



COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE



REDUCED RATE!
Excess Space at ALDI Grocery
2425 Apalachee Parkway
Tallahassee, FL 32301

BRAD PARKER
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

EXCESS SPACE AT ALDI GROCERY

2425 APALACHEE PARKWAY, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	3,167 sf
Lease Rate:	\$12.00 psf (Includes CAM)
Lot Size:	2.51 Acres
Year Built:	1994
Building Size:	25,000 sf
Renovated:	2021
APN:	31-04-20-212-0000
Zoning:	CP (Commercial Parkway)

PROPERTY OVERVIEW

REDUCED LEASE RATE! Recently renovated as an ALDI Grocery Store, TLG is marketing 3,167 sq. ft. of excess space in the NW corner of this building. Parking on-site is excellent and shared with ALDI. Retailers and restaurants in the area include Target, Governor's Mall, Pep Boys, Jason's Deli, Zaxby's, Whataburger, and Wendy's. This location is perfect for a restaurant or retail shop. High traffic counts along Apalachee Parkway exceed 30,500 cars per day.

[Click Here for Zoning Information](#)

REDUCED RATE!

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ADDITIONAL PHOTOS

EXCESS SPACE AT ALDI GROCERY

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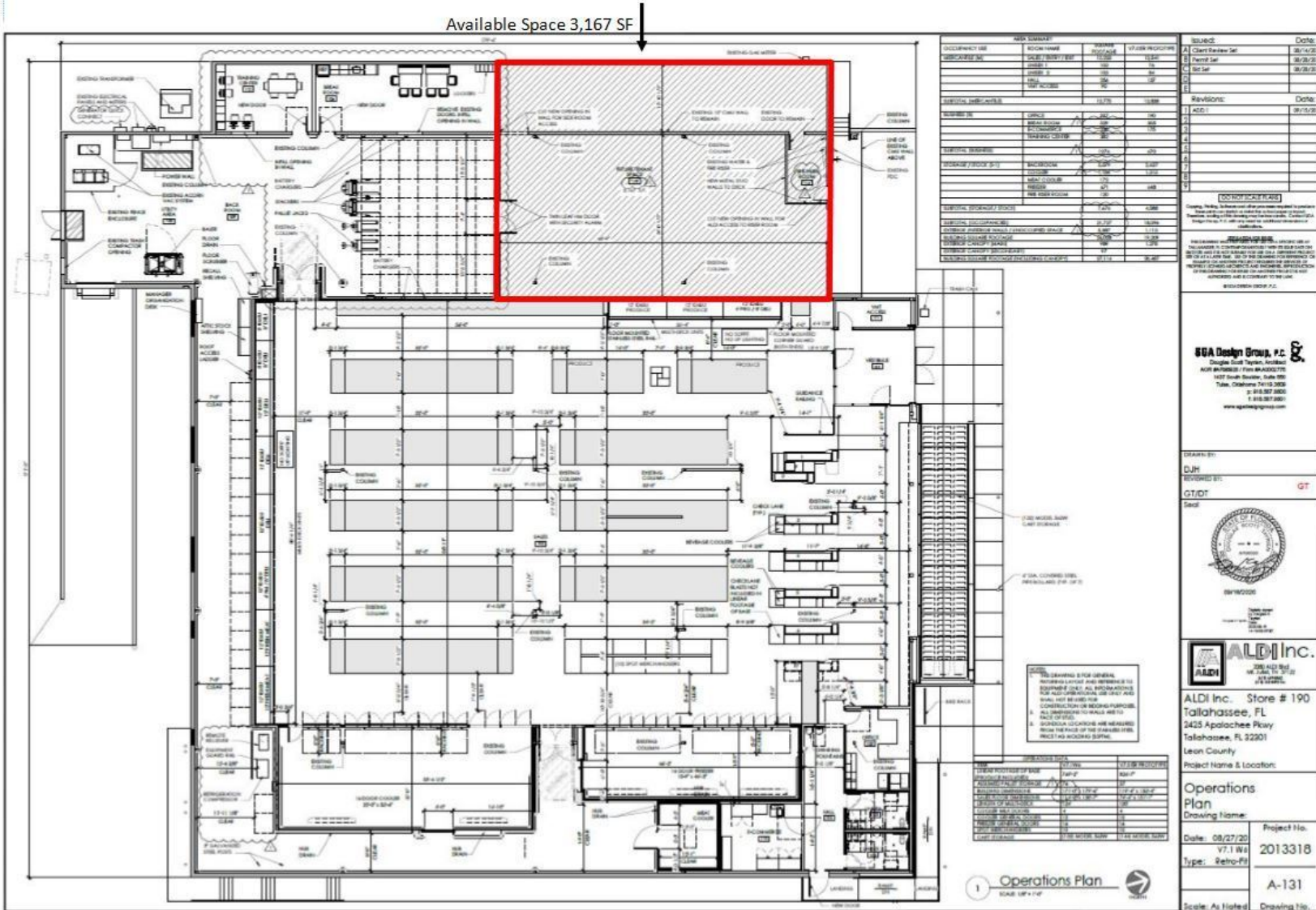


