



**COMMERCIAL REAL ESTATE**

RETAIL PROPERTY FOR SALE



**Governor's Pointe**  
2110 Apalachee Pkwy.  
Tallahassee, FL 32301

**Bill Powell**, Broker/Partner  
Director of Property Management  
Office: 850.385.6363  
Cell: 850.841.0223  
bpowell@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$4,250,000.00
<b>Building SF:</b>	22,672 SF
<b>Lot Size:</b>	2.06 +/- Acres
<b>Year Built:</b>	2014
<b>APN:</b>	31-05-20-068-0010
<b>Zoning:</b>	CP (Commercial Parkway)

**PROPERTY OVERVIEW**

22,672 sf building with Rack Room Shoes, and former West Marine. 13,029 sf available for lease immediately and potential to increase to full building. Single use has potential to expand an additional 9,600 sf February 1, 2026.

Loading dock hallway for both spaces.

The property is easily accessible using same ingress/egress as Target and just off of Apalachee Parkway. There is plenty of parking with over 47 paved spaces and total combined with Target is over 420 spaces.

**LOCATION OVERVIEW**

This outparcel is located on Apalachee Parkway in front of Target. Traffic count of 33,000 per day.

[Click for Zoning Information](#)

**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS

# GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS

# GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





RETAILER MAP

# GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

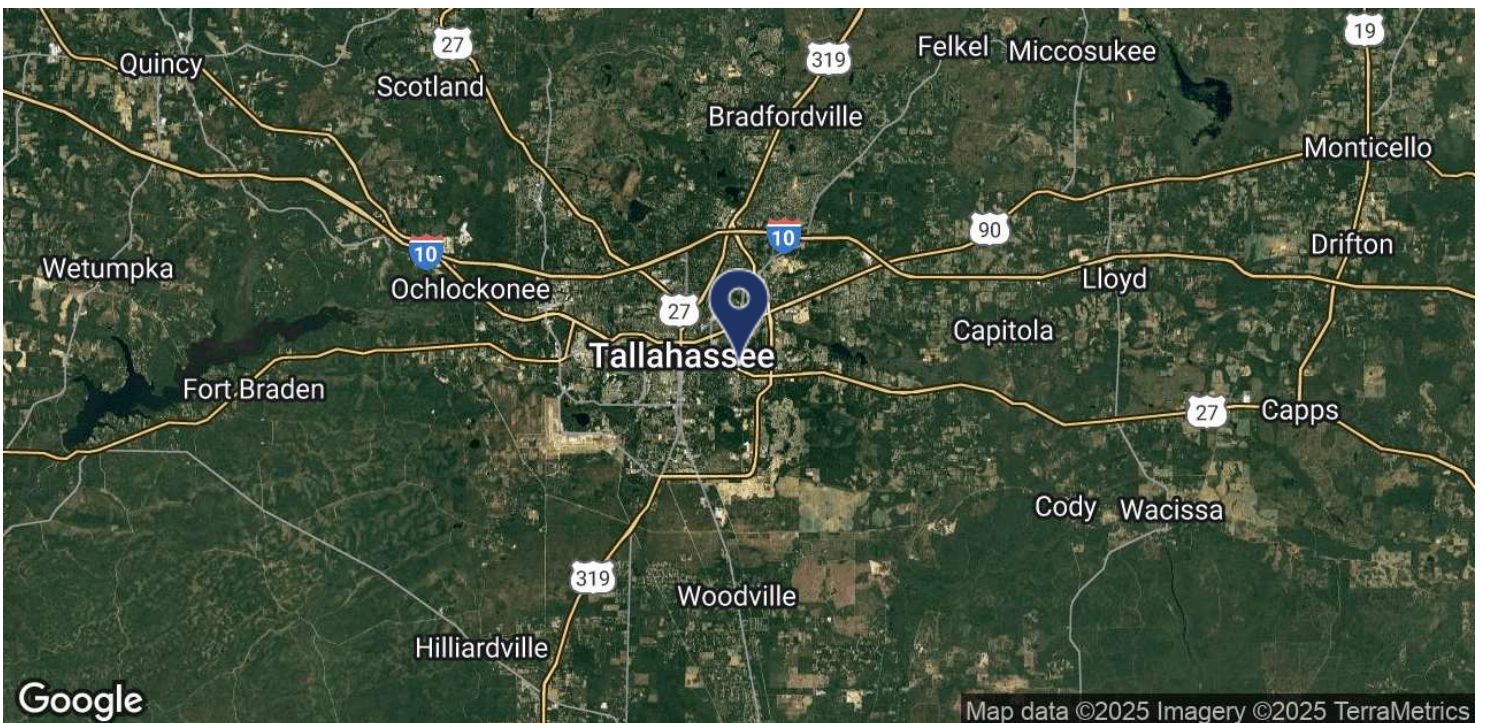
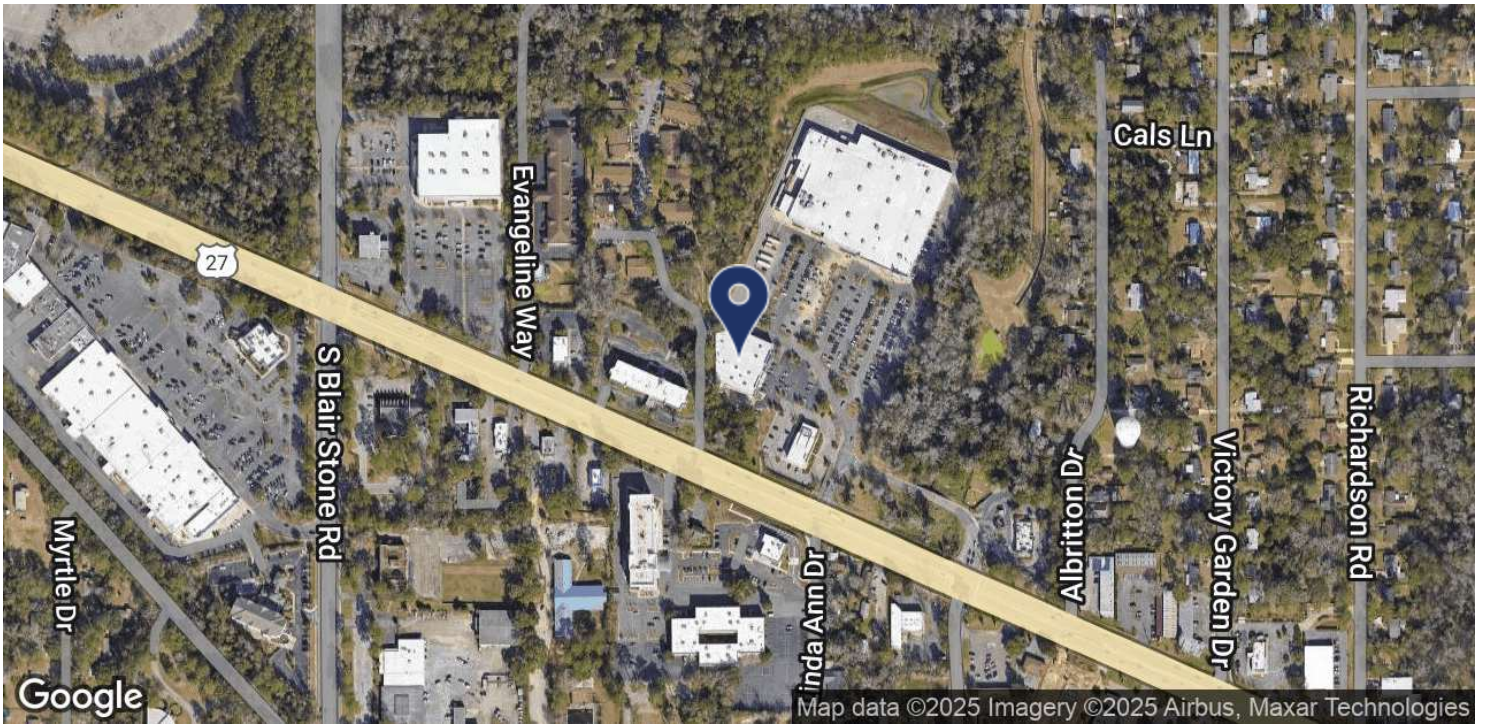




