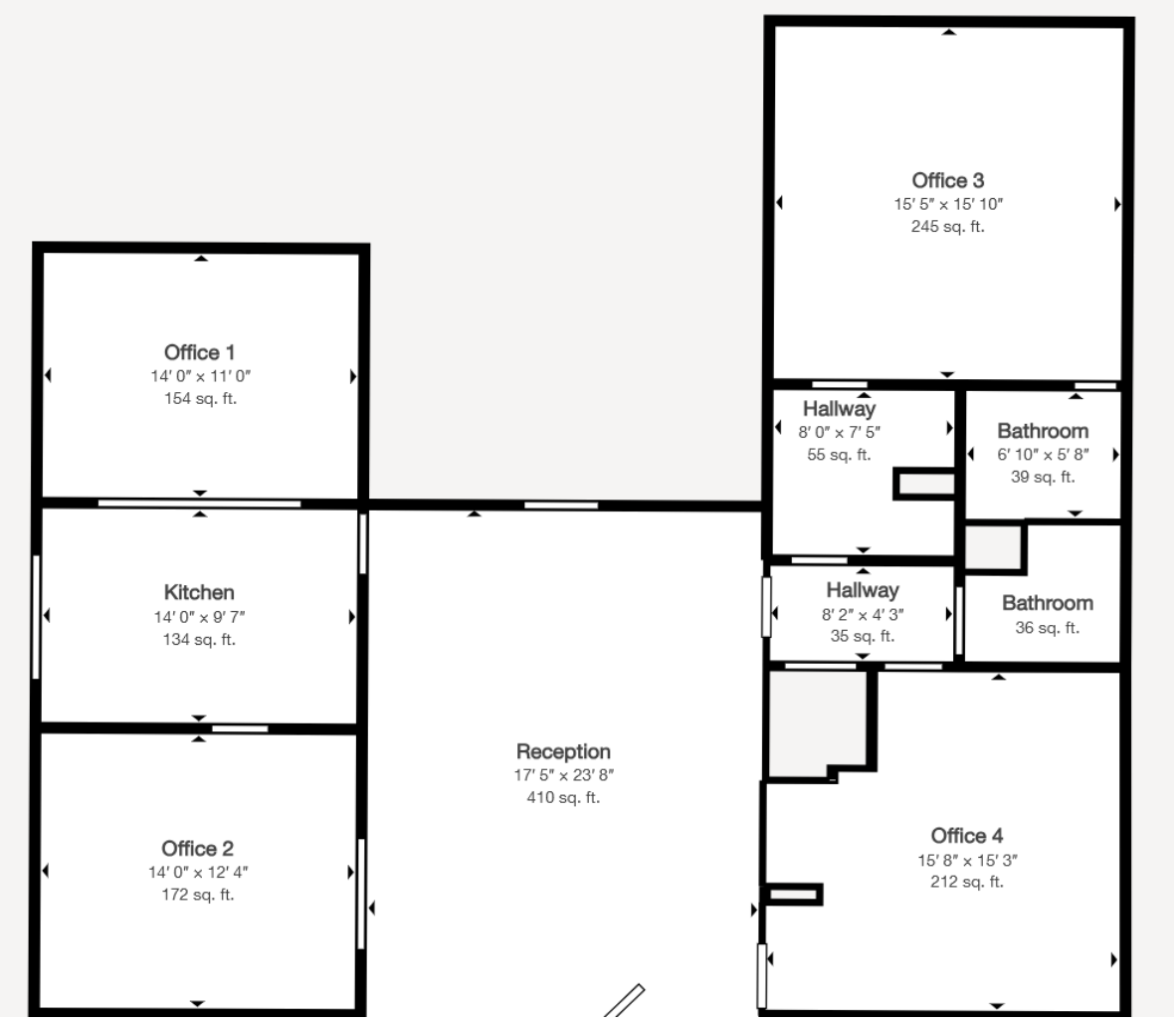
Parking Type	Surface
Parking Count	Not provided
Company Vehicles	Site area available

Interior Features

HVAC	Yes
Full Kitchen	Yes

Floor Plan

1110 S Magnolia Drive, Tallahassee, FL 32301



Illustrative floor plan. All measurements and layouts should be verified.

Floor Plan Features

4 Private Offices

1 Reception Area

1 Full Kitchen

2 Restrooms

Dimensions are approximate. Building marketed as 1,612 ± SF.