ALDI & AVAILABLE SPACE FLOOR PLAN

EXCESS SPACE AT ALDI GROCERY

2425 APALACHEE PARKWAY, TALLAHASSEE, FL 32301

Available Space 3,167 SF



DESCRIPTION	QTY	UNIT	PRICE	TOTAL
EXISTING MEAT CASE	1	SQ FT	10.00	10.00
EXISTING DAIRY CASE	1	SQ FT	10.00	10.00
EXISTING PRODUCE CASE	1	SQ FT	10.00	10.00
EXISTING SERVICE COUNTER	1	SQ FT	10.00	10.00
EXISTING STORAGE	1	SQ FT	10.00	10.00
EXISTING RESTROOM	1	SQ FT	10.00	10.00
EXISTING OFFICE	1	SQ FT	10.00	10.00
EXISTING BREAK ROOM	1	SQ FT	10.00	10.00
EXISTING LOBBY	1	SQ FT	10.00	10.00
EXISTING ENTRANCE	1	SQ FT	10.00	10.00
EXISTING DRIVE-THRU	1	SQ FT	10.00	10.00
EXISTING PARKING	1	SQ FT	10.00	10.00
EXISTING LANDSCAPE	1	SQ FT	10.00	10.00
EXISTING SIGNAGE	1	SQ FT	10.00	10.00
EXISTING SECURITY	1	SQ FT	10.00	10.00
EXISTING UTILITY	1	SQ FT	10.00	10.00
EXISTING MECHANICAL	1	SQ FT	10.00	10.00
EXISTING ELECTRICAL	1	SQ FT	10.00	10.00
EXISTING PLUMBING	1	SQ FT	10.00	10.00
EXISTING PAINT	1	SQ FT	10.00	10.00
EXISTING FLOORING	1	SQ FT	10.00	10.00
EXISTING CEILING	1	SQ FT	10.00	10.00
EXISTING LIGHTING	1	SQ FT	10.00	10.00
EXISTING VENTILATION	1	SQ FT	10.00	10.00
EXISTING SOUND	1	SQ FT	10.00	10.00
EXISTING ACCESSIBILITY	1	SQ FT	10.00	10.00
EXISTING SAFETY	1	SQ FT	10.00	10.00
EXISTING INSULATION	1	SQ FT	10.00	10.00
EXISTING GLASS	1	SQ FT	10.00	10.00
EXISTING METALS	1	SQ FT	10.00	10.00
EXISTING WOOD	1	SQ FT	10.00	10.00
EXISTING FABRIC	1	SQ FT	10.00	10.00
EXISTING PAPER	1	SQ FT	10.00	10.00
EXISTING CERAMIC	1	SQ FT	10.00	10.00
EXISTING CONCRETE	1	SQ FT	10.00	10.00
EXISTING ASPHALT	1	SQ FT	10.00	10.00
EXISTING GRAVEL	1	SQ FT	10.00	10.00
EXISTING SOIL	1	SQ FT	10.00	10.00
EXISTING AIR	1	SQ FT	10.00	10.00
EXISTING WATER	1	SQ FT	10.00	10.00
EXISTING GROUND	1	SQ FT	10.00	10.00
EXISTING UNFINISHED	1	SQ FT	10.00	10.00
EXISTING UNKNOWN	1	SQ FT	10.00	10.00
TOTAL				3,167

