



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



## Midtown Retail

1334 N Monroe St.

Tallahassee, FL 32303

### LEWIS BUFORD

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3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## MIDTOWN RETAIL

1334 N MONROE ST, TALLAHASSEE, FL 32303



## OFFERING SUMMARY

<b>Available SF:</b>	3,259 SF
<b>Rate:</b>	\$20.00 PSF (NNN)
<b>Floor Plan:</b>	All Open Space
<b>Building Size:</b>	30' x 100'
<b>Construction:</b>	Brick Wall Interiors
<b>Parking:</b>	85 shared parking spaces on-site, plus on-street (public) parking

## PROPERTY OVERVIEW

This 3,259 sf brick building is for lease and has frontage on N Monroe St. as well as 7th Ave. Property has high-visibility and located in the desired Midtown district. Midtown is booming with shops, restaurants, grocery stores, and services and this property backs up to a well-establish neighborhood.

Traffic counts are 24,000 AADT on N Monroe St., 10,700 AADT on W 7th Ave., and 13,500 AADT on E. 7th Ave.

## LOCATION OVERVIEW

Located on N Monroe St. in the heart of Midtown Tallahassee. Midtown is the center of Tallahassee and is in proximity to Downtown, Historic District, Cascades Park, and the Gaines St. area.

[Click for Zoning Information](#)

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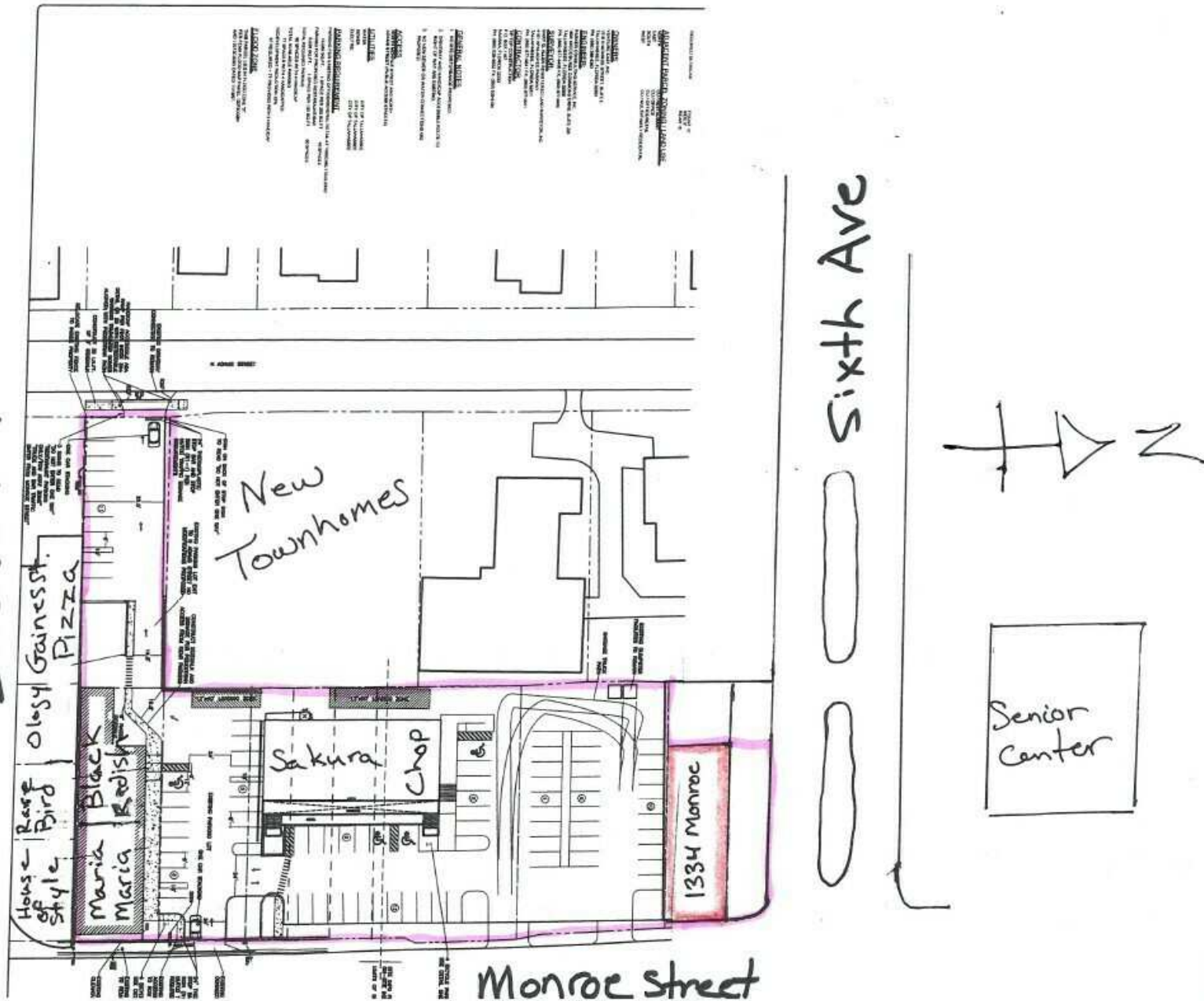




