

Land Property

FOR LEASE



CANOPY TOWN CENTER

0 Welaunee blvd, Tallahassee, FL 32308

TRACY WATERS

850.545.2282

twaters@teampcg.com

CHRISTIAN PENNY

850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Positioned at the heart of the highly successful Canopy, this ±19-acre Town Center development opportunity represents one of the most significant remaining commercial sites in Tallahassee's fastest-growing corridor. Planned for approximately 12 commercial buildings, the project will serve as the central retail, dining, and service hub for the 500-acre Canopy community and the surrounding Northeast Tallahassee market.

The Town Center is designed to accommodate a diverse mix of uses including medical, quick-service restaurants, grocery, large-format retail, small-shop retail, hospitality, restaurants, entertainment, institutional uses, and service-oriented businesses. Multiple pad sites are available for purchase or ground lease, offering flexibility for developers, owner-users, and national operators seeking presence within a rapidly expanding residential trade area.

Pricing is offered at \$1.4M per acre for land sales or \$110,000 NNN per acre for ground lease, with a minimum single-pad transaction of \$1M for purchase or \$70,000 NNN annually for ground lease. The Town Center has already generated strong early demand, with two of the twelve proposed pads sold and multiple national and regional retailers signed or currently in active negotiations to join the project.

Strategically located within one of the city's most desirable master-planned communities, Canopy Town Center will become the primary commercial destination for thousands of existing and future residents while benefiting from continued residential growth in Northeast Tallahassee.

PROPERTY HIGHLIGHTS

- ±19-Acre Master-Planned Town Center within the 500-acre Canopy community in Tallahassee
- 12 Total Planned Commercial Pads with 2 already sold
- Land Sales: \$1.4M per Acre | Ground Lease: \$110,000 NNN per Acre
- Flexible Pad Opportunities suitable for medical, QSR, grocery, retail, hospitality, entertainment, institutional uses, and more
- Strong Pre-Leasing Momentum with four retailers signed or in active negotiations

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SITE FEATURES & INFRASTRUCTURE:

- Entitled for 170,000 SF of mixed use commercial space
- Delivered with rough grading, utilities, storm drain stubs, and off-site storm-water management (60% impervious coverage)
- Entitlements and school/traffic concurrency (mitigation) in place
- Strategically positioned in the center of Canopy, offering high visibility and accessibility

With thousands of additional acres north of I-10 annexed into the city, Canopy Town Center marks the beginning of Tallahassee's long term expansion, offering decades of commercial and residential growth potential!

DEVELOPMENT & SURROUNDING GROWTH

- Future I-10 interchange planned just north of the property
- 1,700 residential units planned within Canopy:
 - Apartments: 300 built, 370 under contract negotiations
 - Single Family Homes: 150 built, 100 lots ready to build, 600 + in various stages of development
- 100,000 SF entertainment complex (similar to Dave&Busters) under construction
- Two 2-acre retail pads available, each entitled for 20,000 SF
- Major anchors already in place:
 - Tallahassee Orthopedic Clinic - built and operational
 - 180 bed assisted living facility - built and operational
 - 60,000 SF Senior Center - funded and city owned
 - 60,000 SF Church Site - sold
 - 100,000 SF Medical Campus - Tallahassee Memorial Hospital site sold and closed

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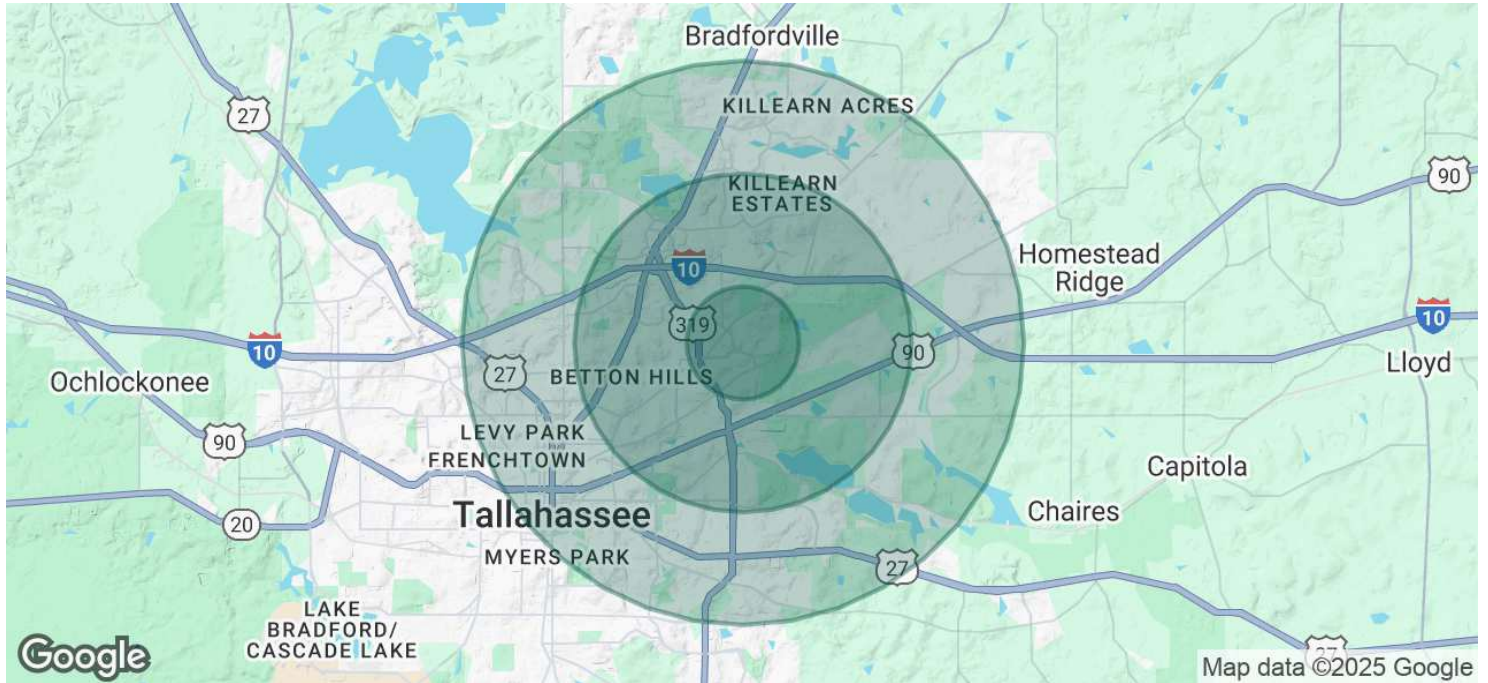
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,778	45,695	130,455
Average Age	46	44	40
Average Age (Male)	42	42	38
Average Age (Female)	48	46	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,123	20,296	55,231
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$83,357	\$110,800	\$101,598
Average House Value	\$304,815	\$375,420	\$342,916

Demographics data derived from AlphaMap

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