



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Midtown Centre

1321 Thomasville Rd.
Tallahassee, FL 32303

MARK BEAUDOIN

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

MIDTOWN CENTRE

1321 THOMASVILLE RD. , TALLAHASSEE, FL 32303



OFFERING SUMMARY

Gross Building SF:	8,948 SF
Available SF:	1,590 SF (Unit 4)
Lease Rate:	\$22.00 SF (NNN)
Zoning:	CU (Central Urban)
Parcel Number:	11-30-39 A-0120

[Click for Zoning Information](#)

PROPERTY OVERVIEW

Midtown Centre is located in the heart of Tallahassee's social gathering hot spot and is one of the fastest growing areas in Tallahassee. Midtown is popular for restaurants, bars, and boutique shopping. This property is close to Florida State University, downtown Tallahassee, the Historic District as well as several established neighborhoods. This location is excellent for professional office, medical, service, or retail uses.

Driveway and parking lot access is available from Thomasville Rd. as well as Gadsden St.

Traffic Counts:

19,500 AADT Thomasville Rd. at property.
7,900 AADT Gadsden St. at property.
23,500 AADT Thomasville Rd. just north of 7th Ave.
16,500 AADT Thomasville Rd. just south of 6th Ave.

Highlights:

- Class A Center
- Excellent Signage on Thomasville Rd. & Gadsden St.
- Located in the heart of Midtown with frontage on Thomasville Rd. & Gadsden St.

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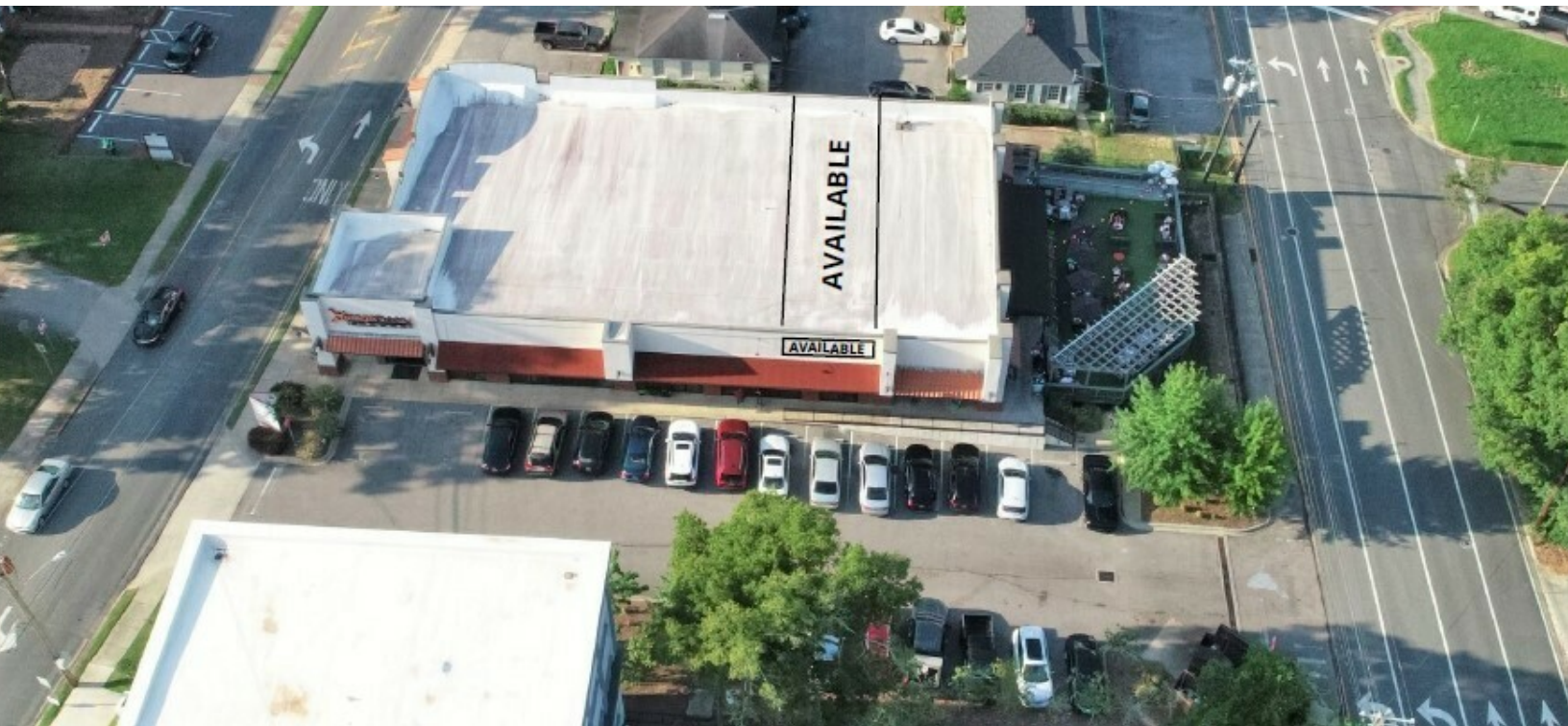