USA Design Group, P.C.
 1000 South Taylor Avenue
 Tallahassee, FL 32301
 Phone: 904.837.8800
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 www.usadesigngroup.com

ALDI Inc.
 Store # 190
 2425 Apalachee Pkwy
 Tallahassee, FL 32301
 Leon County
 Project Name & Location:
 Operations Plan
 Drawing Name:
 Project No.: 2013318
 Date: 08/27/20
 Type: Retro-PI
 Scale: As Noted
 Drawing Title: A-131



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



RETAILER MAP

EXCESS SPACE AT ALDI GROCERY

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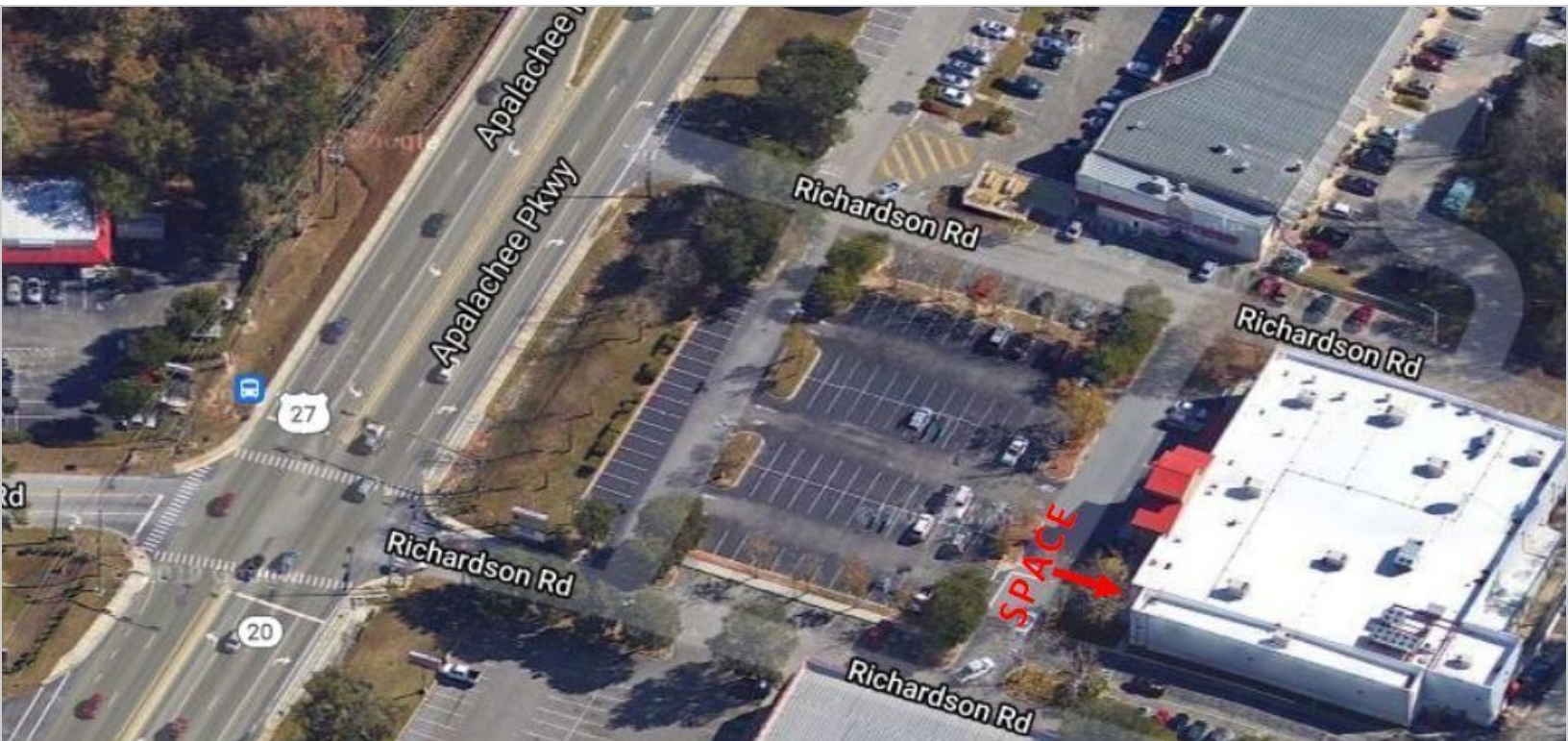


