

ATLANTIC

Commercial Group, Inc.<sup>®</sup>

*A Brokerage and Development Services Company*



# FORMER WALGREENS

AVAILABLE FOR SALE: OWNER USER/ REDEVELOPMENT OPPORTUNITY

2349 N MONROE ST | TALLAHASSEE, FL 32303



# EXCLUSIVELY LISTED BY

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## BROKER OF RECORD

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# INVESTMENT HIGHLIGHTS

- **Signalized hard corner:** Offers seamless ingress and egress into property
- **Strong demographics:** Within a 3-mile radius, the population is nearly 90,000, and the average household income is over \$70,000
- **High traffic volume:** Property sees impressive traffic of  $\pm 39,000$  VPD via Monroe St
- **Large parcel:**  $\pm 1.58$  AC parcel, which includes a  $\pm 15,433$  SF freestanding retail building
- **Great visibility** on a corner lot at a signalized intersection



# FINANCIAL OVERVIEW



## CONTACT BROKER

LIST PRICE



1.58 AC

LOT SIZE



±15,433 SF

GLA



### PROPERTY SUMMARY

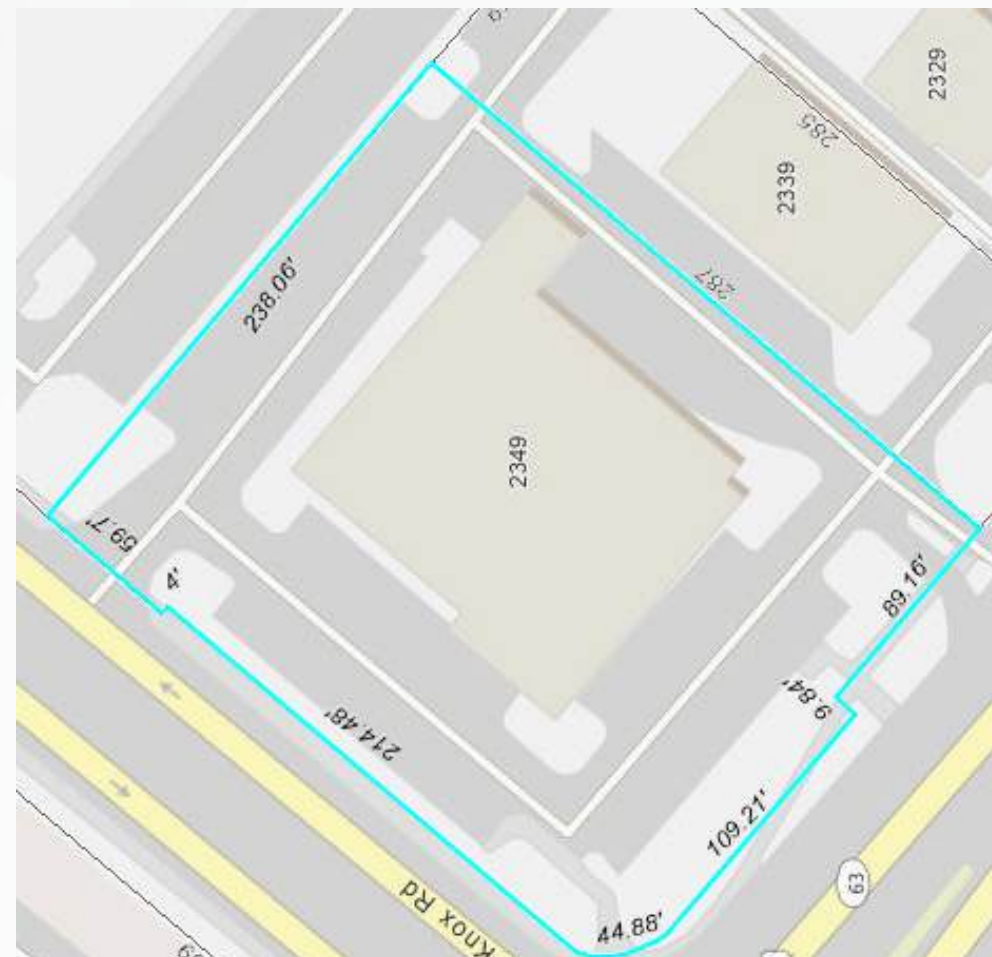
List Price	Please contact broker for pricing
Property Address	2349 N Monroe St, Tallahassee, FL 32303
Parcel ID	2124200960000
Gross Leasable Area	±15,433 SF
Lot Size	±1.58 AC
Access	Via Monroe St / John Knox Rd
Vehicles Per Day	±39,000
Pylon Signs	2 Signs
Drive Thru	Yes
Parking Spots	55