View the Matterport 3D Tour

Exterior Photos

1110 S Magnolia Drive, Tallahassee, FL 32301









Interior Photos

1110 S Magnolia Drive, Tallahassee, FL 32301









Area Aerial

1110 S Magnolia Drive, Tallahassee, FL 32301



Retail Map

1110 S Magnolia Drive, Tallahassee, FL 32301

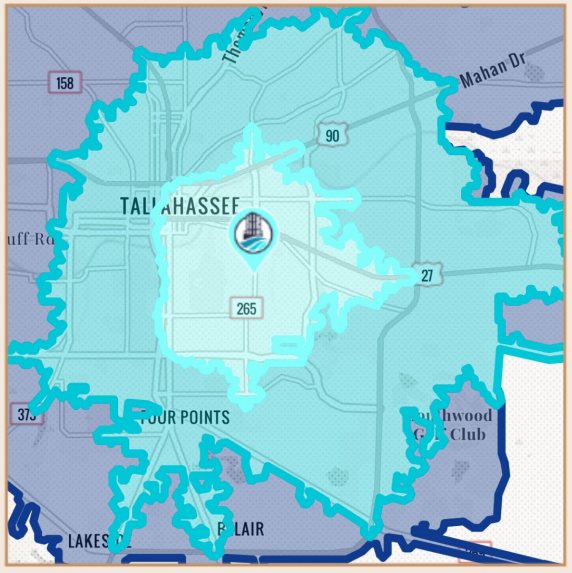


Tallahassee Demographics

Benchmark Demographics

1110 S Magnolia Dr, Tallahassee, Florida, 32301

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Leon County	Tallahassee, FL	Florida	USA
0 - 4	5.68%	4.16%	4.96%	4.86%	4.83%	4.68%	5.39%
5 - 9	5.43%	3.94%	4.54%	4.85%	4.96%	4.97%	5.68%
10 - 14	5.37%	3.56%	4.46%	5.06%	5.15%	5.32%	5.93%
15 - 19	5.50%	16.03%	8.25%	9.05%	8.24%	5.81%	6.43%
20 - 34	26.38%	32.76%	36.35%	27.41%	24.88%	18.48%	20.35%
35 - 54	25.06%	20.53%	19.61%	22.43%	23.20%	24.37%	25.21%
55 - 74	19.32%	14.24%	15.08%	19.05%	21.15%	25.43%	22.77%
75+	7.21%	4.80%	6.76%	7.25%	7.63%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	12.2%	15.5%	16.6%	12.0%	12.4%	7.7%	8.0%
$15,000-$24,999	8.2%	8.0%	10.5%	7.2%	7.2%	5.6%	5.5%
$25,000-$34,999	6.6%	8.2%	9.6%	7.8%	7.8%	6.1%	5.8%
$35,000-$49,999	10.9%	13.1%	12.0%	10.4%	10.8%	9.9%	9.3%
$50,000-$74,999	19.0%	18.6%	16.6%	15.8%	16.8%	16.0%	15.1%
$75,000-$99,999	11.4%	11.2%	9.6%	11.1%	11.3%	12.8%	12.4%
$100,000-$149,999	15.3%	12.1%	10.9%	15.3%	15.3%	18.8%	18.0%
$150,000-$199,999	9.1%	5.8%	6.9%	9.5%	9.0%	9.6%	10.4%
$200,000+	7.3%	7.5%	7.1%	10.9%	9.5%	13.5%	15.4%
KEY FACTS							
Population	12,467	71,096	84,767	305,585	403,674	23,597,813	343,528,394
Daytime Population	43,465	82,249	92,385	323,904	403,948	23,413,280	341,846,552
Employees	6,450	35,506	43,771	156,091	196,356	11,049,242	168,700,572
Households	6,193	29,829	36,794	128,252	165,815	9,529,651	134,397,562
Average HH Size	2.00	1.98	2.19	2.25	2.29	2.43	2.49
Median Age	36.0	28.1	29.1	34.1	36.6	43.6	39.6
HOUSING FACTS							
Median Home Value	332,737	300,736	313,967	362,695	321,747	421,319	376,272
Owner Occupied %	42.7%	33.3%	37.0%	52.0%	58.0%	66.6%	64.0%
Renter Occupied %	57.3%	66.7%	63.0%	48.0%	42.0%	33.4%	36.0%
Total Housing Units	7,006	33,980	41,599	142,172	185,038	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$65,319	$56,835	$51,582	$69,312	$66,844	$82,707	$85,893
Per Capita Income	$44,957	$35,912	$36,034	$43,634	$40,470	$47,873	$48,241
Median Net Worth	$72,862	$30,177	$23,481	$139,816	$166,143	$292,996	$276,821

WELCOME TO TALLAHASSEE

Tallahassee is Florida's capital and home to Florida State University and Florida A&M University. Downtown government offices, established neighborhoods, and major commercial corridors support a mix of professional services, education, and local businesses. The property at 1110 S Magnolia Drive offers access to the Apalachee Parkway corridor, Cascades Park, Myers Park, and central Tallahassee.



Florida's Capital City

Government, Education, Professional Services, and Community.

Meet the Team



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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.

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