

FOR LEASE

1327 S Monroe Tallahassee, FL 32301

NAI TALCOR

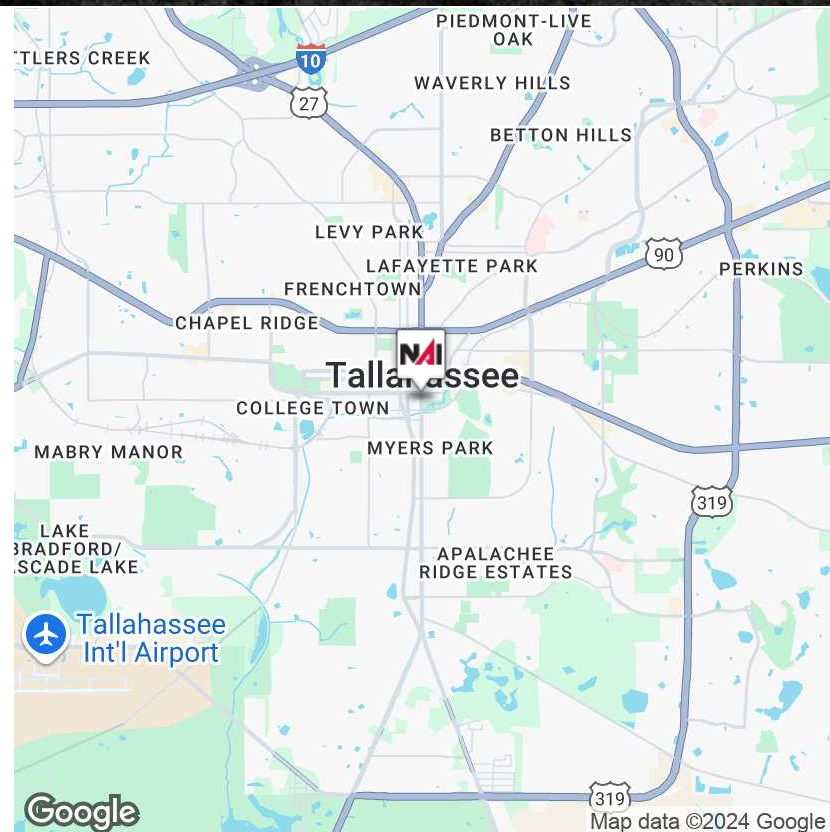
**1,350 SF
RESTAURANT**



Restaurant | 1,350 SF

- Tenants Include: Walls Distilling Co., The Monroe Restaurant & Lounge, Foxtail Coffee and Burn Boot Camp
- Located on South Monroe Street, and directly across Proof Brewing Company
- Great location for specialty pizza, juice bar, bakery, sandwich shop, Asian take-out, Mexican concept, sushi, and more...
- Excellent visibility and ample parking

Lease Rate: \$23.00 SF/Yr + NNN



✉ **Debbie Ashlin**
+1 850 544 5677
ashlin@talcor.com

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NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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RESTAURANT**