# SITE AERIALS



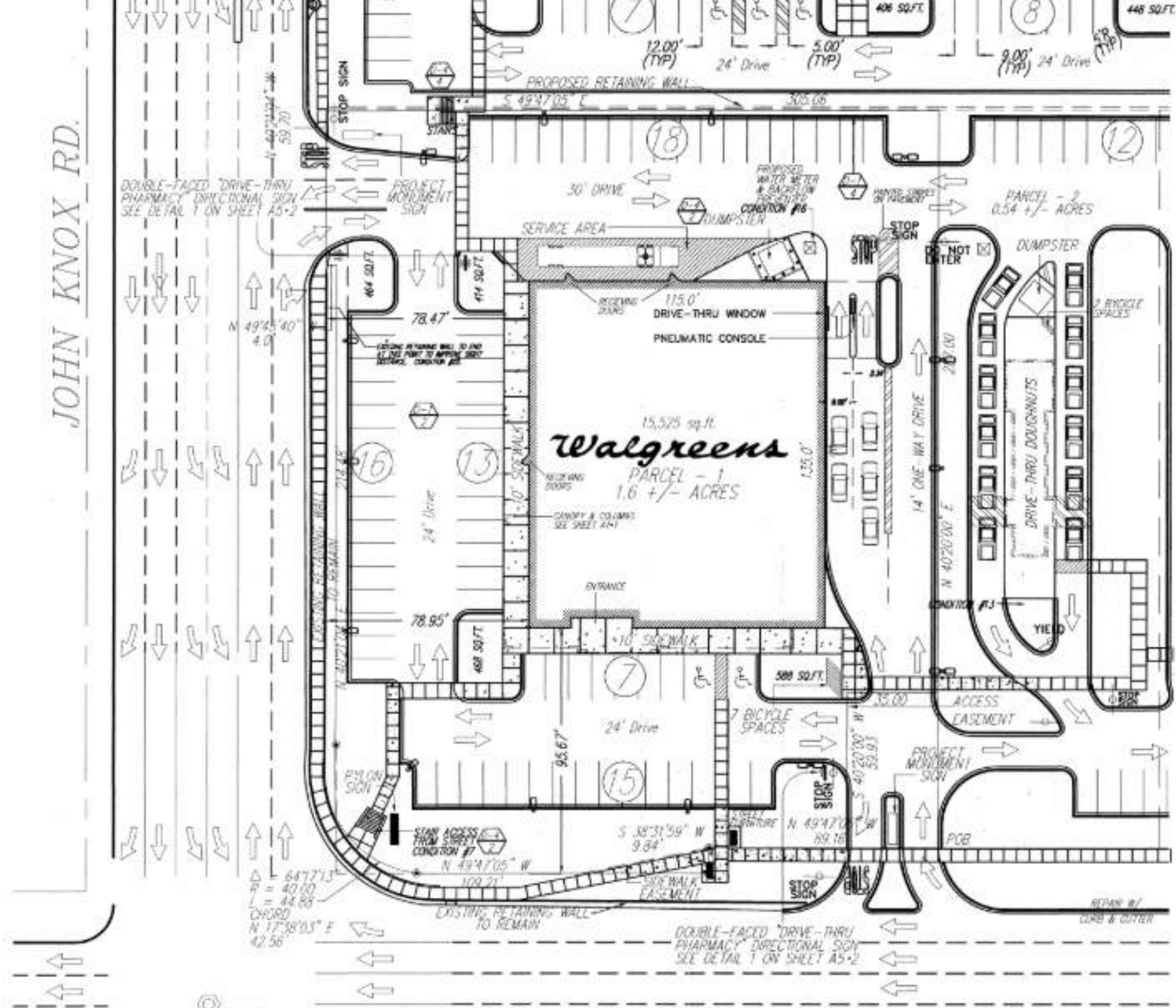
Site Aerial



Site Dimensions

# SITE PLAN

Available upon request





# SITE TRAFFIC - 39,000 VPD



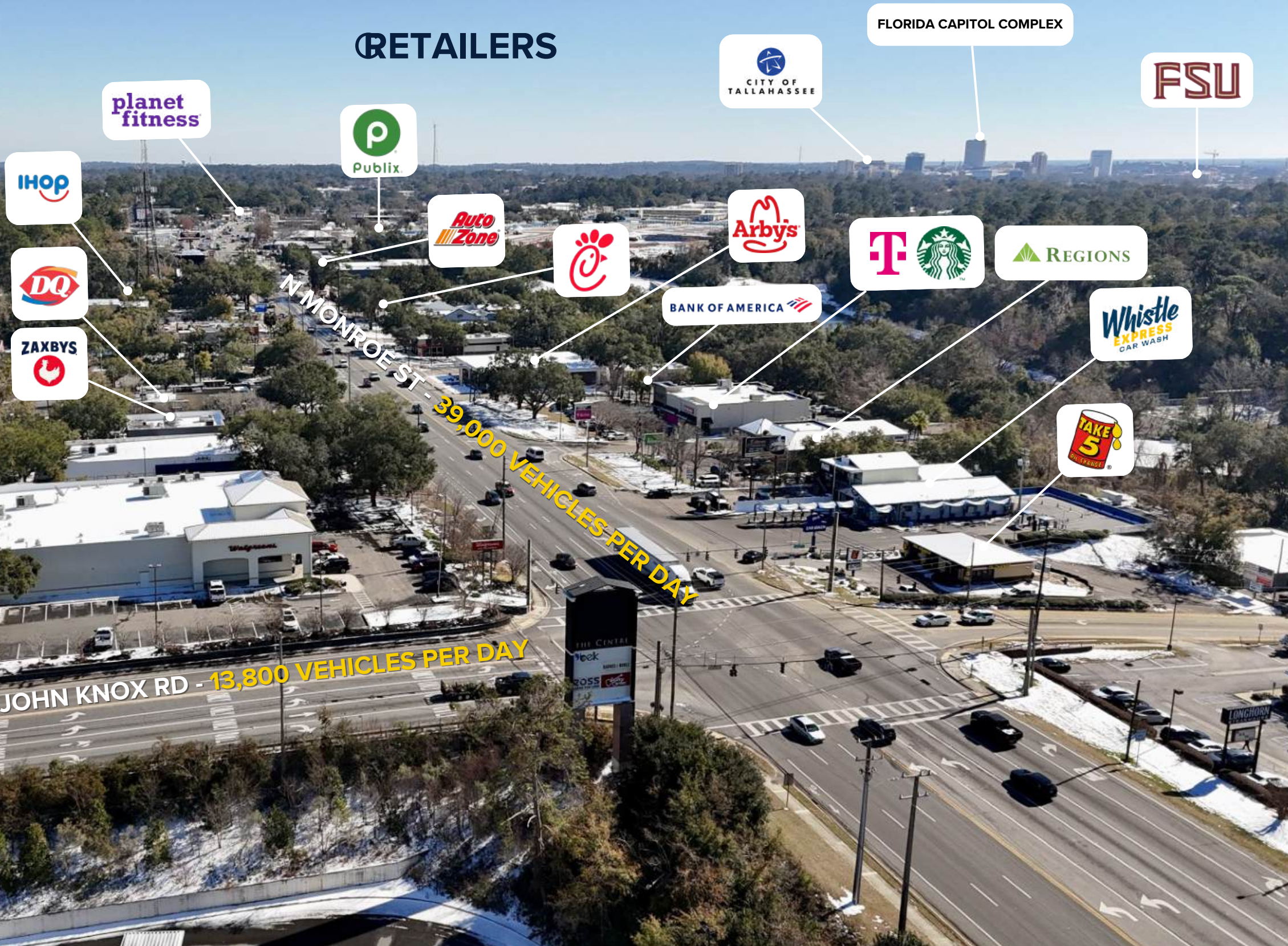


# SITE TRAFFIC - 39,000 VPD





# RETAILERS





# RETAILERS




N MONROE ST - 39,000 VEHICLES PER DAY

JOHN KNOX RD - 13,800 VEHICLES PER DAY



# SURROUNDING RETAIL - RANKINGS Per Placer.ai


### Ranking Overview



**Culver's**  
2439 N Monroe St, Tallahassee, FL # 0803

Region	Count	Percentage
Nationwide	79 / 960	91%
Florida	4 / 110	97%
15mi	1 / 1	100%


