

Industrial Property
FOR LEASE

**5,000 SF
AVAILABLE**

ACE
Hardware

3510 N MONROE ST

Tallahassee, FL 32303

TRACY WATERS

Senior Advisor
850.545.2282

twaters@teampcg.com

CHRISTIAN PENNY

Commercial Advisor
850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
[| teampcg.com](http://www.teampcg.com)



3510 N MONROE ST

Tallahassee, FL 32303



PROPERTY DESCRIPTION

Premier opportunity to acquire a stable, income-producing retail asset at 3510 N Monroe Street in Tallahassee, Florida, offered as a sale/leaseback with Ace Hardware, one of the nation's largest and most recognized hardware retailers.

The property is secured by a long-term lease with approximately 9 years remaining, featuring 10% rent increases every 5 years and three (3) five-year renewal options, providing predictable cash flow and built-in income growth. The landlord is responsible for roof and structure, offering a clearly defined responsibility structure.

While Ace Hardware is a national brand, the lease is with a long-standing local franchisee, not corporate. This location has served the Lake Jackson community for over 15 years, demonstrating strong tenant stability and local market presence.

Located along North Monroe Street, a primary Tallahassee retail corridor, the site benefits from strong traffic counts, established retail synergy, and consistent consumer demand.

This offering is ideal for investors seeking durable tenancy, long-term income stability, and exposure to a proven national retailer in a growing Florida market.

PROPERTY HIGHLIGHTS

- ±5,000 SF warehouse space with second-floor mezzanine
- 20' clear ceiling height in metal building
- Two dock-high roll-up bay doors for loading
- Gated access with secured yard area
- Frontage on high-traffic N Monroe Street next to SunStop
-

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,349	26,399	58,638
Total Population	5,133	56,314	125,133
Average HH Income	\$69,092	\$52,967	\$55,294

TRACY WATERS

Senior Advisor
850.545.2282
twaters@teampcg.com

CHRISTIAN PENNY

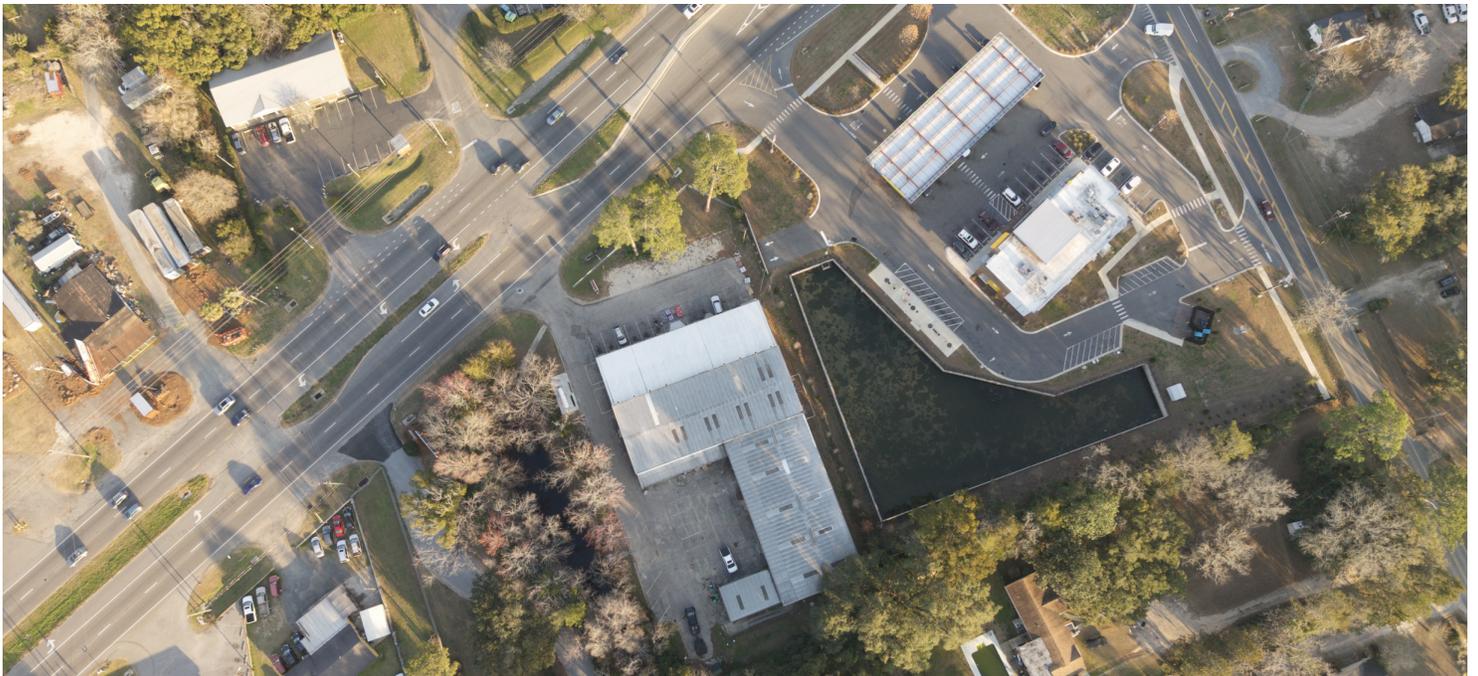
Commercial Advisor
850.284.0556
cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW
Tallahassee, FL 32303
| teampcg.com

