

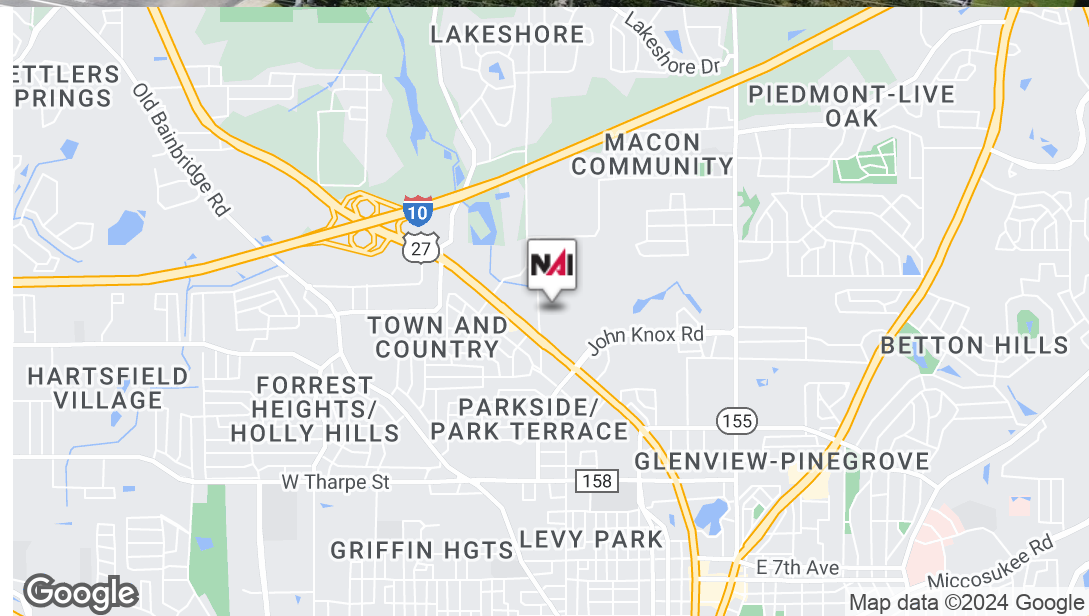
# SPACE FOR LEASE

2415 N Monroe St Tallahassee, FL 32303



## THE CENTRE OF TALLAHASSEE

- Located on North Monroe Street, a Primary Commercial Corridor
- High Traffic Area With Traffic Counts at +/- 38,000 CPD
- Plenty of pylon signage available
- Extremely high concentration of State Office employees on site
- Inline Space Available
- Traffic Lights At Corners For Easy Accessibility
- Close Proximity to I10
- Spaces can be combined into a 85,000 SF single-tenant option



✉ **John W. McNeill, SIOR**  
+1 850 224 2300  
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

