

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:

KEREN GOLD

Director of Real Estate

407-636-1266

keren@mgoldgroup.com



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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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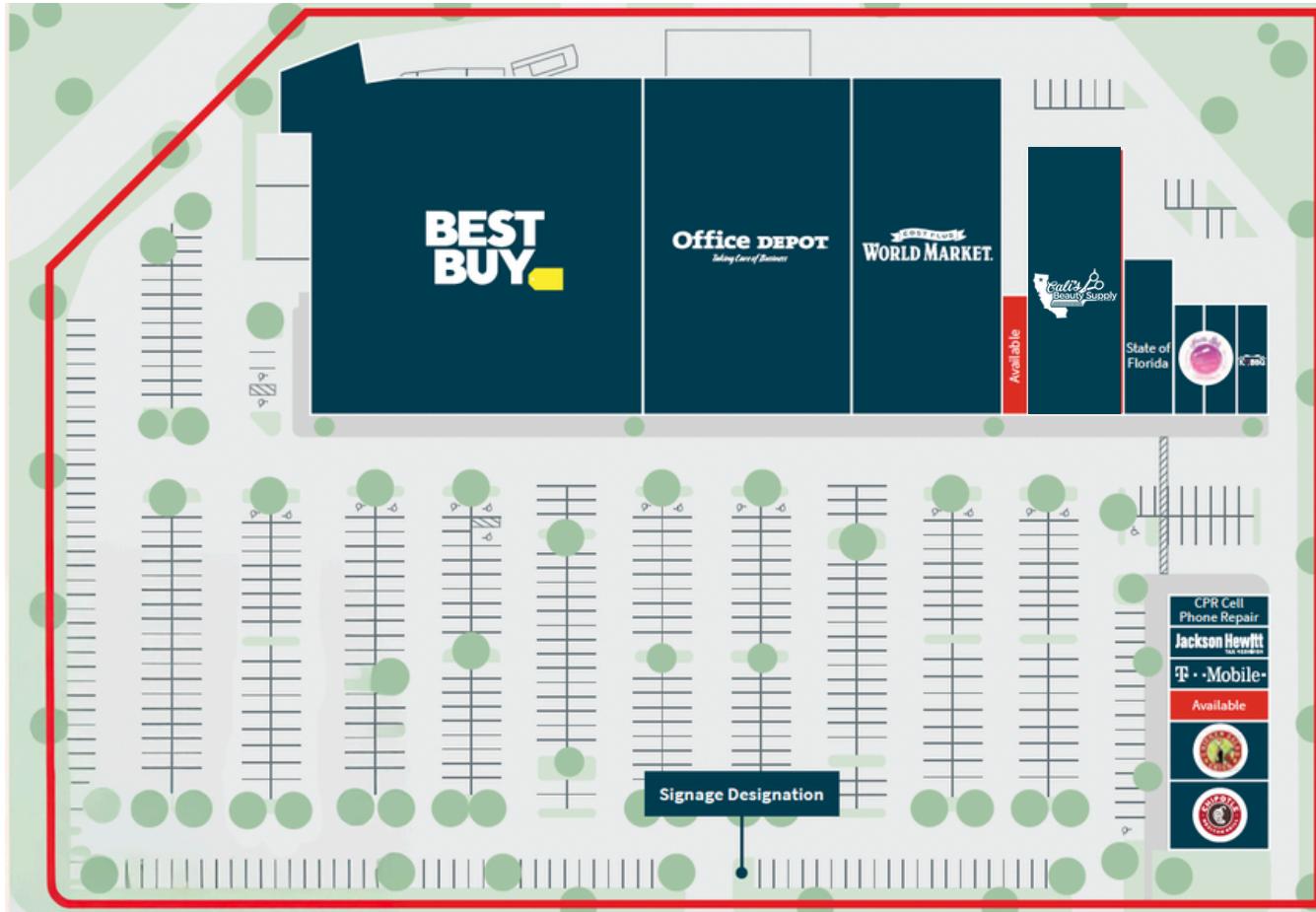
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SITE PLAN



TENANCY SUMMARY

1	Best Buy	45,818 SF	11	CPR Cell Phone Repair	1,280 SF
2	Office Depot	27,580 SF	12	Jackson Hewitt	1,300 SF
3	World Market	20,240 SF	12A	T-Mobile	1,300 SF
4	AVAILABLE	1,080 SF	13	AVAILABLE	1,300 SF
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			

