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Freestanding Retail Available on Busy Apalachee Pkwy

2410 Apalachee Pkwy | Tallahassee, FL 32301

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Property Highlights

- Great location for medical, gas, banks, automotive or use the existing 3,325± SF QSR
- 1.24± AC parcel with 45 parking spaces
- Property has three-way access on Apalachee Pkwy (39,000 VPD)
- Numerous national retailers in the trade area including Walmart, Target, Aldi, Kohl's, Dick's and Sam's Club
- Property is 7 minutes from the Florida Capitol building and 10 minutes from Florida State University

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1160186

Retail Aerial





Site

Victory Garden Drive

Apalachee Parkway



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Retail Aerial

Florida State University
Students: 44,600+
4 miles from site

College Town

Florida A&M University
Students: 9,600+
2.5 miles from site

Capital City
Country Club
2 miles from site

Governor's Square
Shopping Mall
103M SF/ 116 Stores

Site



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Demographics

Source: ESRI Business Analyst, 2025



Population

1 Mile		11,110
3 Miles		61,597
5 Miles		154,253



Daytime Population

1 Mile		17,064
3 Miles		105,041
5 Miles		199,702



Average HH Income

1 Mile		\$70,189
3 Miles		\$99,123
5 Miles		\$88,100



Market Overview

2410 Apalachee Pkwy, Tallahassee, Florida, 32301
3 mile radius

Household & population characteristics



\$69,679

Median household income



\$330,123

Median home value



42.2%

Owner occupied housing units



35.1

Median age



53.2%

Female population



34.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,915

Travel



\$36

Tickets to Movies



\$97

Theatre/Operas/
Concerts



\$79

Admission to Sports Events



\$10

Online Gaming Services

Households & population



61,597

Current total population



62,615

5 Year total population



28,885

Current total households



29,725

5 year total households

Education

5%

No high school diploma



15%

High school graduate



23%

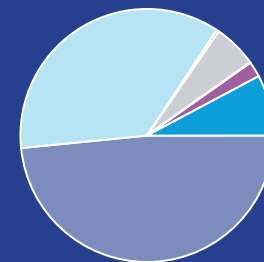
Some college



57%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,883

Total businesses



87,474

Total employees

Employment



80%

White collar



9%

Blue collar



11%

Services

3.5%

Unemployment rate

Annual household spending



\$2,227

Apparel & Services



\$212

Computers & Hardware



\$3,665

Eating Out



\$6,586

Groceries



\$6,380

Health Care



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