



STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

RETAIL LEASE OPPORTUNITY

LAKE ELLA PLAZA

1700 N. MONROE STREET, TALLAHASSEE, FL 32303



LAKE ELLA PLAZA

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NEIGHBORHOOD PUBLIX CENTER

PROPERTY DETAILS

AVAILABILITY: 3000 SF
900 SF
\$25/SF NNN

LEASE TYPE: NNN
BUILDING SIZE: 90,322 SF
YEAR BUILT: 2002
PARKING RATIO: 4.76/1000
PARKING SPACES: 430
NO. UNITS: 2
ZONING: Activity Center
APN #: 21-25-20-024-0000
LOT SIZE: 11.86 Acres
TRAFFIC COUNT: 35,500



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PROPERTY DESCRIPTION

LEASE DESCRIPTION

AVAILABLE: (1) 3000 SF In 6250 SF Free Standing Outparcel. (2) 900 SF inline with Publix

PROPERTY HIGHLIGHTS

- Midtown location on US 27
- One of the highest producing Publix stores in the city
- Signalized intersection at one of the 3 entrances
- Anchored by Publix
- CVS, H&R Block, UPS, Army/Navy Recruitment
- Anytime Fitness, Market Liquors

LOCATION DESCRIPTION

Main thoroughfare through Tallahassee.
Midtown area surrounded by retail and office.
On corner of N. Monroe (US 27) and Tharpe Street.
Lake Ella Plaza fronts on N. Monroe, Tharpe Street and Martin Luther King.

SITE DESCRIPTION

High and dry level site, L-shaped Publix anchored center with excellent visibility and high traffic counts.

AMENITIES

Publix anchored center

One of highest producing Publix's in Tallahassee

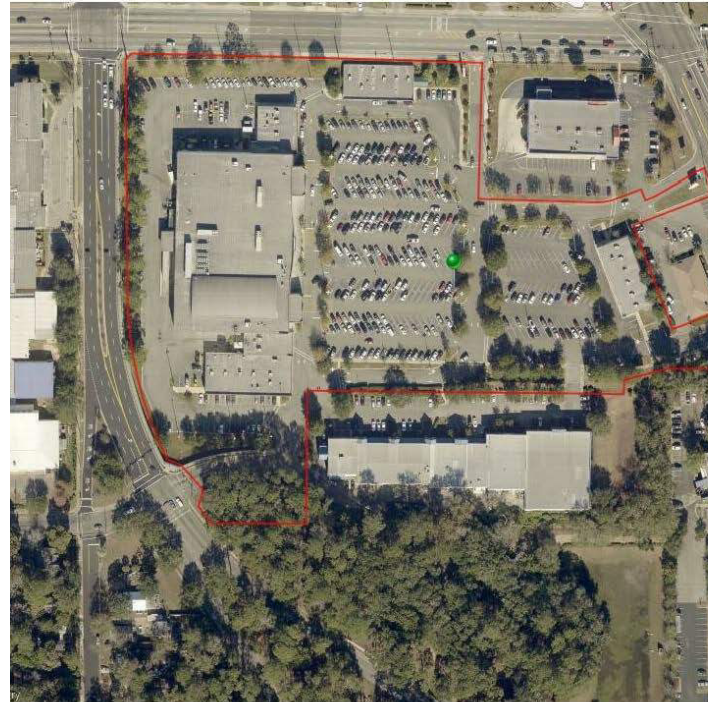
Fronts US 27, Tharpe Street, Martin Luther King