CONN + ARCHITECTS

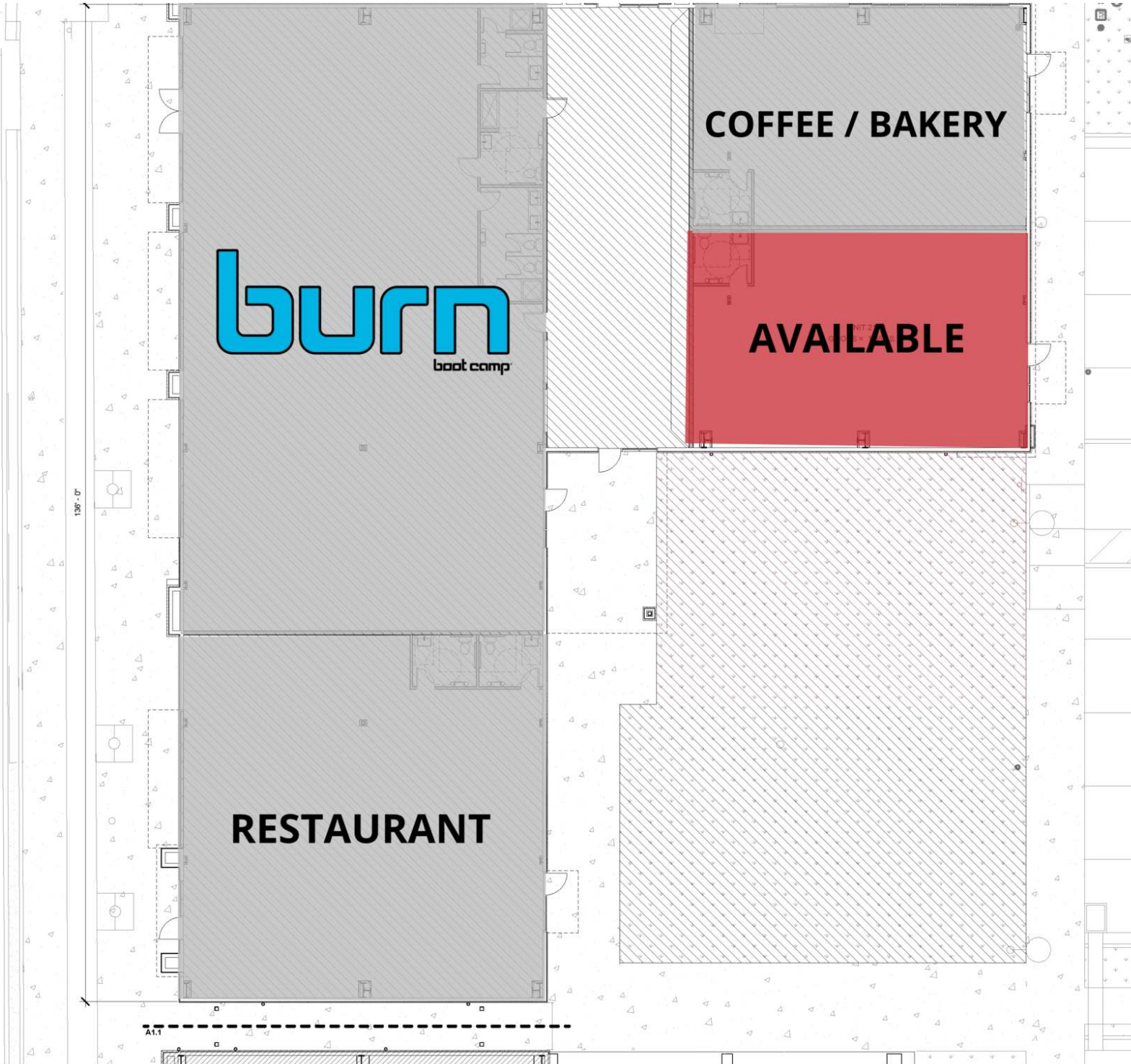
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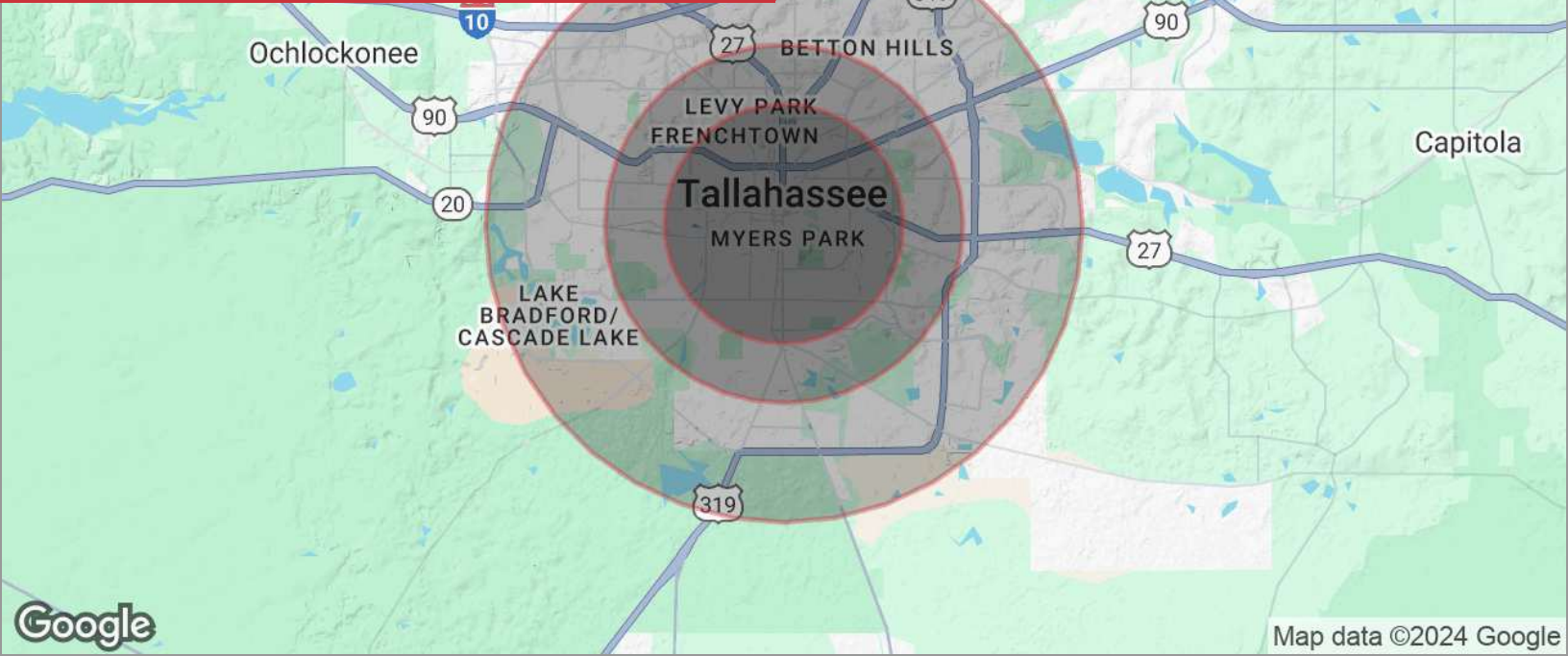
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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	50,848	98,836	171,162
Median age	31	32	34
Median age (male)	30	31	34
Median age (Female)	31	32	35
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	19,140	42,123	72,672
# of persons per HH	2.7	2.3	2.4
Average HH income	\$60,572	\$60,905	\$71,909
Average house value	\$269,528	\$246,519	\$260,262

* Demographic data derived from 2020 ACS - US Census