ADDITIONAL PHOTOS

MIDTOWN CENTRE

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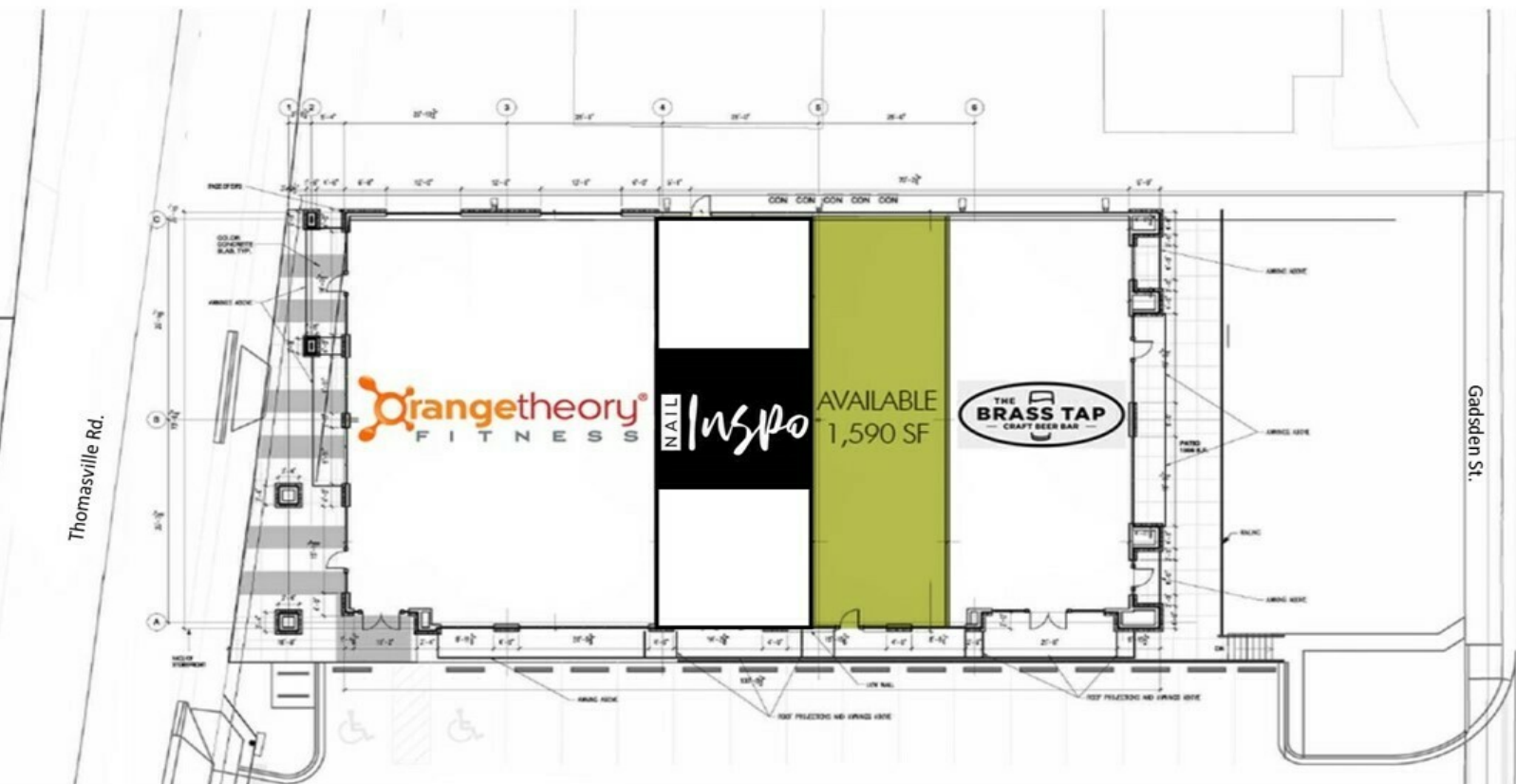