### Ranking Overview



**Publix**  
1700 N Monroe St, Tallahassee, FL # 852

Region	Count	Percentage
Nationwide	53 / 1,344	96%
Florida	44 / 848	94%
15mi	3 / 12	83%


### Ranking Overview



**Cumberland Farms**  
2447 N Monroe St, Tallahassee, FL

Region	Count	Percentage
Nationwide	8 / 576	98%
Florida	2 / 59	98%
15mi	1 / 1	100%


### Ranking Overview



**Circle K Full Site**  
2683 N Monroe St, Tallahassee, FL

Region	Count	Percentage
Nationwide	17,861 / 70,060	74%
Florida	1,237 / 4,193	70%
15mi	24 / 71	67%


### Ranking Overview



**Whataburger**  
2586 N Monroe St, Tallahassee, FL # 165

Region	Count	Percentage
Nationwide	144 / 976	85%
Florida	8 / 46	84%
15mi	1 / 5	100%

### Ranking Overview



**Zaxby's Chicken Fingers ...**  
2319 N Monroe St, Tallahassee, FL # 175183

Region	Count	Percentage
Nationwide	389 / 936	58%
Florida	31 / 114	73%
15mi	2 / 7	85%

### Ranking Overview



**LongHorn Steakhouse**  
2400 N Monroe St, Tallahassee, FL # 2600120

Region	Count	Percentage
Nationwide	170 / 580	70%
Florida	16 / 76	80%
15mi	1 / 1	100%

