



STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

RETAIL LEASE OPPORTUNITY

LAKE ELLA PLAZA

1700 N. MONROE STREET, TALLAHASSEE, FL 32303

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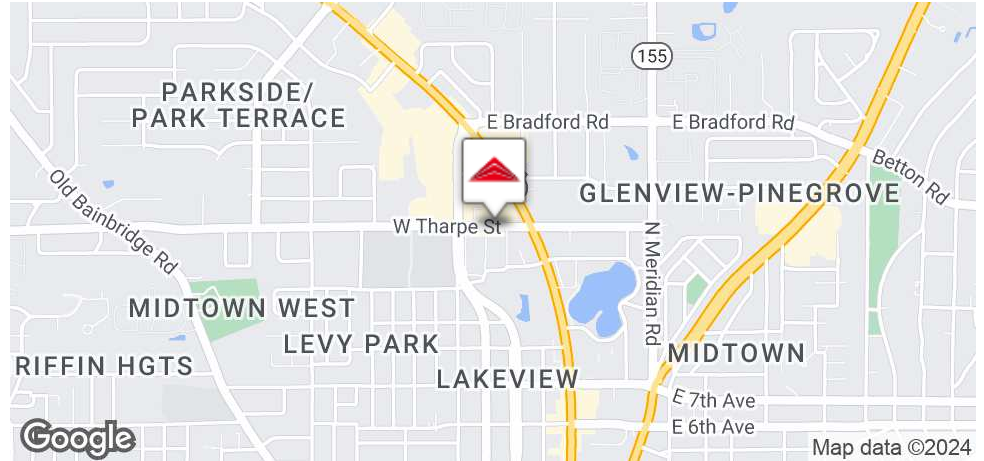
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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	90,322 SF
Available SF:	3000 - 1000 SF
Lot Size:	11.86 Acres
Year Built:	2002
Zoning:	Activity Center
Market:	Tallahassee, FL
Traffic Count:	35,500

PROPERTY OVERVIEW

1000-3000 SF available in Lake Ella Plaza with Publix, UPS, H&R Block, Army and Navy Recruitment Centers and more. The 1694 N Monroe out-building is being renovated for the Army and Navy Recruiters with approximately 3000 SF remaining. There is also a 1000 SF suite coming available in the north side of the center next to H&R Block.

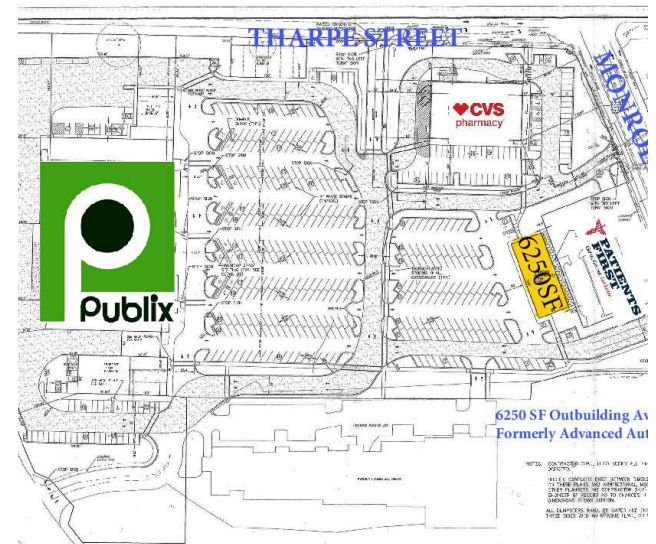
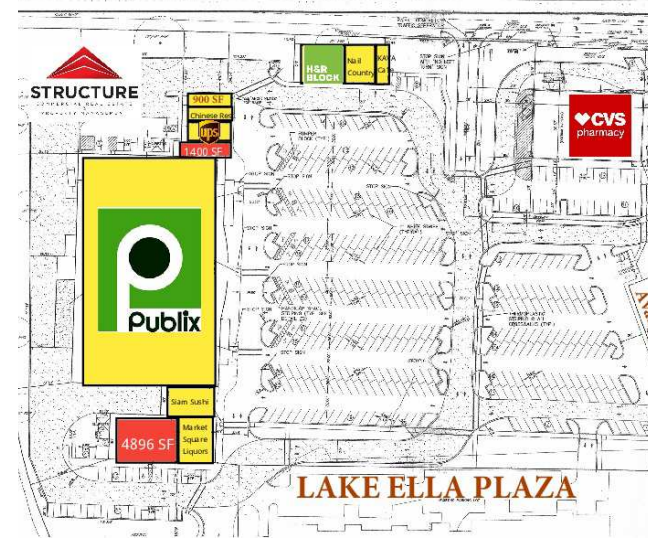
PROPERTY HIGHLIGHTS

