

MAGNOLIA GROVE

216 S. Magnolia Drive, Tallahassee, FL 32301

FOR LEASE



PROPERTY OVERVIEW

- » **1,800 SF 2nd Gen. Restaurant Coming Available**
- » Situated 1 mile east of Downtown Tallahassee and the State Capitol and 1.5 miles east of Florida State University (44,597 Students)
- » Traffic counts: Magnolia Dr. 28,000 AADT | Apalachee Pkwy 31,500 AADT
- » Nearby national retailers include:

Burlington **Marshalls**

ROSS DRESS FOR LESS **TARGET** **Publix**

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,726	95,382	184,703
Households	3,046	39,756	78,671
Daytime Pop.	14,766	113,781	179,676
Ave. HH Income	\$108,173	\$79,769	\$84,214



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RICKY OSTROFSKY
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
SENIOR ASSOCIATE

📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com

CARRIE SMITH
SENIOR VICE PRESIDENT

📞 904.271.4122

✉️ Carrie.Smith@FranklinSt.com



UNIT	TENANT	SF
1	Stanton Optical	4,000
1A	Comcast Xfinity	5,000
2A	Taziki's	2,400
2	Mission BBQ	3,700
3A	2nd Gen. Restaurant Coming Available	1,800
3B	Beignets & Brew	3,500
4A	Buff City Soap	3,500
4B	Blaze Pizza	2,500
5A	Starbucks (Drive-Thru)	1,918
5B	Rock and Roll Sushi	2,200

