

FOR LEASE GOVERNORS MARKETPLACE

1654 GOVERNORS SQUARE BLVD TALLAHASSEE, FL 32301

RETAIL



TALLAHASSEE

POPULATION GROWTH CHANGE: 4.1%

AVERAGE HOUSEHOLD INCOME: \$74,673

TALLAHASSEE'S MOST DOMINANT CENTER

- Primary retail node in Tallahassee with more than 9.8 million square feet of retail within 3 miles of Governors Marketplace.
- Dense surrounding population with over 488,000 residential units in close proximity to the shopping centre
- Excellent signage and access along the heavily trafficked Magnolia Drive (30,000 VPD),
- Anchored by popular top ranking national and regional retailers, including Old Navy, Kirklands and Ulta.



244,947

EXISTING SQUARE FEET

MAJOR TENANTS

Marshalls OLD NAVY Michaels
ULTA BEAUTY petco five BELOW

CONTACT:

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mgoldproperties.com
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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PROPERTY INFORMATION

ADDRESS: 1654 Governors Square Blvd Tallahassee, FL 32301
Located directly across the street from the Brookfield-owned 1.0 million square foot Governors Square Mall.

CENTER SIZE: 244,947 SF

AVAILABLE: Suite 21: 6,324 SF
Suite 26: 3,400 SF
Ourparcel: 0.5 Acres

(See attached site plan. Landlord willing to subdivide and combine spaces.)

LEASE RATE: Contact Agent for pricing
*Major incentives for qualified prospects

TRAFFIC COUNTS: Governors Square Blvd 11,500 vpd
E Park Ave 22,000 vpd
Magnolia Dr 30,000 vpd

PARKING SPACES (RATIO): 1,415 Spaces (5.82 Spaces per 1,000 SF)

FEATURES: Five Access Points | Including two signalized intersections along Governors Square Boulevard and East Park Avenue
Ample Parking
High visibility

2025 Estimated Demos	10-MILE RADIUS	TALLAHASSEE MSA
POPULATION	174,269	398,616
AVERAGE HOUSEHOLD INCOME	\$75,624	\$82,327
PERCENTAGE GROWTH	4.3%	3.5%

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SITE PLAN



TENANCY SUMMARY

01	Aspen Dental	3,800 SF	09	Five Below	10,619 SF	19	Kirklands	8,500 SF
02	Mariner Finance	2,000 SF	11	Ulta	10,070 SF	20	Medical Center	1,443 SF
03	Five Star Pizza	1,600 SF	12	Old Navy	20,000 SF	21	AVAILABLE	6,324 SF
03A	Amscot	2,892 SF	13	Amped Fitness Tallahassee	35,000 SF	22	Petco	13,750 SF
04	America's Best Contacts	4,500 SF	14	Armed Forces Center	3,466 SF	23	Milan Laser Hair Removal	2,240 SF
05	Garnet & Gold	4,000 SF	15	Armed Forces Center	2,417 SF	24	David's Bridal	9,000 SF
06	Marshalls	30,200 SF	17	Men's Wearhouse	5,465 SF	25	Urban Air Adventure Park	34,775 SF
07	Michaels	23,965 SF	09	Five Below	10,619 SF	26	AVAILABLE	3,400 SF
08	Carter's	3,721 SF	18	Pure Barre	2,000 SF			

