

# FOR LEASE

540 West Brevard Street Tallahassee, FL 32301

# NAI TALCOR



## Retail | 7,762 SF

- Family Dollar Store in the heart of the Frenchtown Retail District
- Great downtown location
- Excellent street signage
- Parking lot with ample parking spaces
- 5 to 10 Year Minimum lease term
- Built in 2004

**Lease Rate: \$10.00 SF/Yr + NNN**



✉ **Eric Stockstill**  
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eric@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
talcor.com

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Great location amongst several local businesses and national brands!



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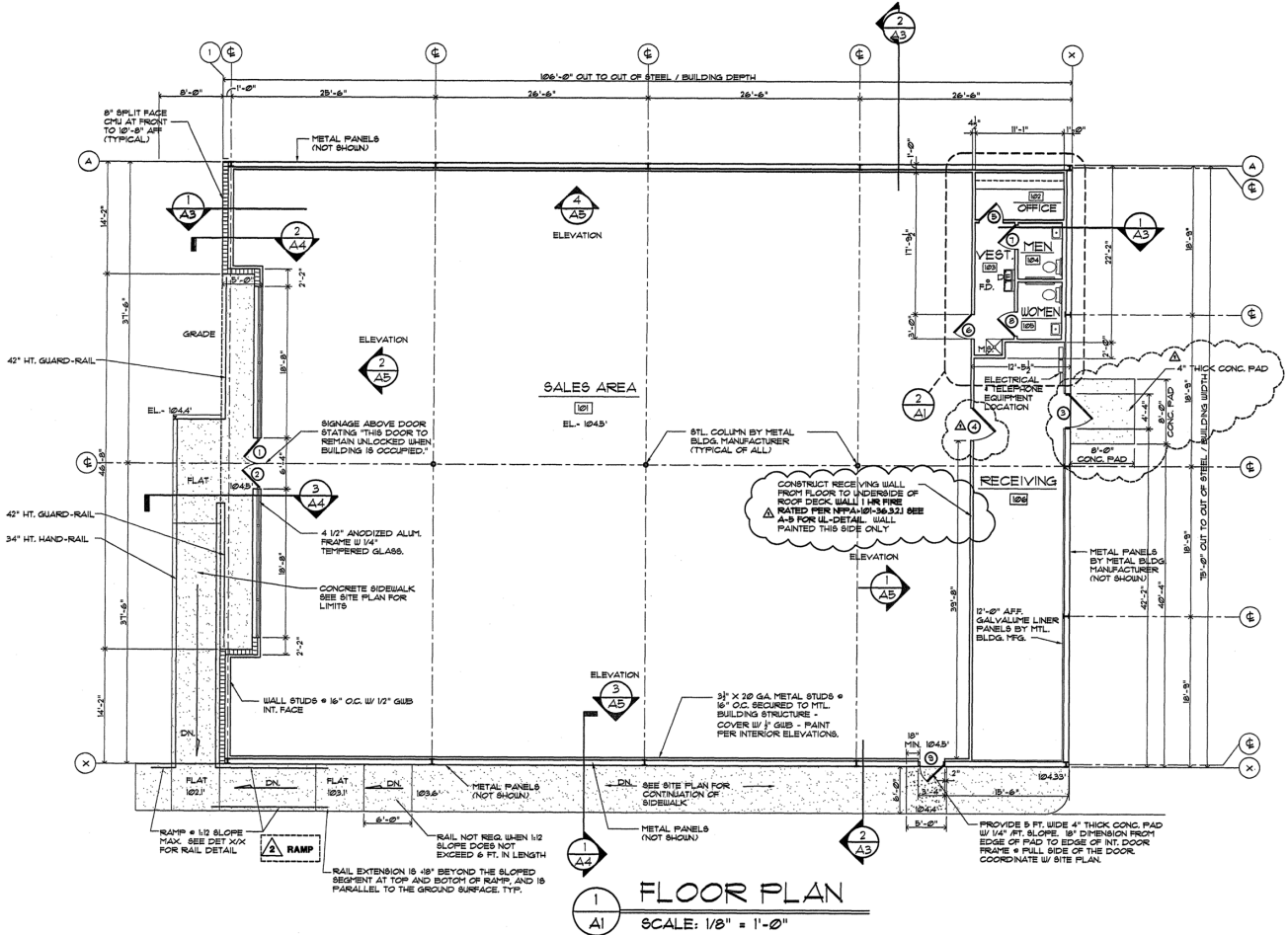
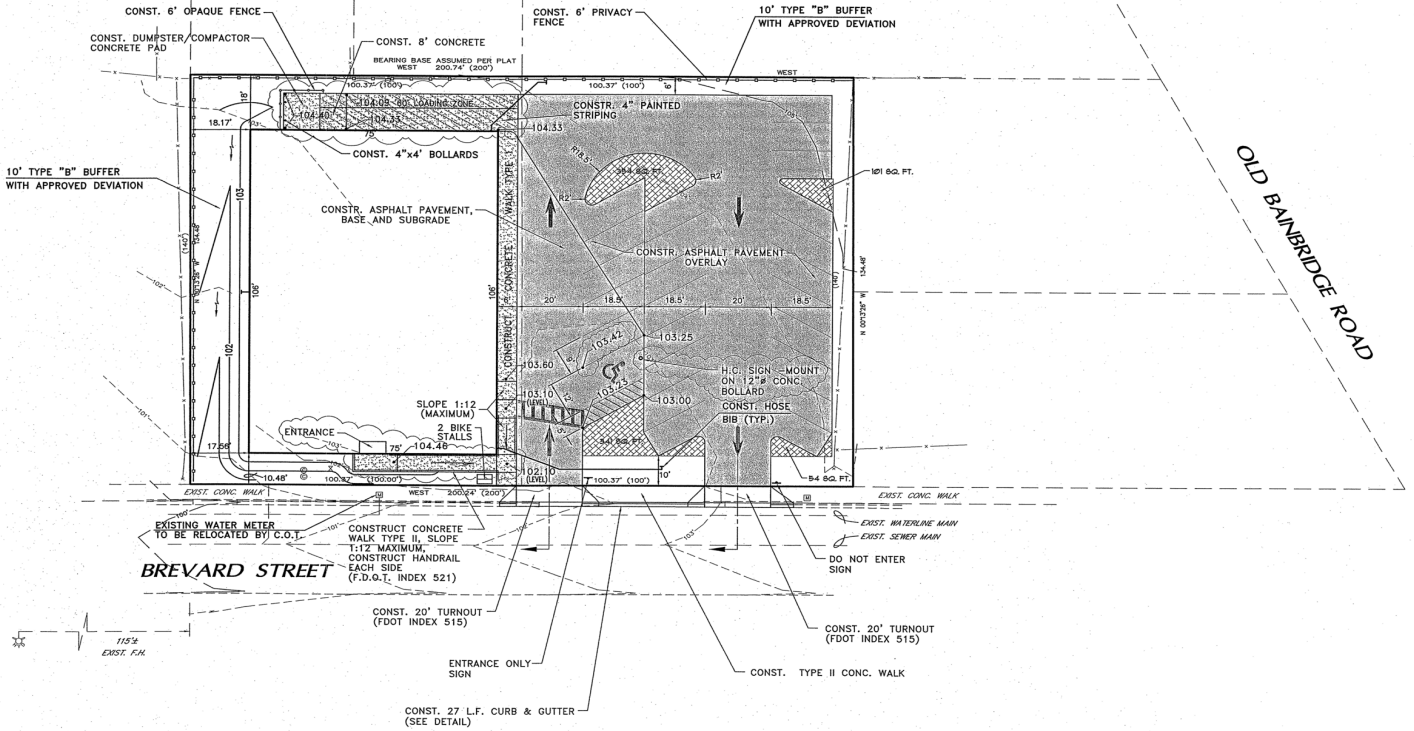
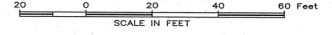
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**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

