

FOR LEASE

1122 Thomasville Road Tallahassee, FL 32303

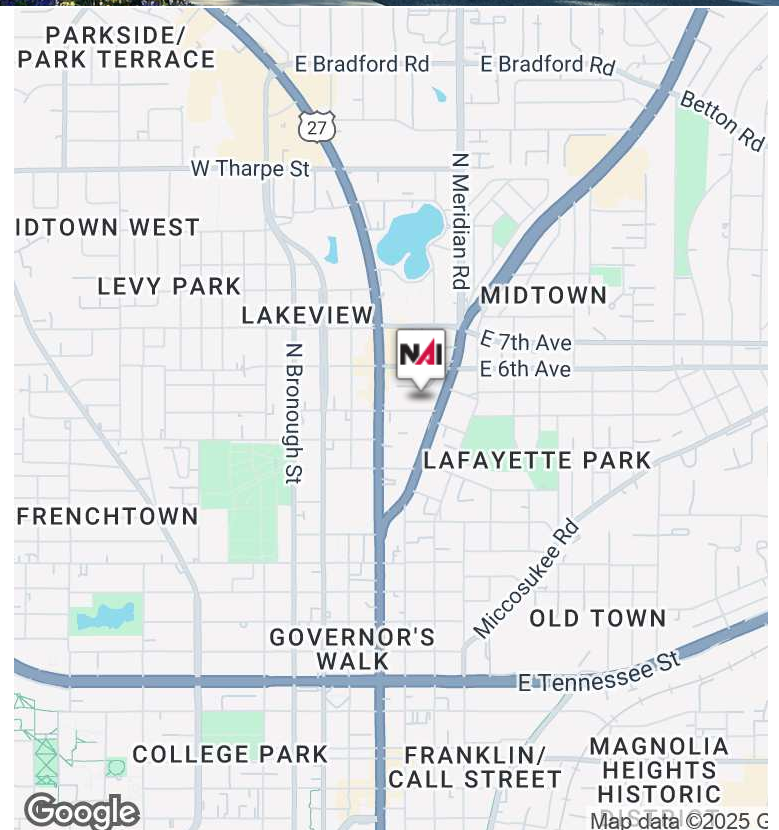
NAI TALCOR



Retail | 1,503 - 1,652 SF

Two spaces available - 1,503 SF or 1,652 SF of retail space available for lease at the Manor @ Midtown development. The Manor has served as a premier 18-hour retail/nightlife destination since its adaptive reuse transformation in 2004 from a sleepy furniture shop. This space provides an entrepreneur the opportunity to immerse themselves in the coveted Midtown neighborhood that over 600 other businesses call their home.

- Centrally Located in Tallahassee, Florida
- Most Parking in Midtown
- Plethora of Outdoor/Community Space
- One of Highest Walk/Bike Scores in the City