3510 N MONROE ST

Tallahassee, FL 32303



TRACY WATERS

Senior Advisor

850.545.2282

twaters@teampcg.com

CHRISTIAN PENNY

Commercial Advisor

850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW

Tallahassee, FL 32303

[| teampcg.com](http://teampcg.com)

3510 N MONROE ST

Tallahassee, FL 32303



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

TRACY WATERS

Senior Advisor

850.545.2282

twaters@teampcg.com

CHRISTIAN PENNY

Commercial Advisor

850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

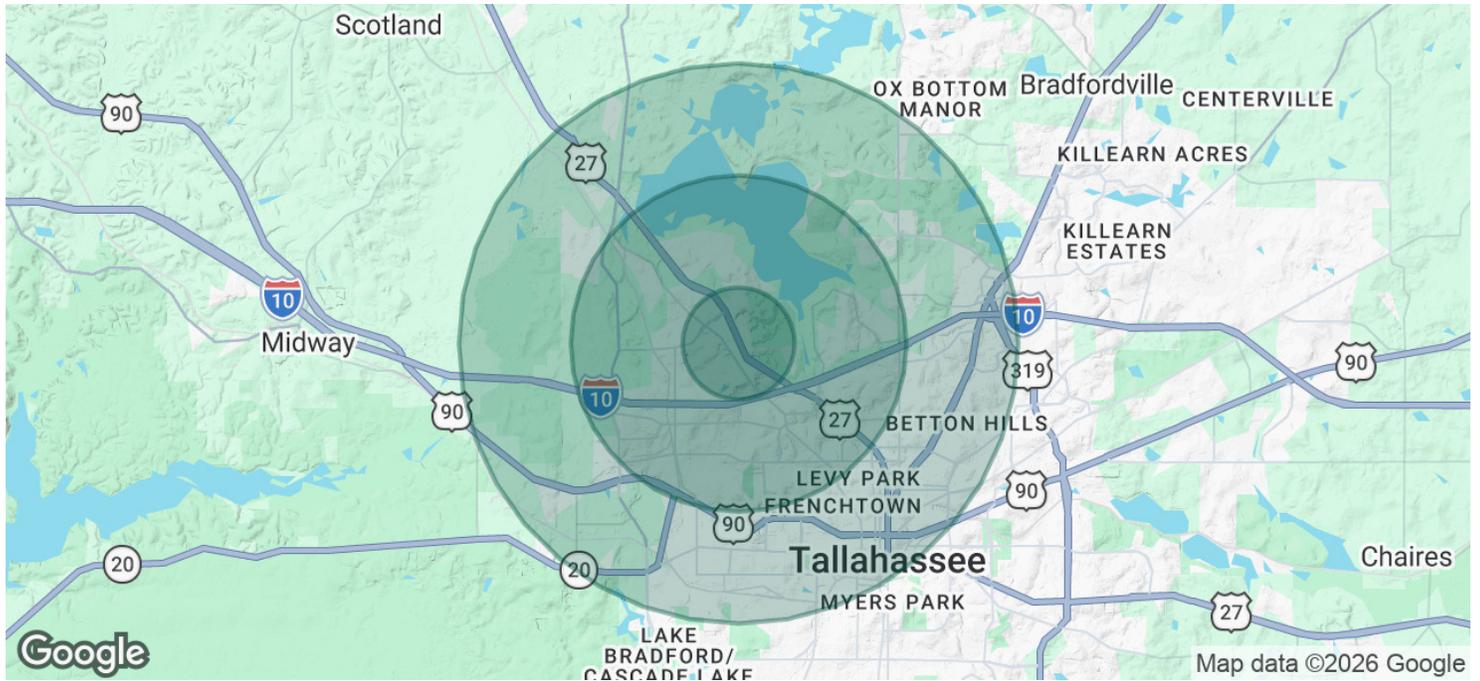
4708 Capital Circle NW

Tallahassee, FL 32303

| teampcg.com

3510 N MONROE ST

Tallahassee, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	56,314	125,133
Average Age	42.7	31.9	31.5
Average Age (Male)	38.8	30.3	31.0
Average Age (Female)	44.9	33.7	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,349	26,399	58,638
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$69,092	\$52,967	\$55,294
Average House Value	\$140,960	\$137,815	\$152,649

2020 American Community Survey (ACS)

TRACY WATERS
Senior Advisor
850.545.2282
twaters@teampcg.com

CHRISTIAN PENNY
Commercial Advisor
850.284.0556
cpenny@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW
Tallahassee, FL 32303
| teampcg.com