SITE MAP

MIDTOWN CENTRE

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INTERIOR PHOTOS - UNIT #4

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RETAILER MAP

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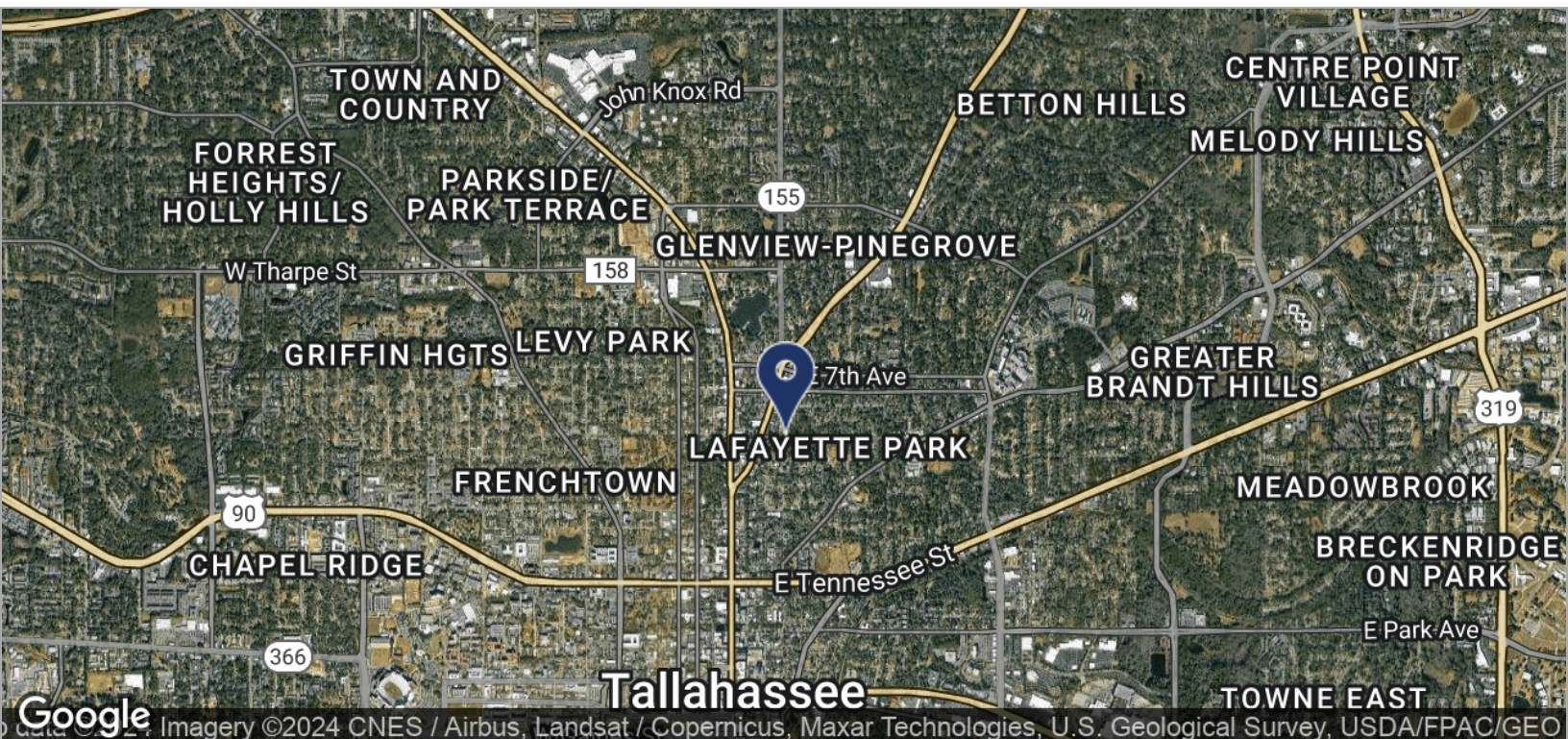




