

FOR LEASE

FREESTANDING BLDG OR OUTPARCEL OPPORTUNITY

3100 Apalachee Pkwy Tallahassee, FL 32311



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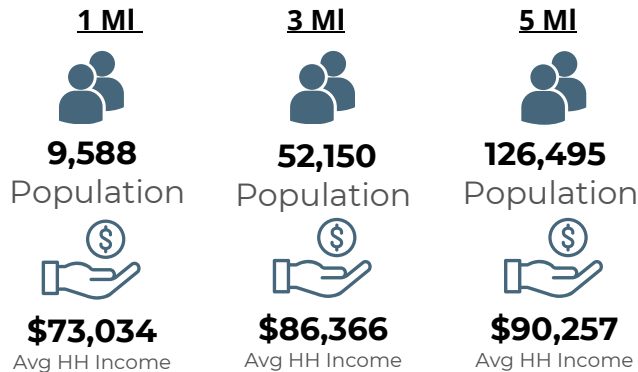
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REAL ESTATE SERVICES

HIGHLIGHTS & DEMOGRAPHICS



DEMOGRAPHICS (2024)



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LOCATION:

- Ideally situated on Apalachee Parkway
- Close to Walmart, Sams, Target, Kohls, Aldi, Costco, two regional hospitals, and Southwinds Corporate Park
- Adjacent corners have recently been redeveloped
- All major restaurants within a 3 mile distance

OPPORTUNITY:

- Outparcel to 180 newly renovated apartments
- 4,407 sf freestanding building
- Private on-site parking
- Prime investment property with high visibility

BUILDING:

- 4,407 sf freestanding building

FRONTAGE: Excellent visibility and frontage on Apalachee Parkway

LAND: .75 Acres +/-

LEASE RATE: Call for pricing

PARKING: Ample private on-site parking
27 spaces (6.13 spaces per 1,000 sf leased)

TRAFFIC: 74,500 AADT= Apalachee Parkway/Capital Cir