

FOR LEASE

540 W Brevard St Tallahassee, FL 32301

NAI TALCOR

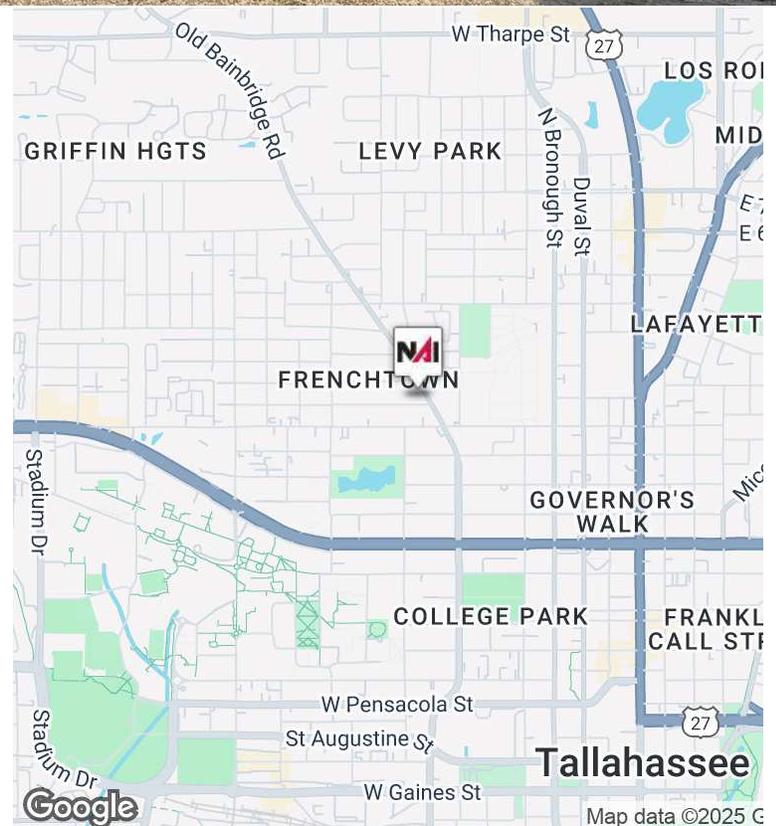


Retail | 7,762 SF

- Family Dollar Store in the heart of the Frenchtown Retail District
- Great downtown location
- Excellent street signage
- Parking lot with ample parking spaces
- 3-10 Year Minimum lease term
- Built in 2004

Lease Rate: \$12.00 SF/Yr + NNN

Sale Price: \$875,000



✉ **Kee Elwell, CCIM**
+1 850 509 5242
kee@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.



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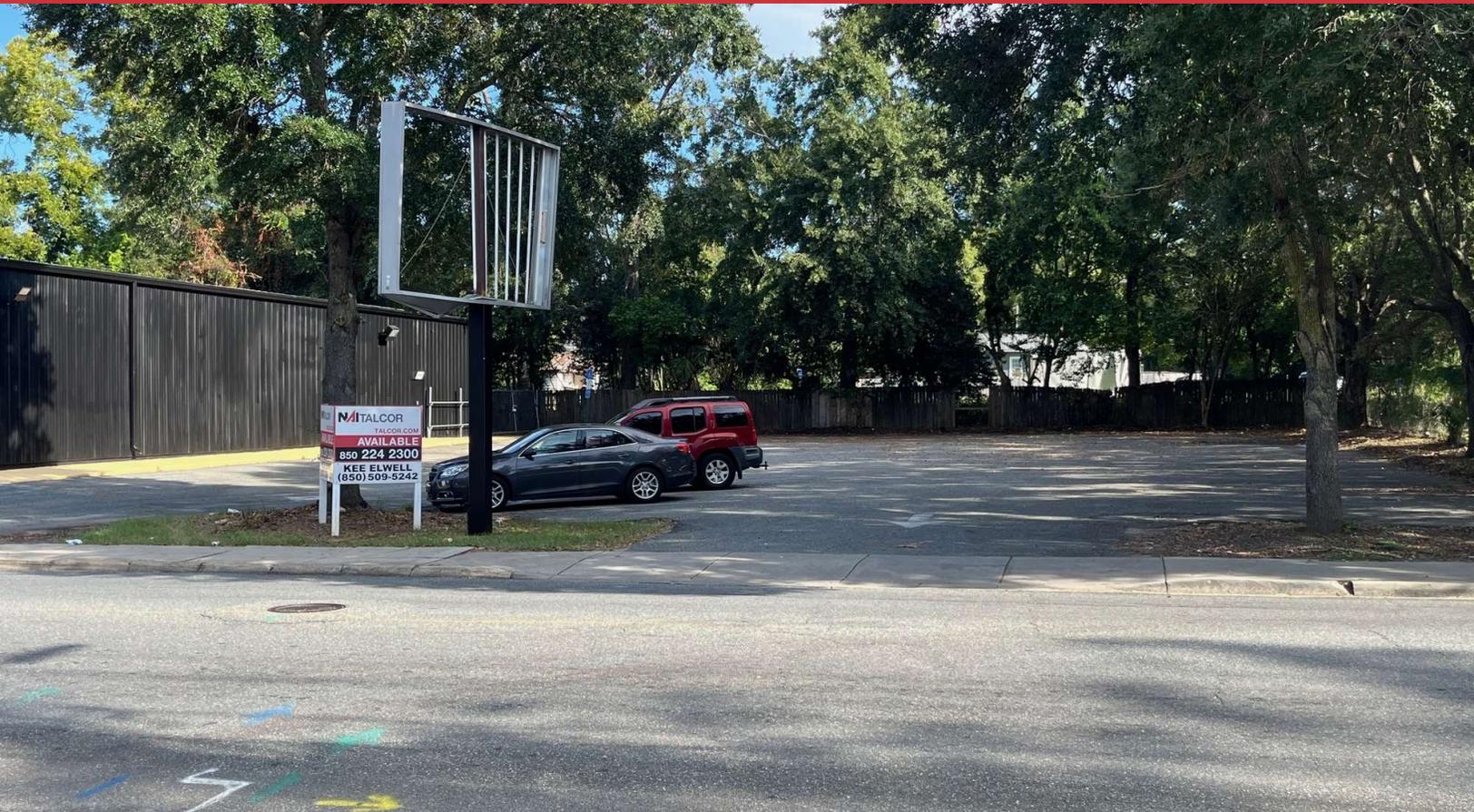
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Great location amongst several local businesses and national brands!