- PRIME CENTRAL LOCATION! Midtown area of Tallahassee
- Anchored by PUBLIX, 1 of 3 Top Producing Publix Stores in Tallahassee
- 3000 SF and 1000 SF Available
- Signalized intersection at Tharpe Street and Martin Luther King Blvd
- Average Daily Traffic on frontage streets: 37,588, 20,939 and 16,147



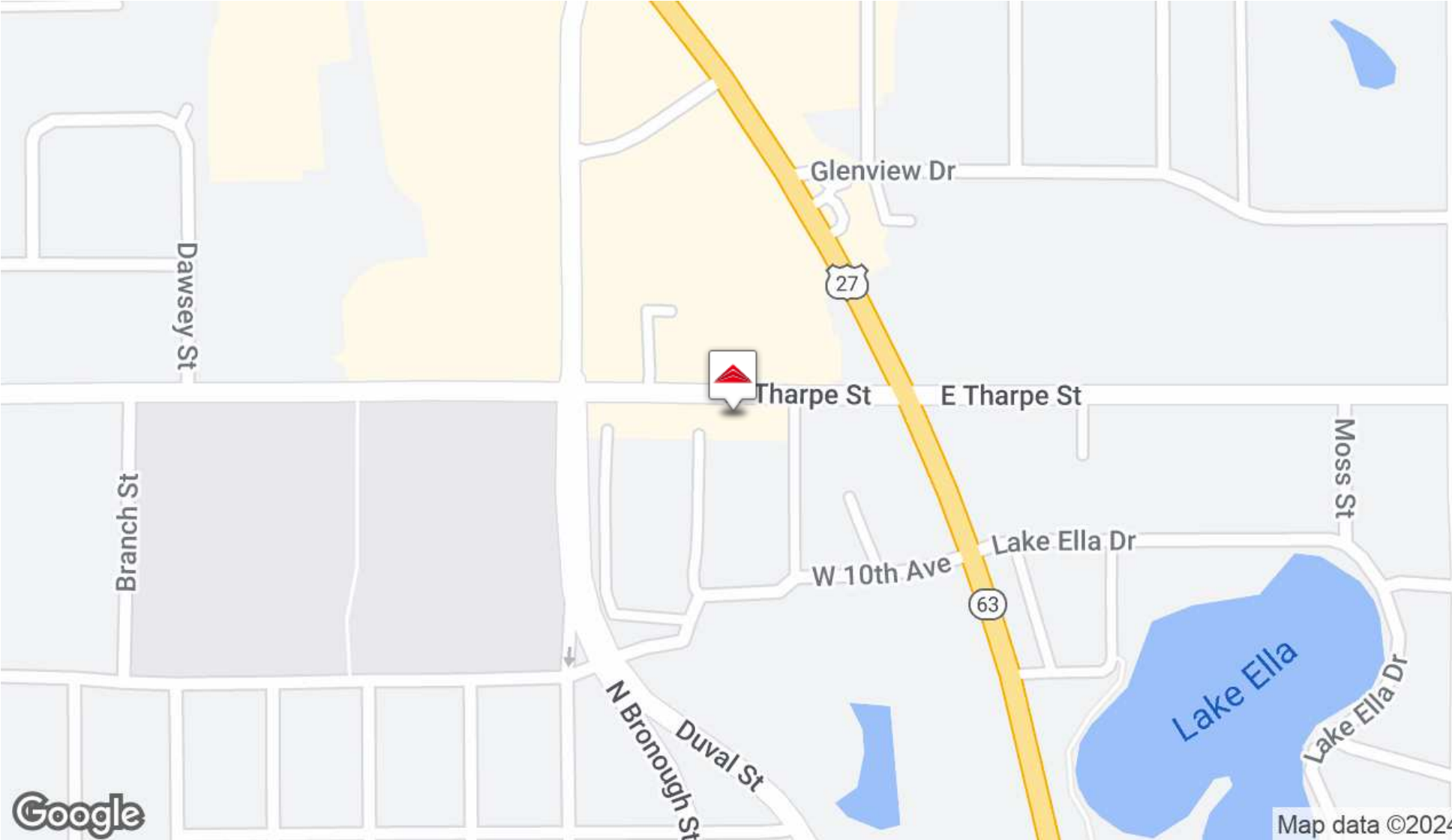
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,794	89,163	175,161
Average age	30.2	28.4	29.3
Average age (Male)	30.7	28.5	28.7
Average age (Female)	29.9	28.2	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,871	35,771	72,955
# of persons per HH	2.2	2.5	2.4
Average HH income	\$47,063	\$47,563	\$48,905
Average house value	\$240,486	\$249,816	\$219,316

* Demographic data derived from 2020 ACS - US Census