ADDITIONAL PHOTOS

# MIDTOWN RETAIL

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## ADDITIONAL PARKING MIDTOWN RETAIL

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RETAILER MAP

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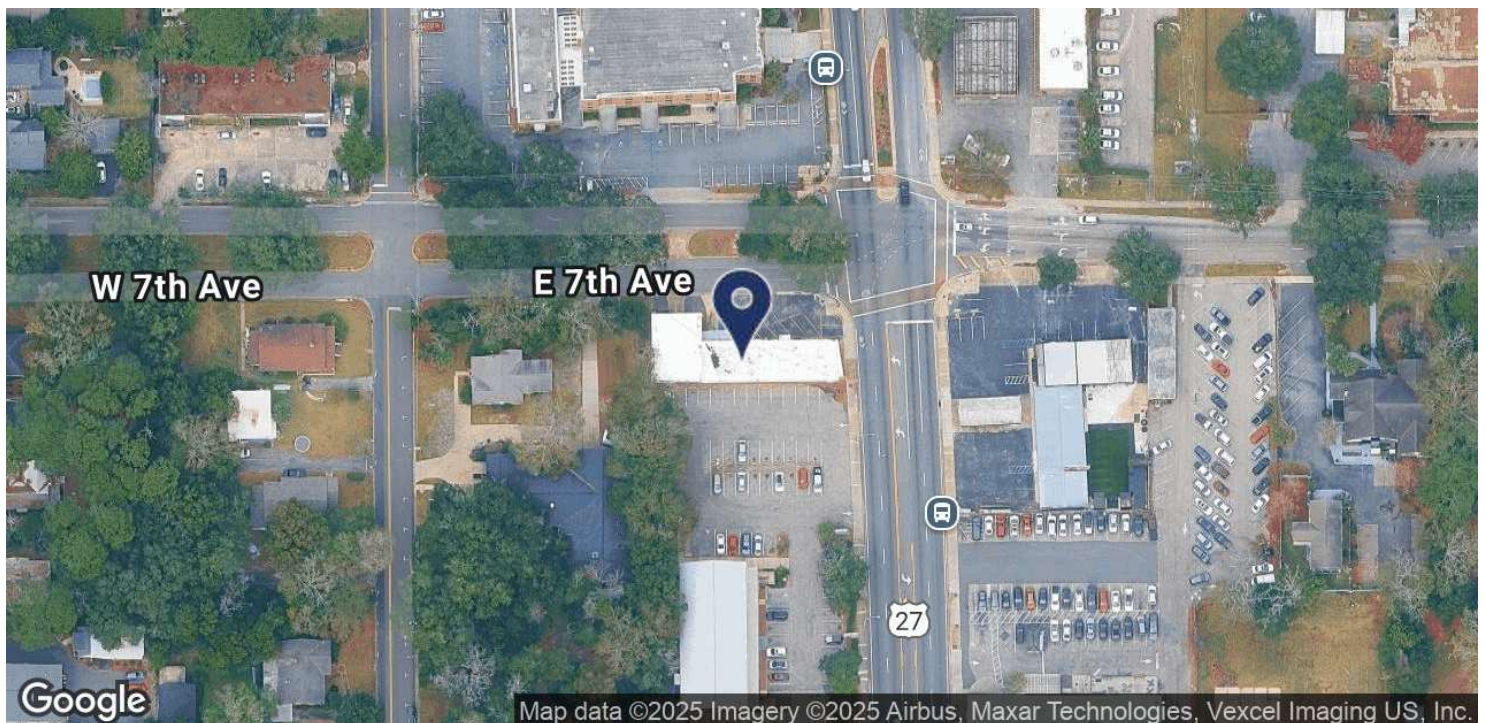
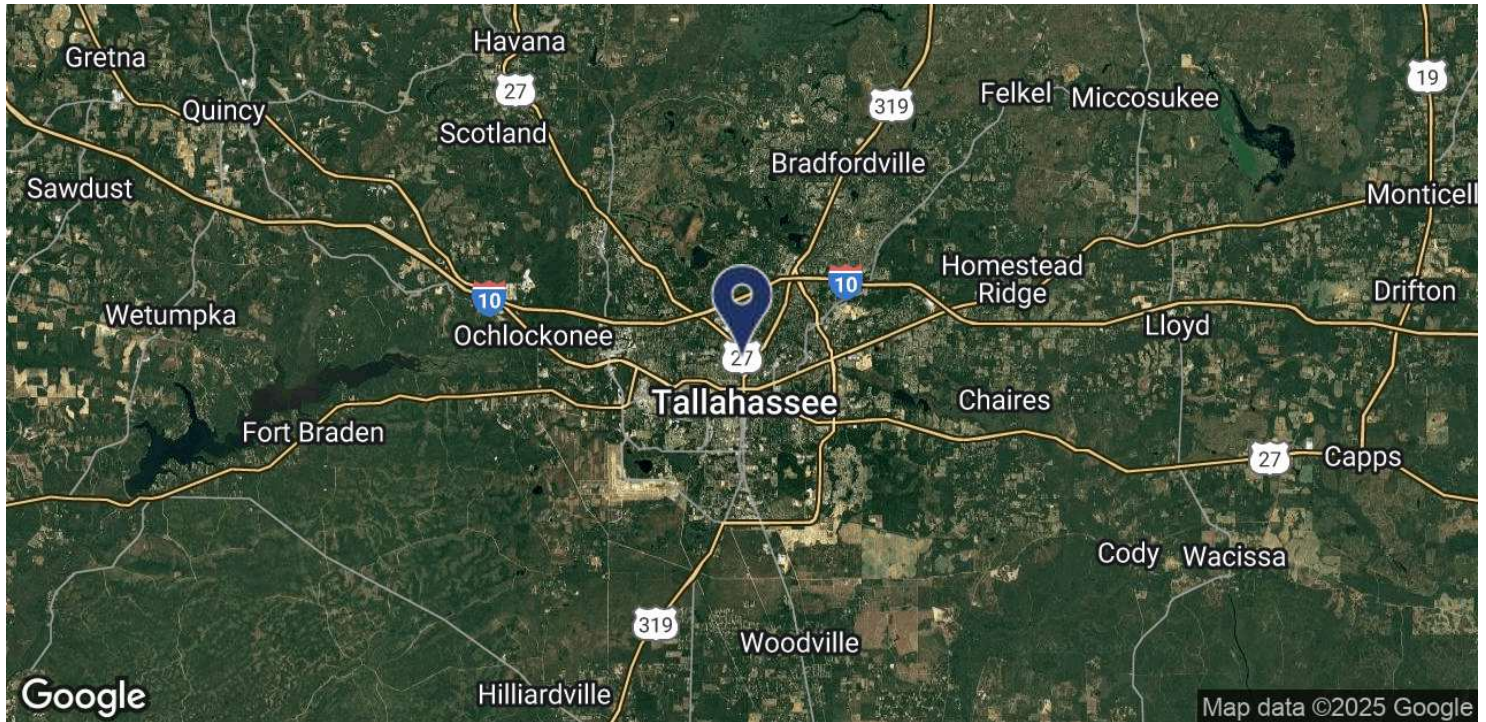