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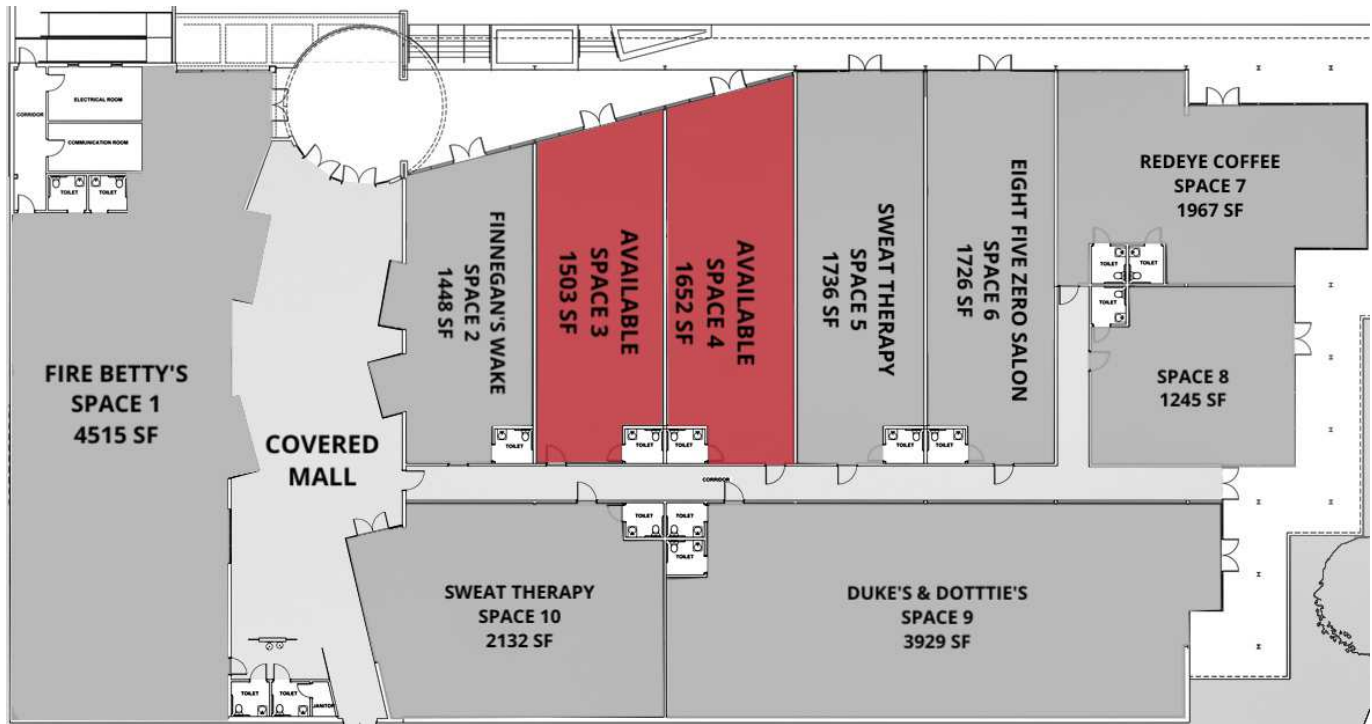
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NAI TALCOR
1018 Thomasville Road, Suite 200A
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,503 - 1,652 SF	Lease Rate:	\$20.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1122 Thomasville Road STE 3	Available	1,503 SF	NNN	\$20.00 SF/yr	1,503 SF space available for lease at the Manor @ Midtown
1122 Thomasville Road STE 4	Available	1,652 SF	NNN	\$25.00 SF/yr	1,652 SF former restaurant space available for lease at the Manor @ Midtown