LOCATION MAPS

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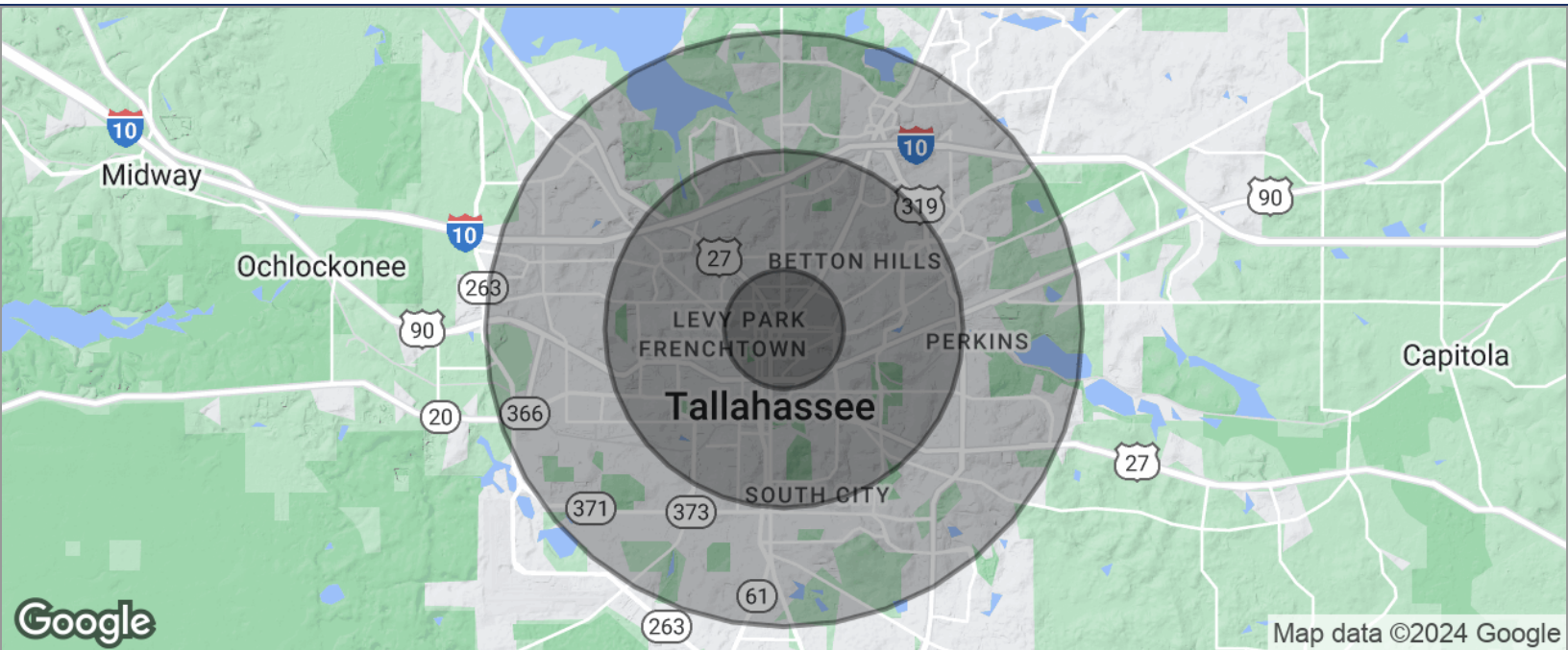




DEMOGRAPHICS MAP

MIDTOWN CENTRE

1321 THOMASVILLE RD. , TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,268	87,999	173,600
MEDIAN AGE	33.7	29.0	29.5
MEDIAN AGE (MALE)	33.4	28.8	28.9
MEDIAN AGE (FEMALE)	35.2	29.1	30.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,423	35,895	72,739
# OF PERSONS PER HH	1.9	2.5	2.4
AVERAGE HH INCOME	\$53,022	\$48,404	\$48,849
AVERAGE HOUSE VALUE	\$287,731	\$247,902	\$218,885

* Demographic data derived from 2020 ACS - US Census

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