ADDITIONAL AERIALS/PARKING LOT EXCESS SPACE AT ALDI GROCERY

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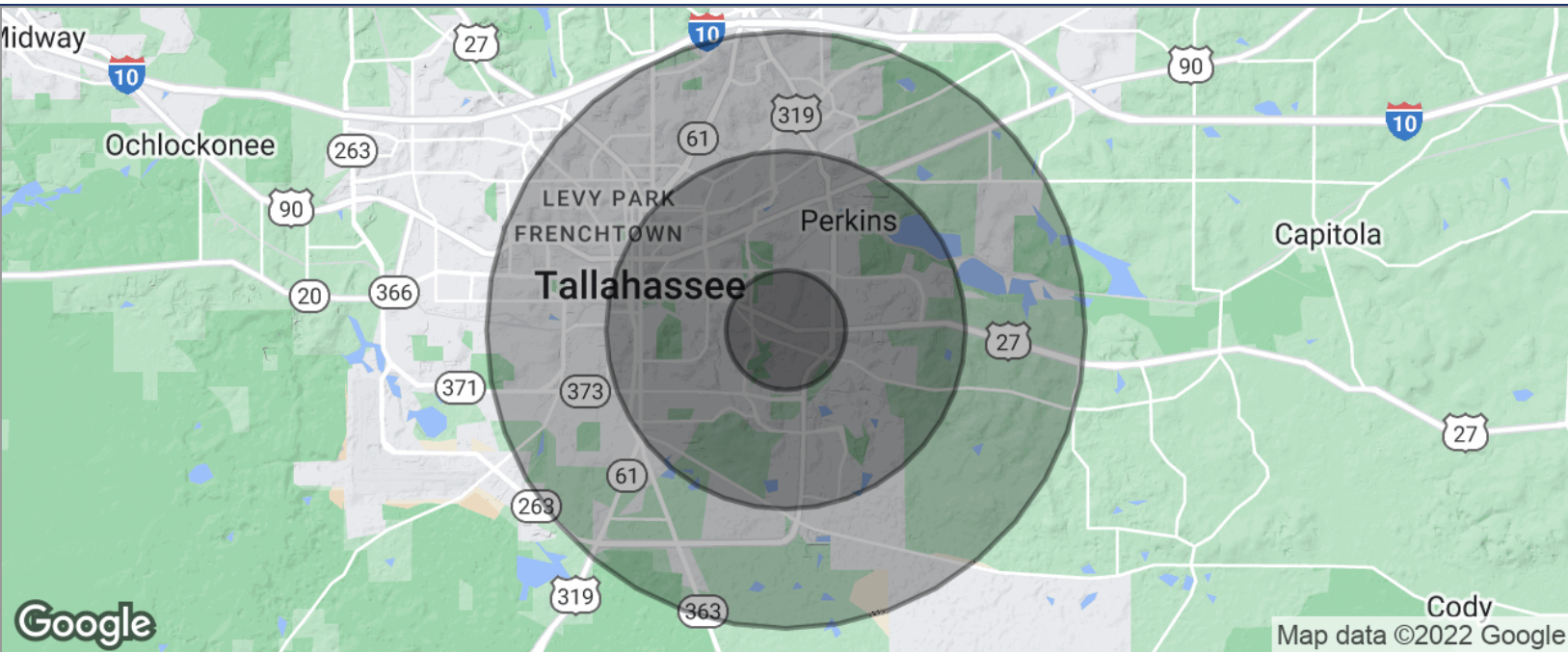




DEMOGRAPHICS MAP

EXCESS SPACE AT ALDI GROCERY

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,500	46,428	120,796
MEDIAN AGE	28.3	31.8	31.6
MEDIAN AGE (MALE)	27.1	29.8	30.6
MEDIAN AGE (FEMALE)	29.1	33.4	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,013	22,228	51,408
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$46,684	\$51,831	\$52,340
AVERAGE HOUSE VALUE	\$153,962	\$193,573	\$217,765

* Demographic data derived from 2020 ACS - US Census

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