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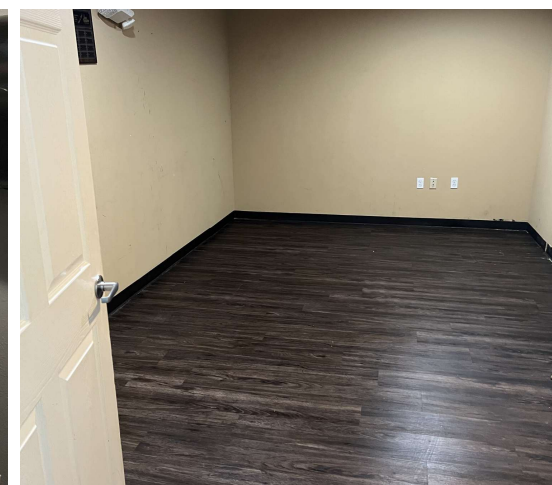
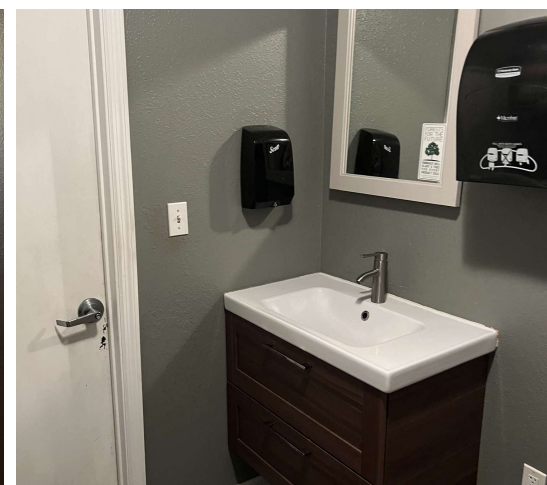
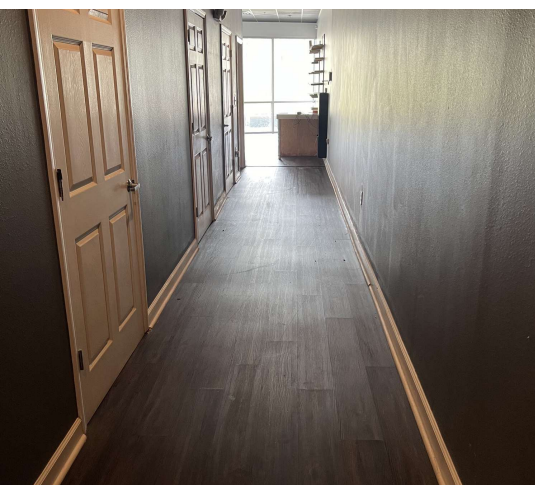
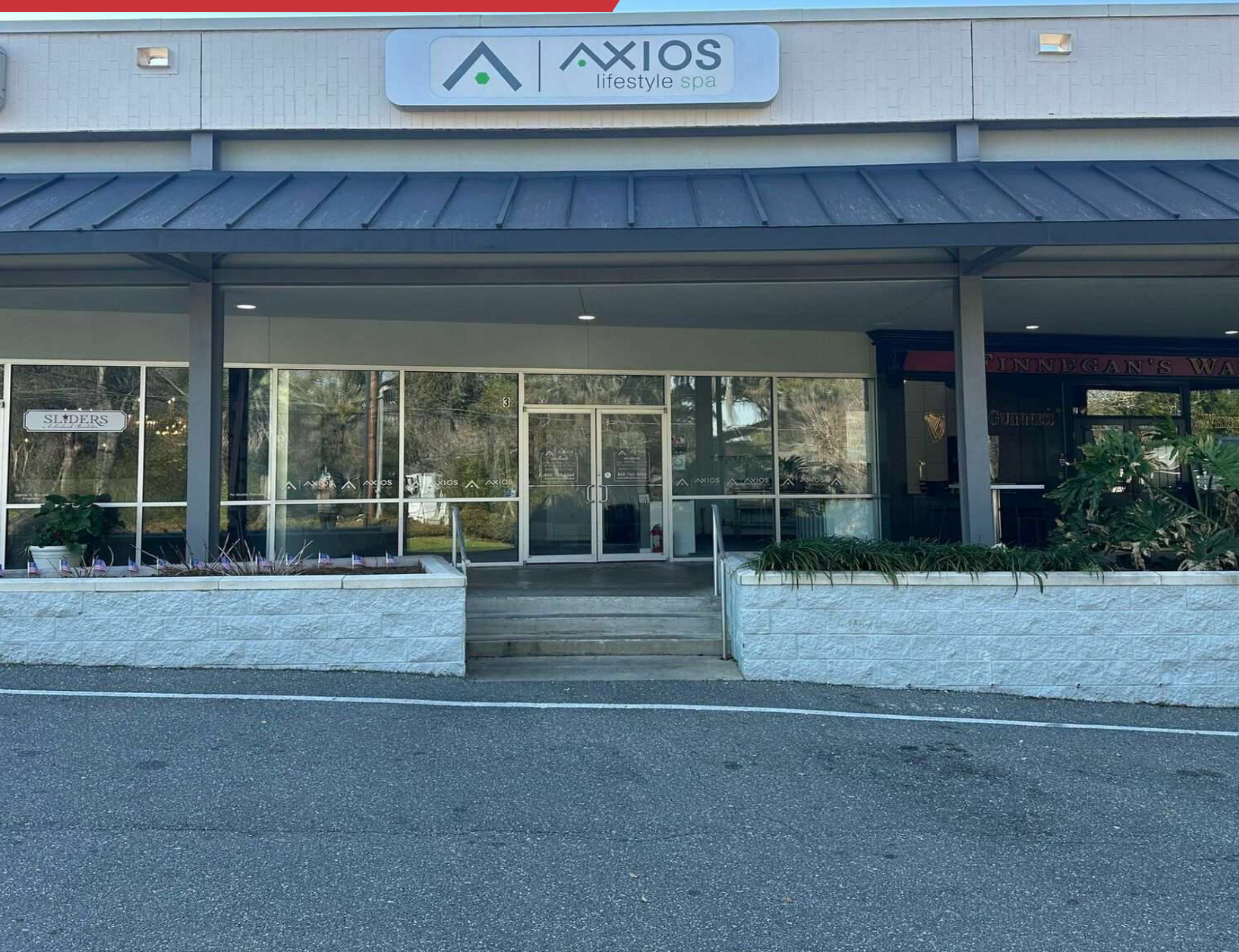
RENTAL RATE BREAKDOWN 1122 STE 3

- Square Feet: 1,503
- Monthly Base Rent: \$2,505.00
- Monthly NNN Estimate: \$1,288.82
- *Sales tax is currently 3.5% and subject to change per local and state statutes
- Total monthly estimate of base rent, NNN, and sales tax \$3,926.60
- Utilities are not included in estimate above



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Former Axios Space



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1122 Thomasville Road Tallahassee, FL 32303



