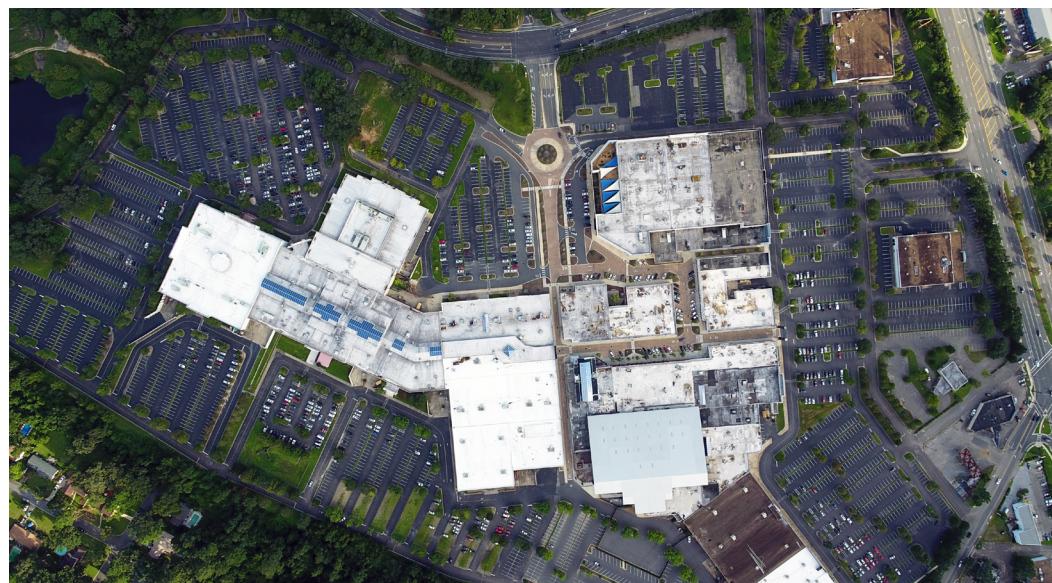


# THE CENTRE OF TALLAHASSEE

2415 North Monroe Street | Tallahassee, FL 32303

RETAIL SPACE FOR LEASE

ST. FranklinStreet



## PROPERTY HIGHLIGHTS

- LARGEST RE-DEVELOPMENT PROJECT OF EXISTING COMMERCIAL PROPERTY IN TALLAHASSEE HISTORY ON 95 AC
- 1.16 Acre outparcel fronting North Monroe Street Available for Ground Lease, Build-to-Suit or Sale
- 5,512 SF Turn-Key Restaurant with Patio Available
- Inline Space for Lease | 1,400 SF - 22,536 SF
- Located in a densely populated and affluent area of Midtown, ideal for a Midtown grocer opportunity
- School of Arts and Sciences currently occupying 65,000 SF with over 1,000 students
- ANCHOR TENANTS:**    