Traffic signal at one of 3 entrances and High Traffic Counts

Centrally located in Midtown Tallahassee

Convenient to all colleges, retail, office, and residential

Lake Ella Plaza Arial



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900 SF
Chinese Res.
ups
CFS



Siam Sushi

Anytime
Fitness

Market
Square

H&R
BLOCK

Nail
Country

KAY
Cafe

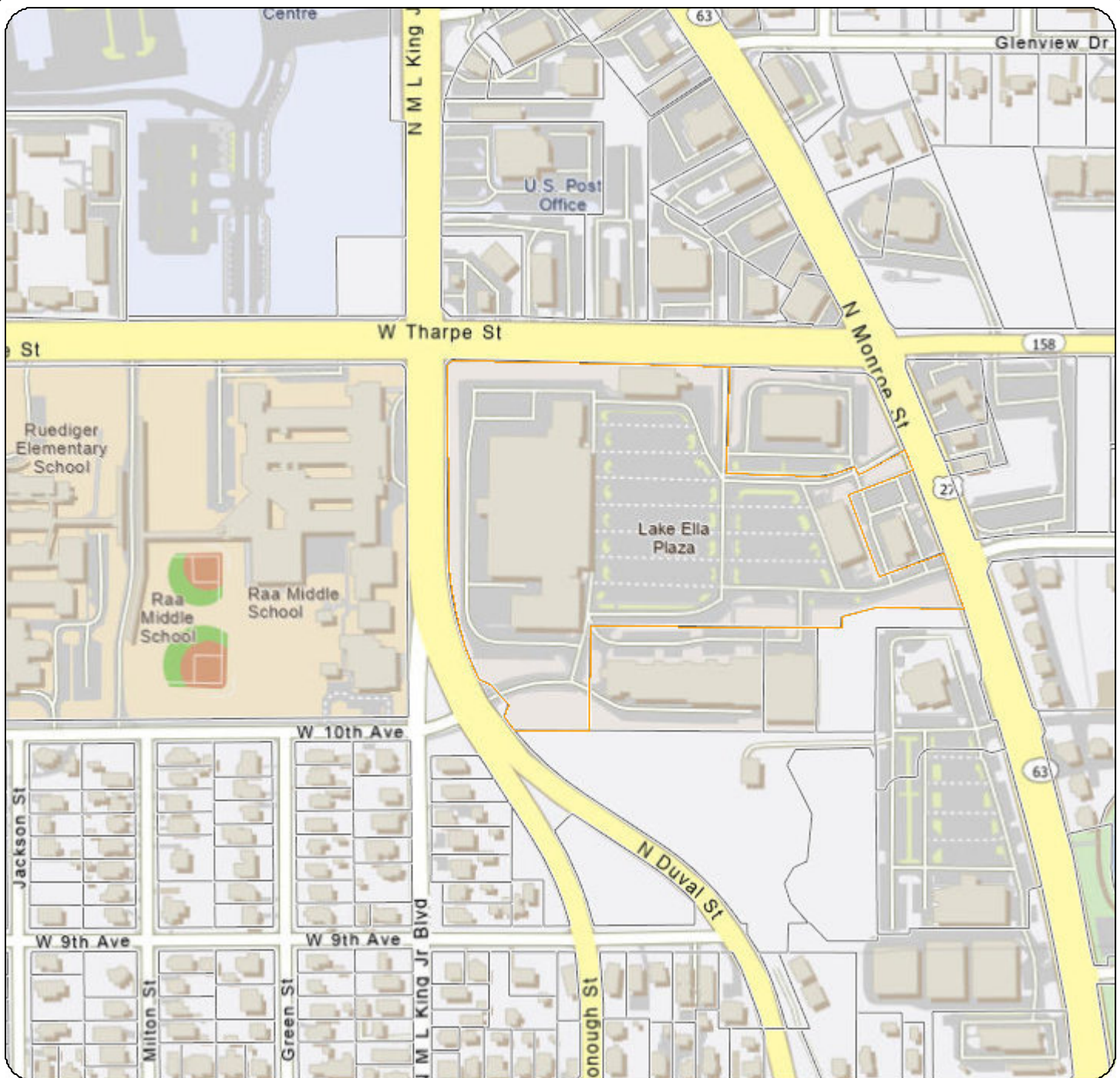


3000 SF



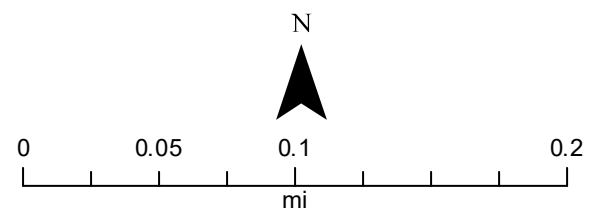
LAKE ELLA PLAZA

Liquors



Leon County Property Appraiser

Legend			
	Township		Lot
	Section		Access Easement
	Subdivision		River
	Tax Parcel		Waterbody
			Building
			Park
			City Limit
			Imagery 1/2015