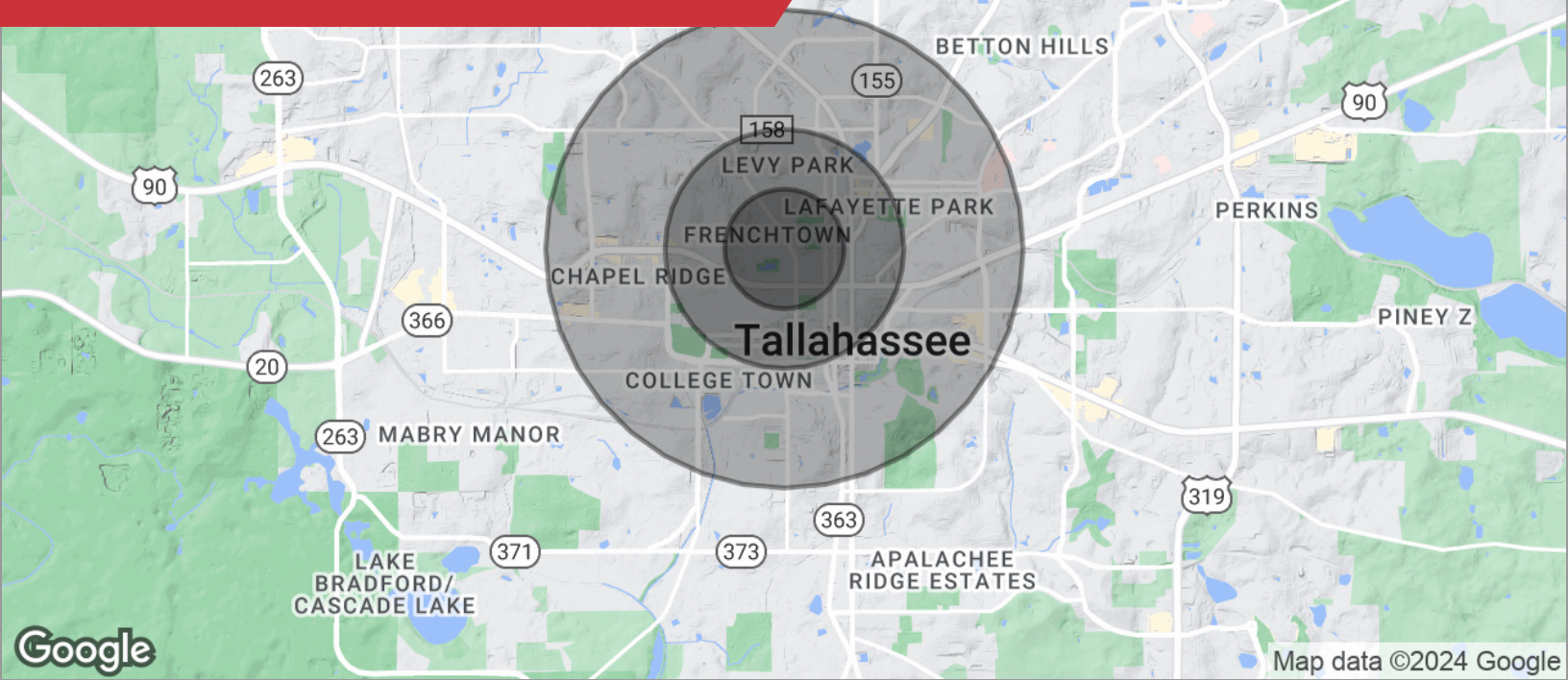
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## DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	2 MILES
Total population	5,581	17,221	56,171
Median age	32.7	29.2	27.6
Median age (male)	33.2	29.6	27.6
Median age (Female)	35.0	29.3	28.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total households	2,006	6,674	26,601
# of persons per HH	2.8	2.6	2.1
Average HH income	\$31,759	\$38,789	\$40,728
Average house value	\$155,639	\$220,287	\$150,155
ETHNICITY (%)	0.5 MILES	1 MILE	2 MILES
Hispanic	6.0%	8.3%	8.3%
RACE (%)	0.5 MILES	1 MILE	2 MILES
White	47.6%	56.4%	57.5%
Black	45.1%	35.9%	34.0%
Asian	1.6%	2.1%	3.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	1.6%	2.2%	2.0%

\* Demographic data derived from 2020 ACS - US Census