

# FOR LEASE

# GULF WIND SHOPPING CENTER

1480 APALACHEE PKWY | TALLAHASSEE | FL 32301

RETAIL

TALLAHASSEE, FL  
POPULATION GROWTH CHANGE: **+11%**  
AVERAGE HOUSEHOLD INCOME: **\$80,200**



## PREMIER PROPERTY, HIGH-GROWTH TRADE AREA

- Strategically located in Florida's capital city of Tallahassee, serving a dense and affluent trade area of over 178,000 residents and 229,000 daytime population within a 5-mile radius, with average household incomes exceeding \$80,000.
- Anchored by national retailers including Best Buy, Office Depot, and World Market, drawing over 1.2 million annual shoppers and positioned within a 3.1M SF retail hub with just ~1% vacancy, establishing the center as the #1 retail node in the Tallahassee MSA.
- Adjacent to major institutions including Florida State University, Florida A&M University, and key state government offices—capturing over 59,000 students and a highly educated workforce.
- Boasting superior visibility and accessibility, located at the signalized intersection of Apalachee Parkway (US-27) and Magnolia Drive, with 66,000+ vehicles per day and four full-access points, including three on Apalachee Parkway.
- Ranked in the top 15% of all visited retail nodes statewide.



122,298

EXISTING SQUARE FEET

MAJOR TENANTS

**BEST  
BUY**  
COST PLUS  
WORLD MARKET

**Office  
DEPOT**  
T-Mobile



## CONTACT:

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**GWC**  
**GULF WIND SHOPPING CENTER**  
**GWC**

mgoldproperties.com  
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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## PROPERTY INFORMATION

ADDRESS: 1480 Apalachee Pkwy, Tallahassee, FL 32301  
Located at the intersection of Apalachee Parkway and Magnolia Drive.

CENTER SIZE: 122,298 SF

AVAILABLE: Suite 4: 1,080 SF (second-generation restaurant)  
Suite 13: 1,300 SF (second-generation restaurant)  
(See attached site plan.)

LEASE RATE: Contact Agent for pricing  
\*Major incentives for qualified prospects

TRAFFIC COUNTS: Apalachee Pkwy 34,168 vpd  
Magnolia Drive 31,832 vpd

PARKING SPACES (RATIO): ±503 Spaces (±4.11 Per 1,000 SF)

FEATURES: High visibility  
Prominent frontage  
Ample parking

2029 Estimated Demos	5-MILE RADIUS	TALLAHASSEE MSA
POPULATION	174,803	398,616
AVERAGE HOUSEHOLD INCOME	\$80,208	\$82,327
PERCENTAGE GROWTH	4%	3.5%

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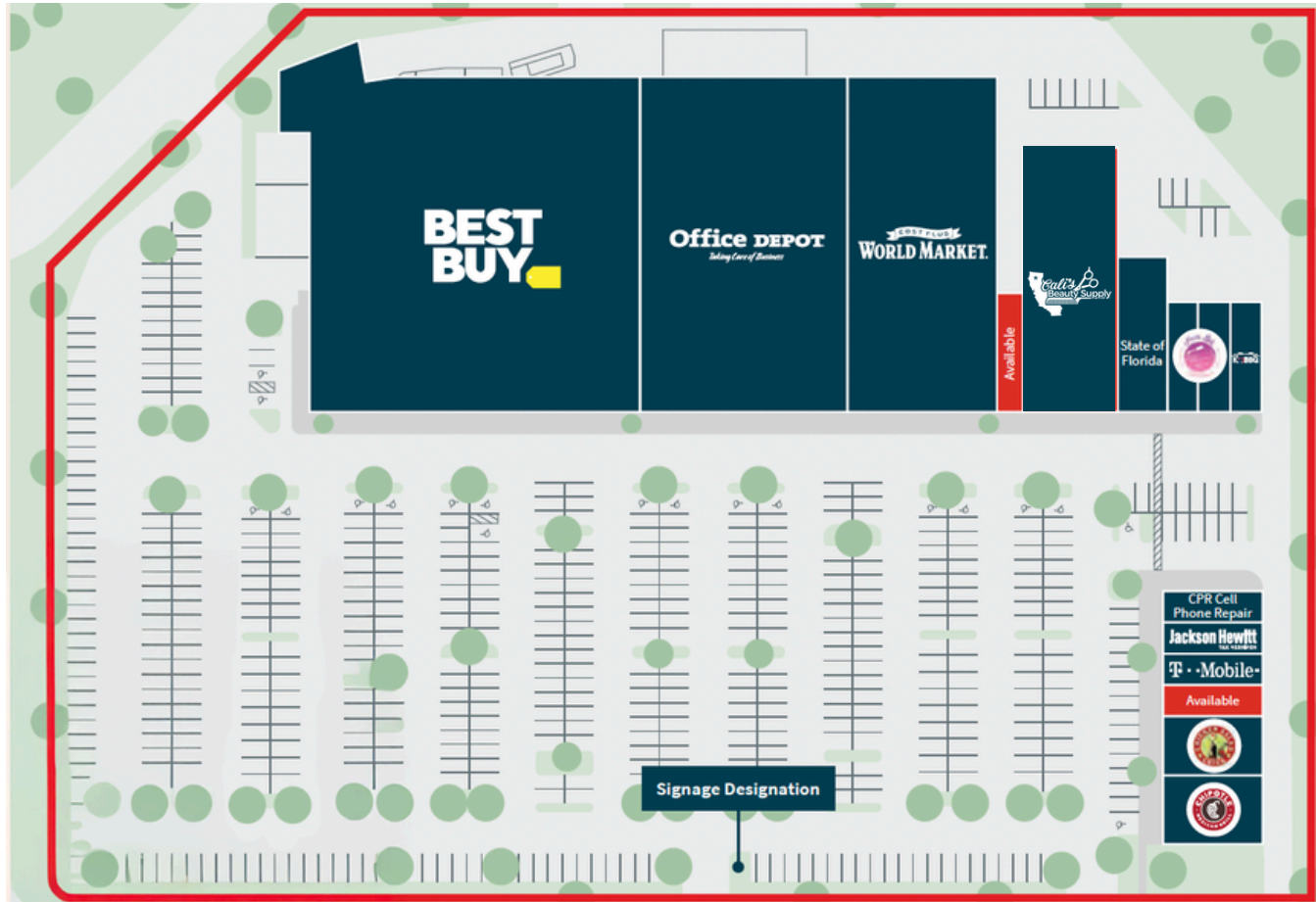


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## SITE PLAN



## TENANCY SUMMARY

1	Best Buy	45,818 SF	11	CPR Cell Phone Repair	1,280 SF
2	Office Depot	27,580 SF	12	Jackson Hewlett	1,300 SF
3	World Market	20,240 SF	12A	T-Mobile	1,300 SF
4	<b>AVAILABLE</b>	<b>1,080 SF</b>	13	<b>AVAILABLE</b>	<b>1,300 SF</b>
5	Cali's Beauty Supply	10,000 SF	14	Chicken Salad Chick	2,550 SF
6	State of Florida	3,000 SF	14	Chipotle	2,650 SF
7/8	Nail Bar	2,800 SF			
9	Korean BBQ	1,400 SF			