Akin Akinyemi, PhD, RA, CFA, CMS
Leon County Property Appraiser

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Tallahassee, FL 32301

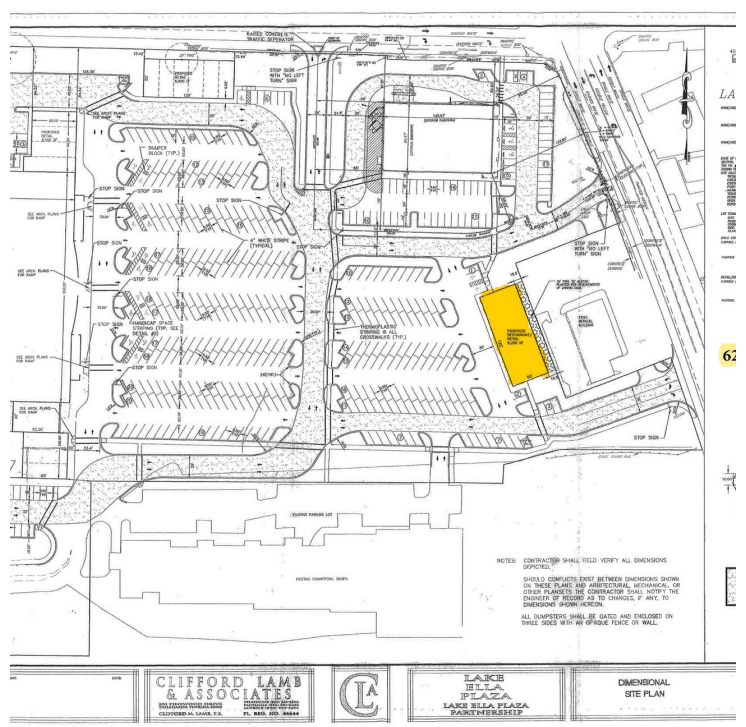
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ADDITIONAL PHOTOS



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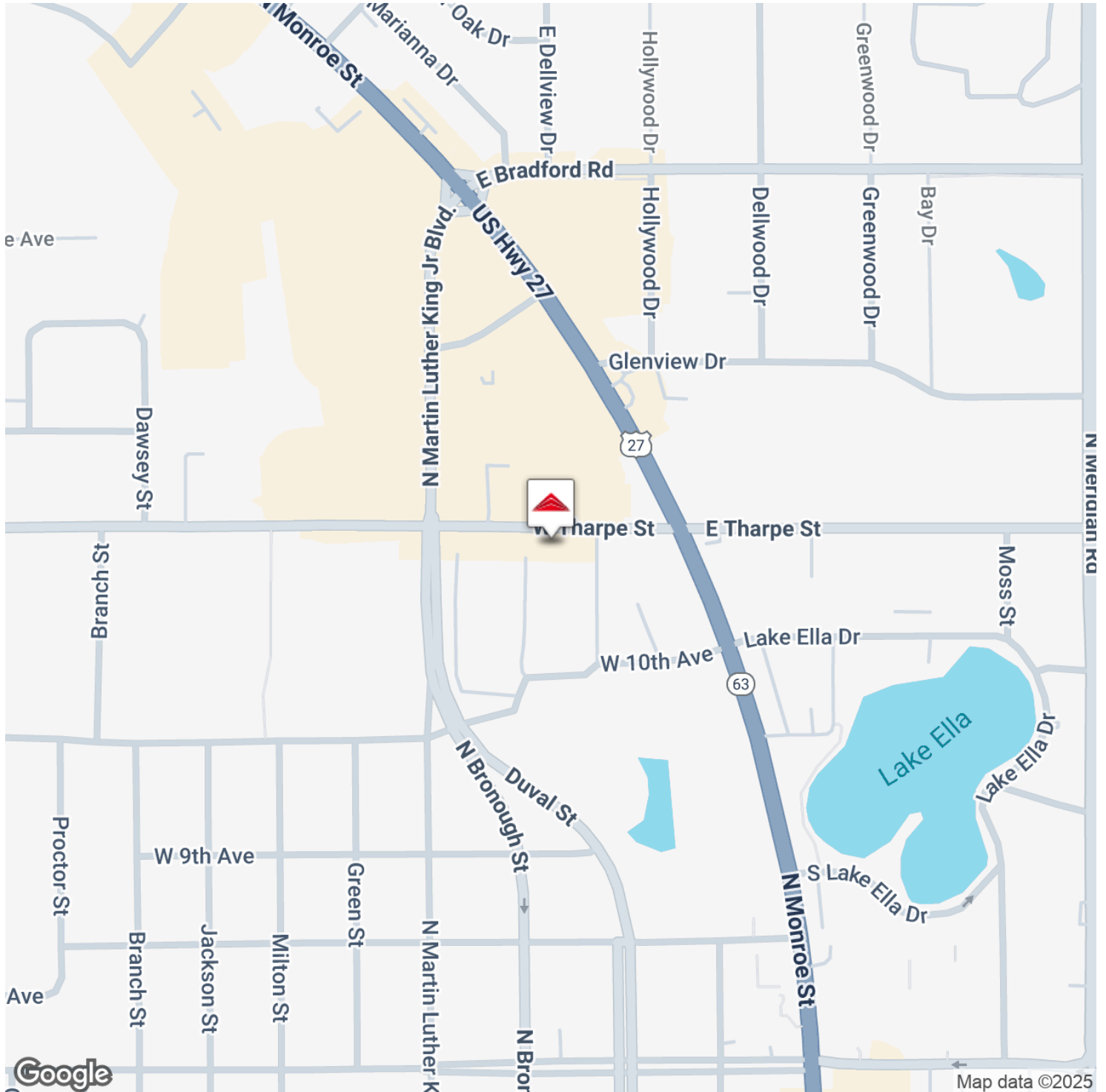
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LOCATION MAPS