### POPULATION



1 Mile	9,231
3 Mile	87,776
5 Mile	167,727

### DAYTIME POPULATION



1 Mile	8,099
3 Mile	97,806
5 Mile	197,167

### MEDIAN AGE



1 Mile	28.6
3 Mile	29.0
5 Mile	29.8

### HOUSEHOLDS



1 Mile	4,295
3 Mile	38,206
5 Mile	72,914

### AVE. HOUSEHOLD INCOME

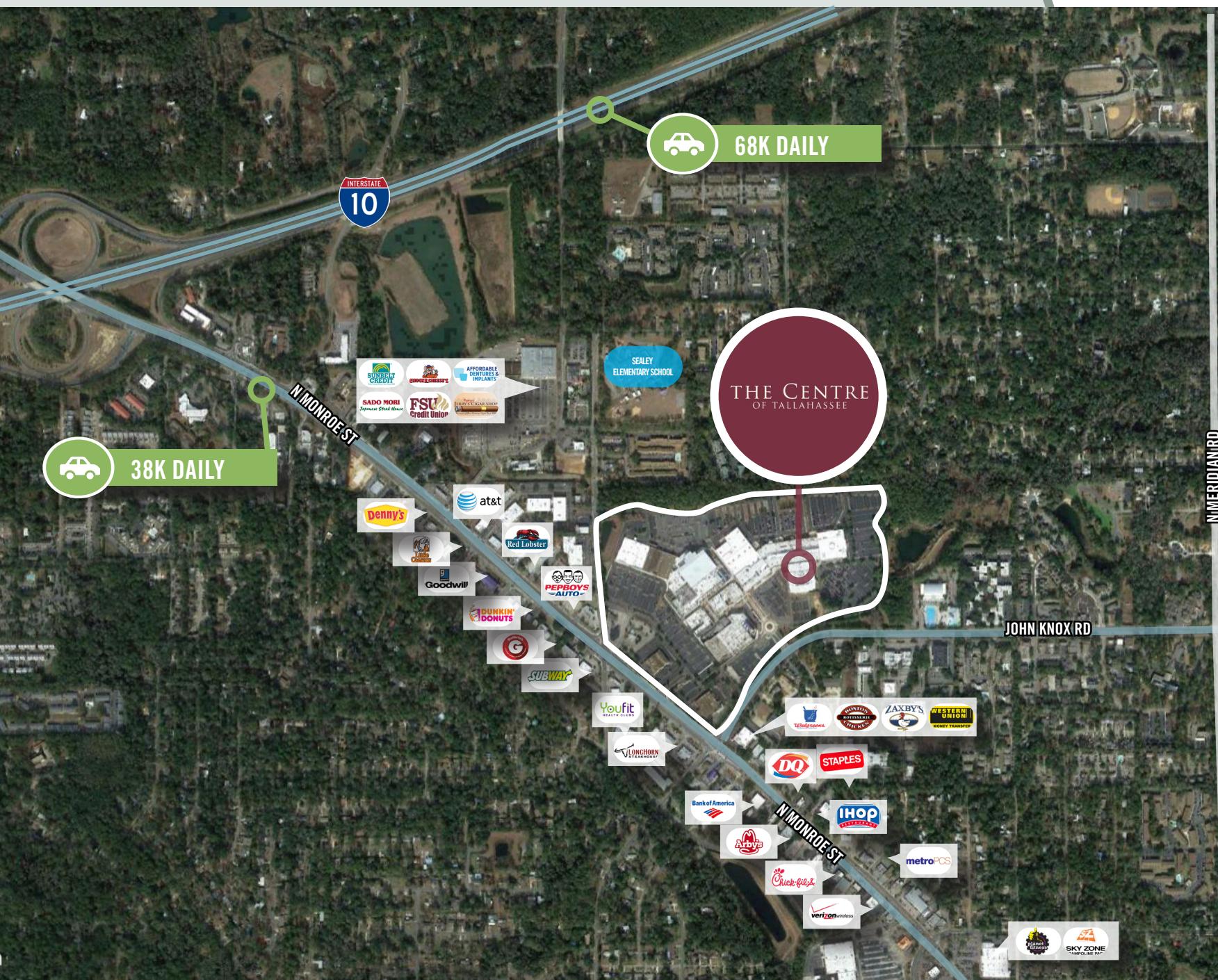


1 Mile	\$52,775
3 Mile	\$57,857
5 Mile	\$57,891

### DAILY TRAFFIC COUNTS



I-10	68,594 VPD
N Monroe St	38,500 VPD







140	Ross Dress for Less	25,638	515	Available	4,200	2800	Department of Health	33,915
A	Hibbett Sports	8,065	520	Available	4,375			
B	Dollar Tree	11,000	525	Available	22,536			
C-E	Available	19,500	540	Available	6,240			
300	Urban Food Market	20,032	560	Available	4,268			
322	Available	2,450	600	Guitar Center	10,470			
330	Lemongrass	2,980	610	Available	1,800			
350	Available	1,700	640	Available	2,300			
360	Available	2,300	642	Villa Nails & Spa	2,128			
361	Body Trac	2,280	650	Department of Health	12,000			
507	Available	5,500	760	Awarded Office User	+/- 130,000			
508	Dreamland BBQ	3,285	2700	School of Arts and Sciences	65,000			