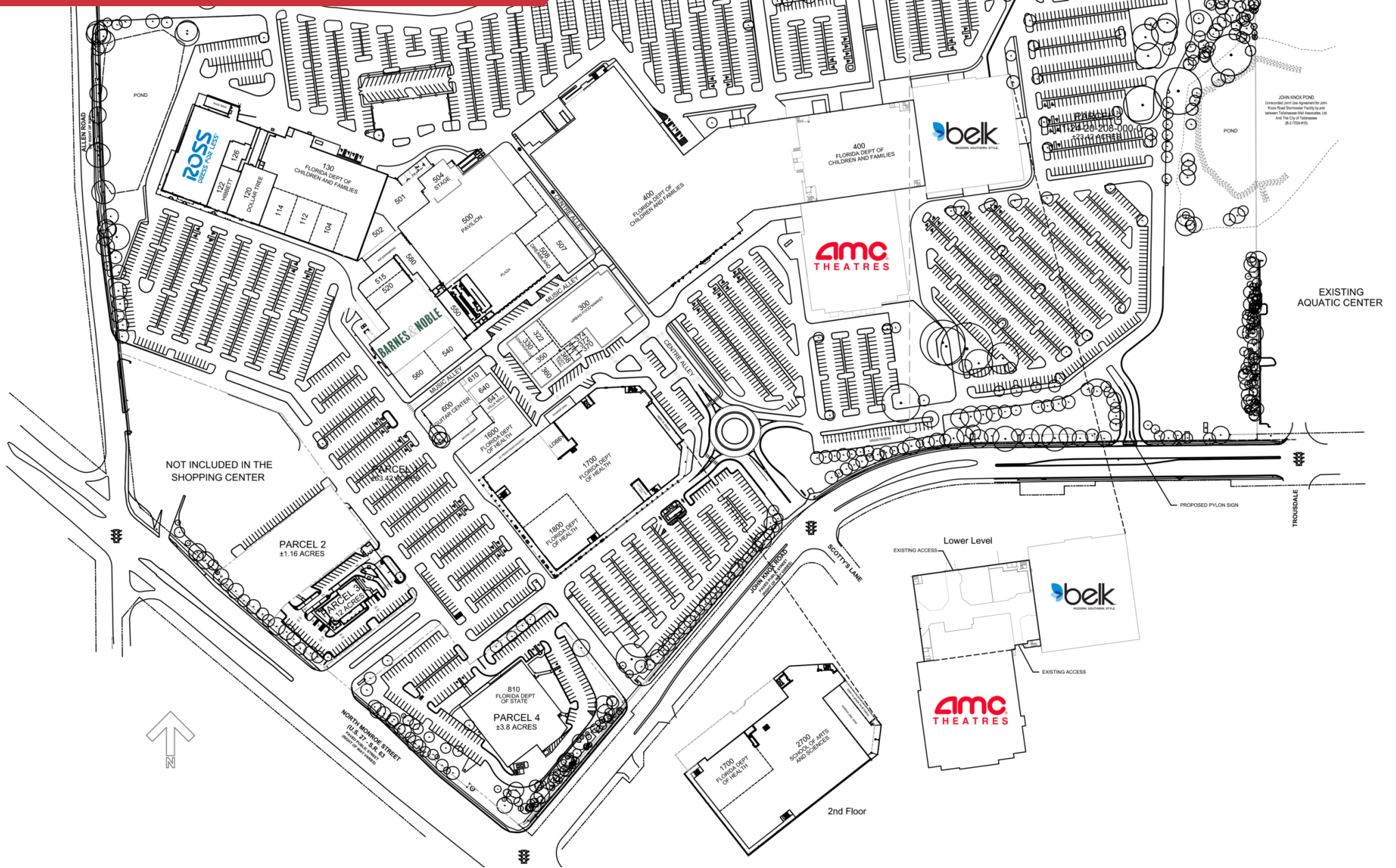


**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
talcor.com



# FOR LEASE

2415 N Monroe St Tallahassee, FL 32303



 **John W. McNeill, SIOR**  
+1 850 224 2300  
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

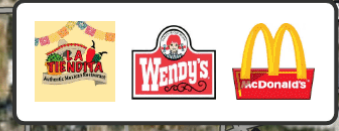
# NAITALCOR

# SPACE FOR LEASE

2415 N Monroe St Tallahassee, FL 32303



SPACE FOR LEASE



Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

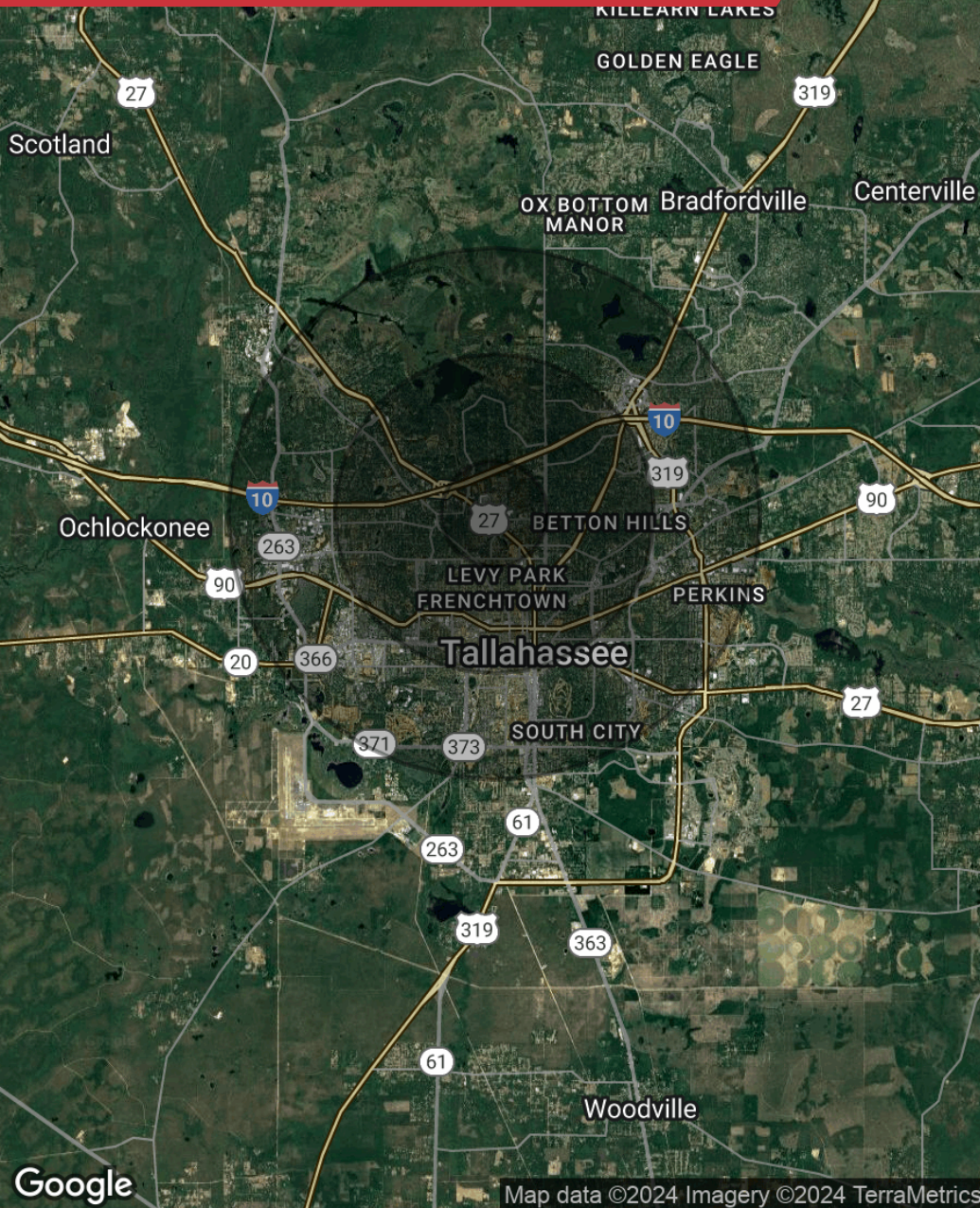
John W. McNeill, SIOR  
+1 850 224 2300  
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



# SPACE FOR LEASE

2415 N Monroe St Tallahassee, FL 32303



## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,924	84,177	165,189
Median age	29.3	31.6	32.1
Median age (male)	28.2	30.7	30.9
Median age (Female)	30.4	32.9	33.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,329	39,943	78,466
# of persons per HH	2.1	2.1	2.1
Average HH income	\$57,140	\$57,038	\$55,248
Average house value	\$199,784	\$172,900	\$157,680

\* Demographic data derived from 2020 ACS - US Census