LOCATION MAP

# GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

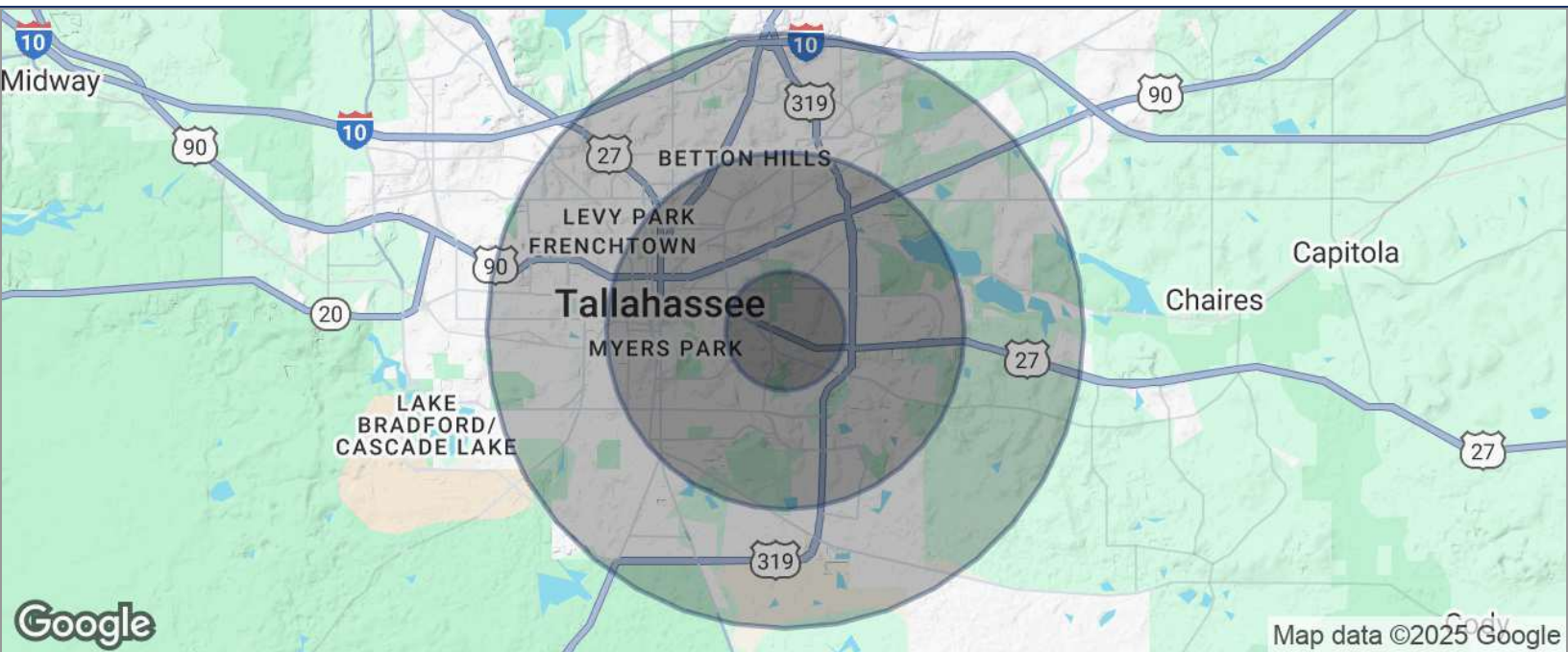




## DEMOGRAPHICS MAP

## GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,872	67,895	159,260
MEDIAN AGE	37	37	36
MEDIAN AGE (MALE)	36	36	35
MEDIAN AGE (FEMALE)	38	38	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,119	30,979	68,339
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$71,417	\$80,523	\$78,432
AVERAGE HOUSE VALUE	\$236,532	\$307,534	\$281,070

\* Demographic data derived from 2020 ACS - US Census

**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