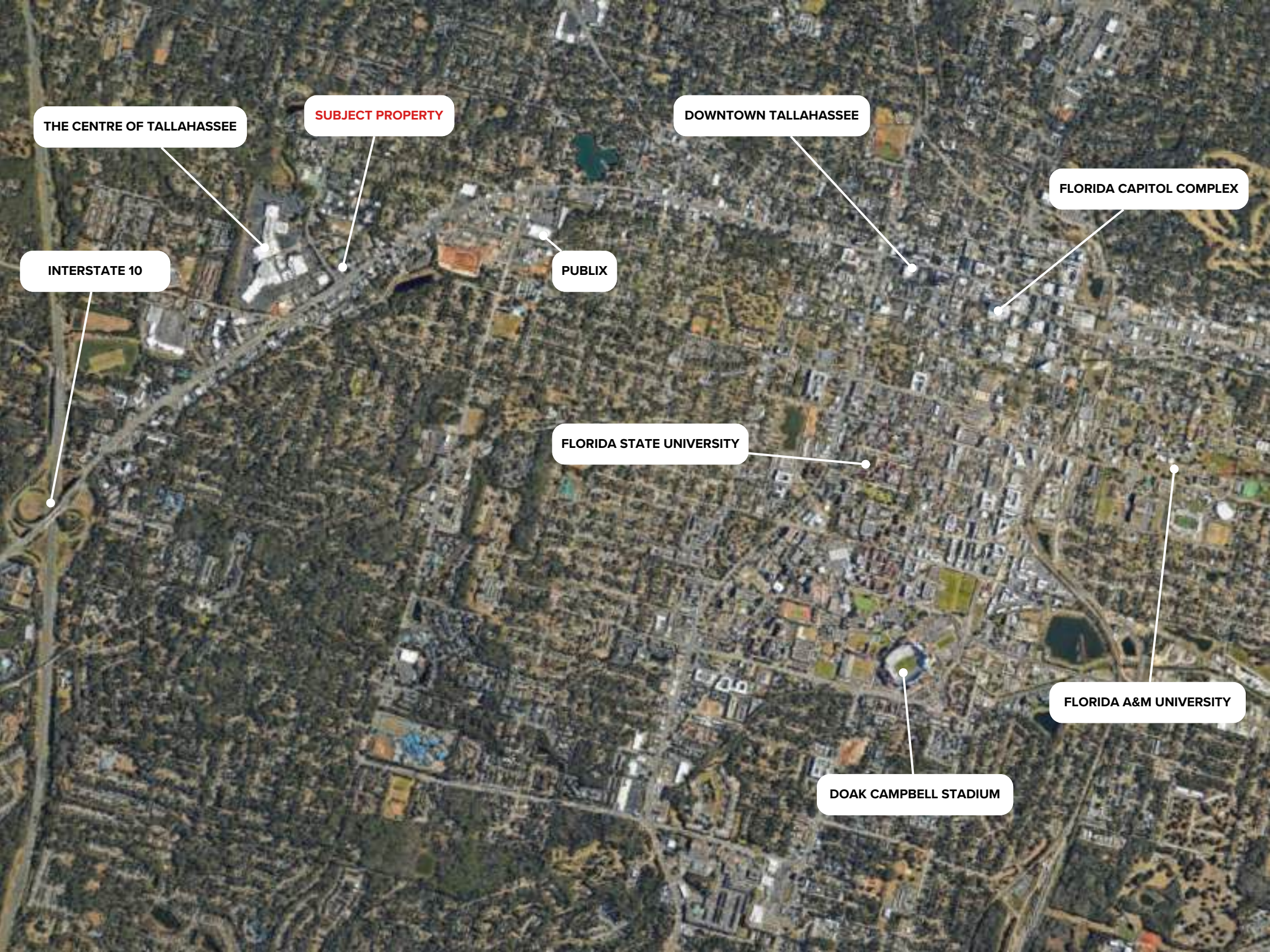
### Ranking Overview



**Slim Chickens**  
2441 N Monroe St, Tallahassee, FL # 10089316

Region	Count	Percentage
Nationwide	52 / 175	70%
Florida	3 / 12	83%
15mi	1 / 2	100%





THE CENTRE OF TALLAHASSEE

**SUBJECT PROPERTY**

DOWNTOWN TALLAHASSEE

FLORIDA CAPITOL COMPLEX

INTERSTATE 10

PUBLIX

FLORIDA STATE UNIVERSITY

FLORIDA A&M UNIVERSITY

DOAK CAMPBELL STADIUM







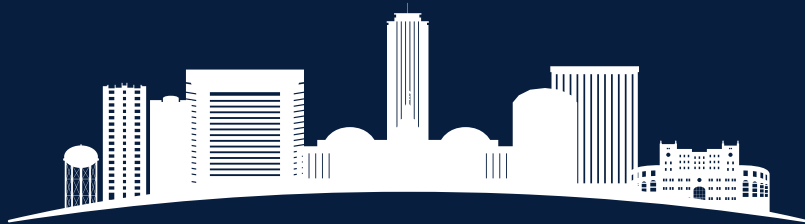
# AREA OVERVIEW

## TALLAHASSEE, FL

Tallahassee, the capital of Florida, is a dynamic city that blends history, culture, and natural beauty. Located in the Florida Panhandle, it offers a unique mix of Southern charm and modern amenities. As the political center of the state, Tallahassee is home to the Florida State Capitol, as well as numerous government offices and historic landmarks. The city is also a hub for education and innovation, anchored by Florida State University and Florida A&M University. Known for its lush greenery, canopy roads, and outdoor recreation opportunities, Tallahassee boasts beautiful parks, trails, and nearby natural attractions like Wakulla Springs. With a thriving arts scene, diverse dining options, and year-round events, Tallahassee offers a little something for everyone, making it a vibrant and welcoming destination.

### ECONOMY

Tallahassee's economy is driven by a diverse mix of sectors, with government, education, and healthcare playing central roles. As the capital of Florida, the city is a hub for state government operations, providing a steady source of employment through agencies and legislative offices. Education is another pillar of the local economy, anchored by Florida State University, Florida A&M University, and Tallahassee Community College, which not only offer employment but also stimulate innovation and entrepreneurship. The healthcare industry thrives with major institutions like Tallahassee Memorial HealthCare and HCA Florida Capital Hospital serving the region.



### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	9,446	89,025	169,935
2023 Estimate	10,280	86,443	170,918
2028 Projection	10,954	89,900	179,144
Annual Growth 2020-2023	2.2%	0.7%	0.1%
Annual Growth 2023-2028	1.3%	0.8%	1.0%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	4,329	39,724	74,325
2023 Estimate	4,713	38,011	73,977
2028 Projection	5,029	39,635	77,701
Annual Growth 2020-2023	1.2%	0.4%	0.7%
Annual Growth 2023-2028	1.3%	0.9%	1.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$75,841	\$70,557	\$67,011



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2349 N Monroe St, Tallahassee, FL 32303** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Atlantic Commercial Group, Inc. The material and information in the Offering Memorandum is unverified. Atlantic Commercial Group, Inc has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Atlantic Commercial Group, Inc is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Atlantic Commercial Group, Inc, the property, or the seller by such entity. Owner and Atlantic Commercial Group, Inc expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Atlantic Commercial Group, Inc or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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*OFFERING MEMORANDUM*

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