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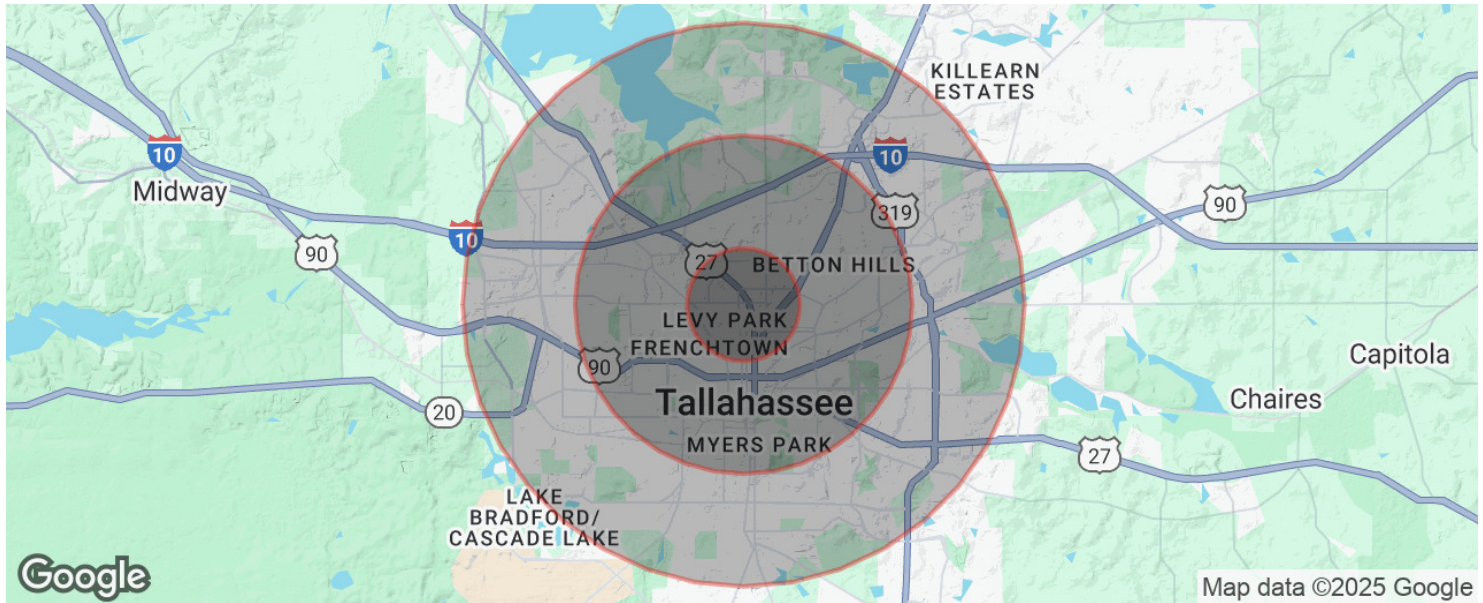
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,794	89,163	175,161
Median age	30.2	28.4	29.3
Median age (Male)	30.7	28.5	28.7
Median age (Female)	29.9	28.2	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,871	35,771	72,955
# of persons per HH	2.2	2.5	2.4
Average HH income	\$47,063	\$47,563	\$48,905
Average house value	\$240,486	\$249,816	\$219,316

* Demographic data derived from 2020 ACS - US Census

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