RENTAL RATE BREAKDOWN 1122 STE 4

- Square Feet: 1,652
- Monthly Base Rent: \$3,441.67
- Monthly NNN Estimate: \$1,416.59
- *Sales tax is currently 3.5% and subject to change per local and state statutes
- Total monthly estimate of base rent, NNN, and sales tax \$5,028.30
- Utilities are not included in estimate above

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Trade Area Map



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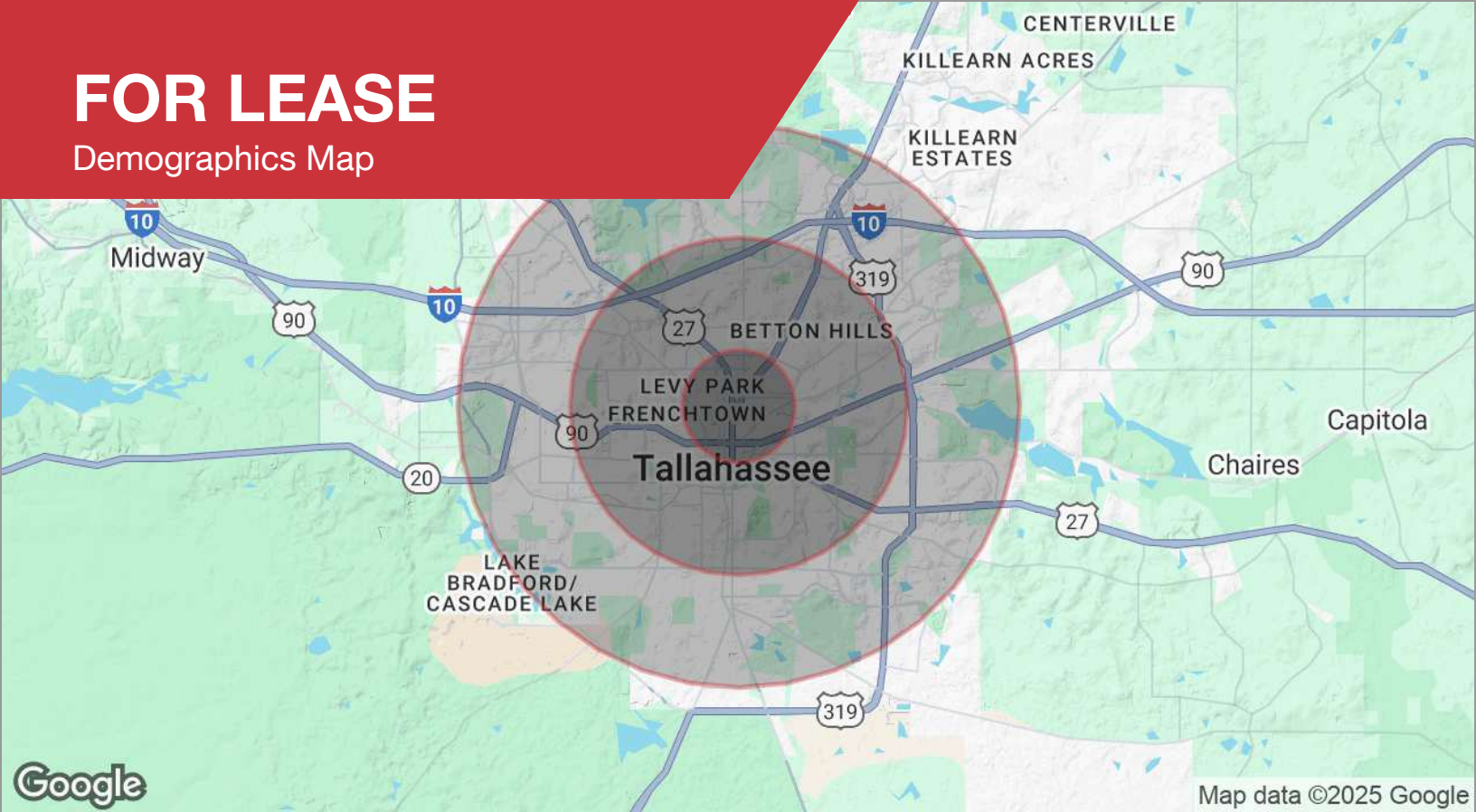
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Demographics Map



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,188	91,692	174,166
Median age	34.1	28.4	29.3
Median age (male)	34.8	28.1	28.7
Median age (Female)	33.9	28.6	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,670	37,545	72,797
# of persons per HH	2.0	2.4	2.4
Average HH income	\$45,956	\$45,735	\$48,319
Average house value	\$282,967	\$238,690	\$216,439

* Demographic data derived from 2020 ACS - US Census