LOCATION MAP

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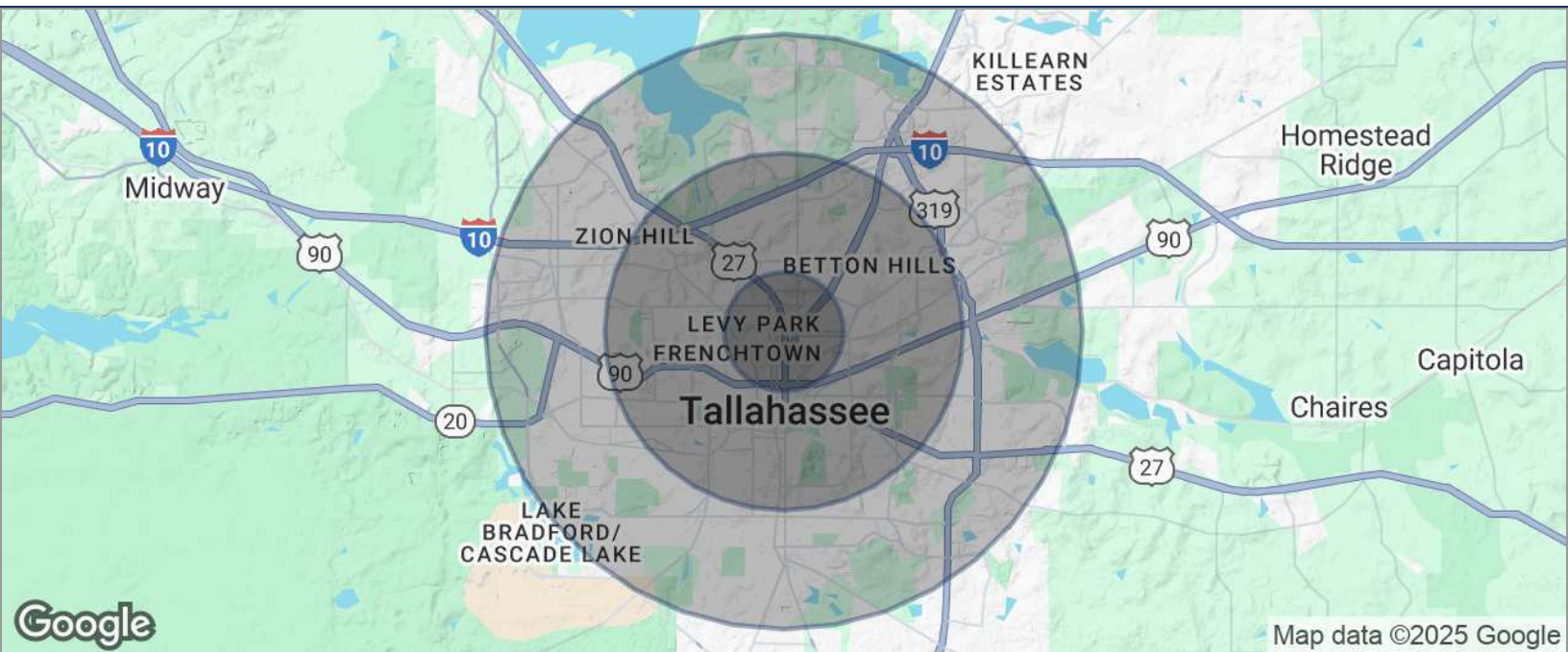




## DEMOGRAPHICS MAP

## MIDTOWN RETAIL

1334 N MONROE ST, TALLAHASSEE, FL 32303

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	10,519	108,239	186,535
MEDIAN AGE	39	33	35
MEDIAN AGE (MALE)	38	32	34
MEDIAN AGE (FEMALE)	40	33	36

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,457	46,178	79,554
# OF PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$80,995	\$68,818	\$72,547
AVERAGE HOUSE VALUE	\$359,718	\$265,019	\$267,402

\* Demographic data derived from 2020 ACS - US Census

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