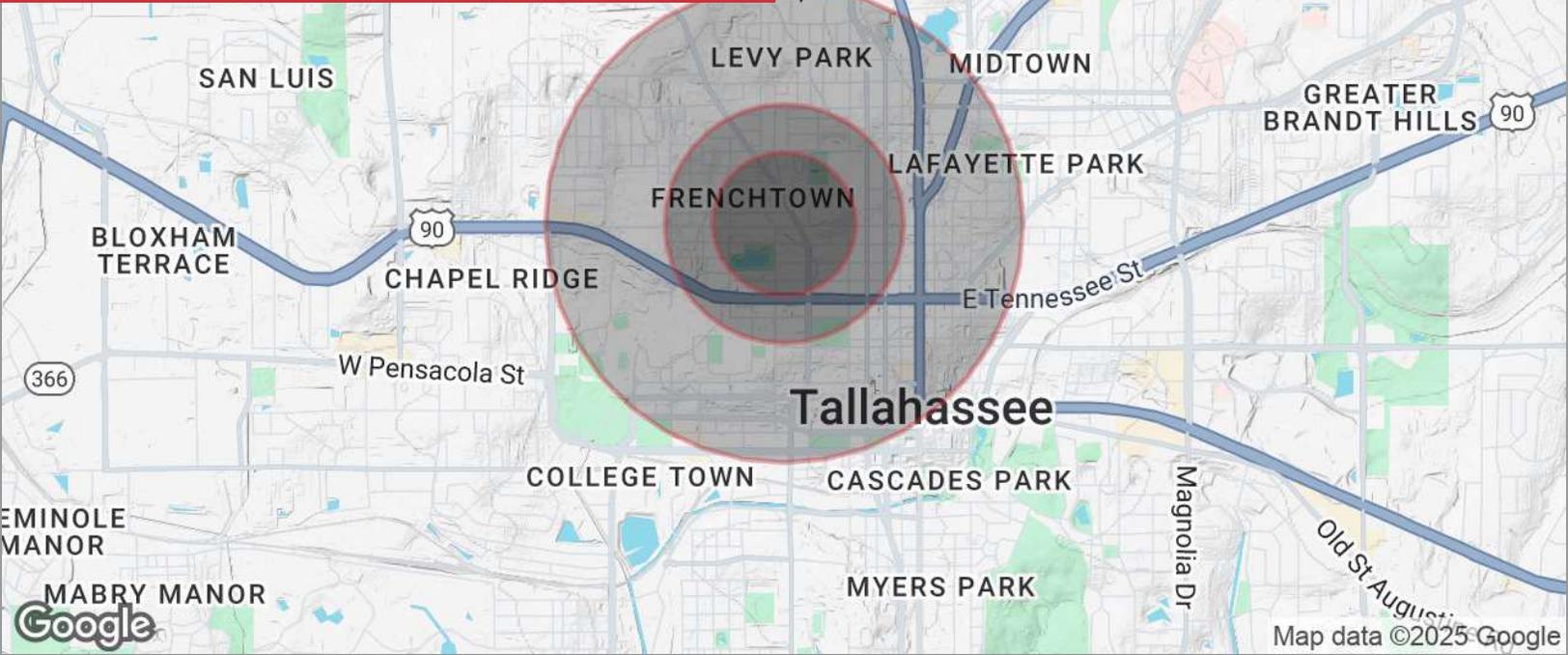
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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,655	4,566	24,008
Median age	34	31	28
Median age (male)	33	30	28
Median age (Female)	34	31	28
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	807	1,839	8,155
# of persons per HH	2.1	2.5	2.9
Average HH income	\$38,396	\$61,828	\$65,779
Average house value	\$275,045	\$297,053	\$286,469

* Demographic data derived from 2020 ACS - US Census