

FOR LEASE

KILLEARN SHOPPING CENTER

3475-3499 Thomasville Road, Tallahassee, FL 32309



±1,680 SF FAST CASUAL RESTAURANT SPACE COMING AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

Property Overview

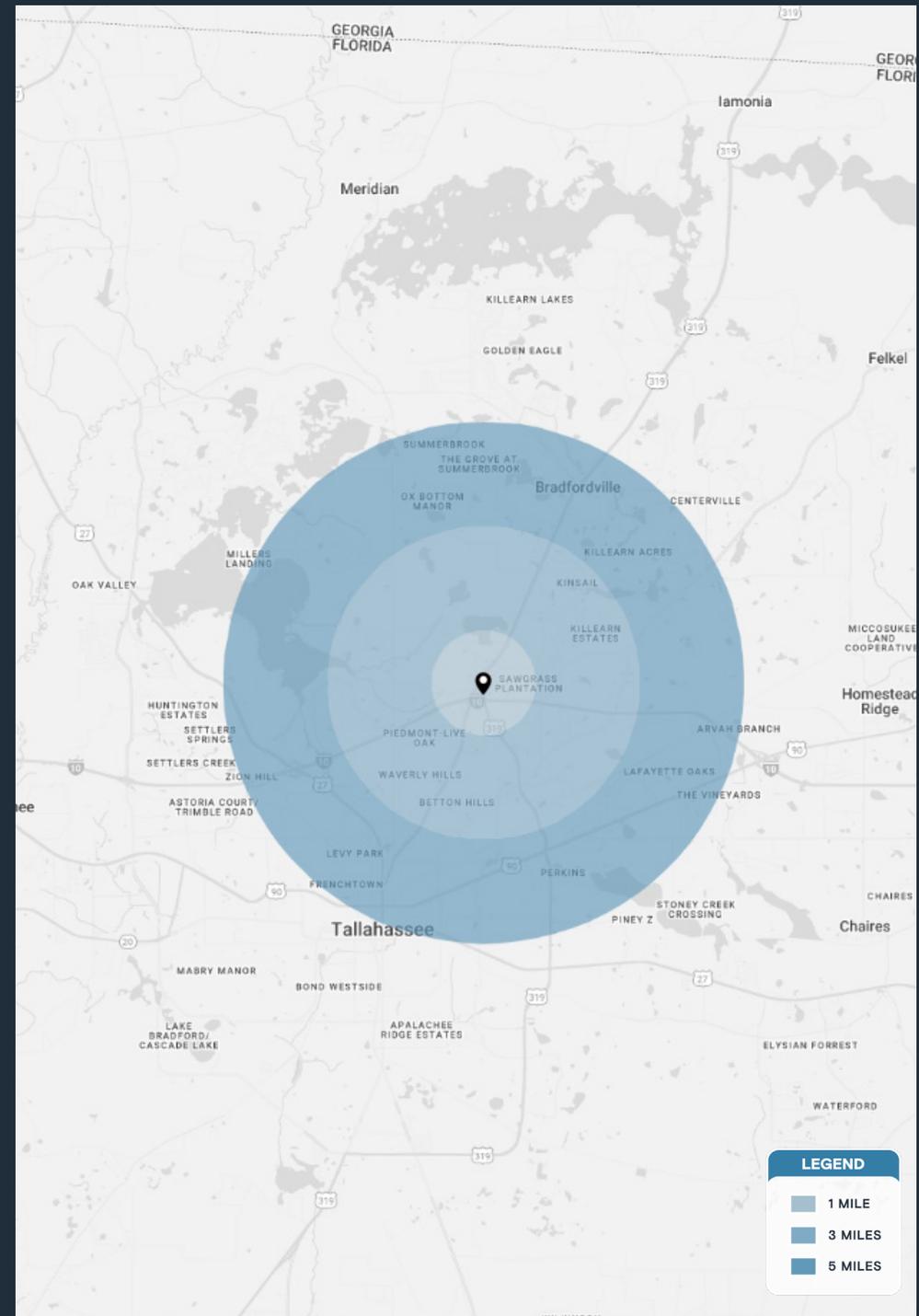
HIGHLIGHTS

- ±1,680 SF space adjacent to Bonefish Grill. Ideal for upscale dining, fast casual or cafe concept
- ±968 SF inline space coming available 11/01/2026
- Join Hobby Lobby (#1 performing Hobby Lobby location in the State of Florida - Creditntell), CVS, Club Pilates, Moe's Southwest Grill and more at this bustling, ±129,306 SF shopping center in the heart of the affluent northwest retail district of Tallahassee, FL
- The subject property lies just off of I-10 at the midpoint in the Florida Panhandle between Jacksonville and Pensacola
- This trade area features market leading retail sales for household brand names including Trader Joes, TJ Maxx, Total Wine, Publix, Starbucks, Chipotle, Fresh Market, Blaze Pizza and More!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,325	42,519	110,551
HOUSEHOLDS	2,590	18,409	48,815
EMPLOYEES	5,351	30,400	77,312
AVERAGE HH INCOME	\$152,756	\$128,930	\$112,683

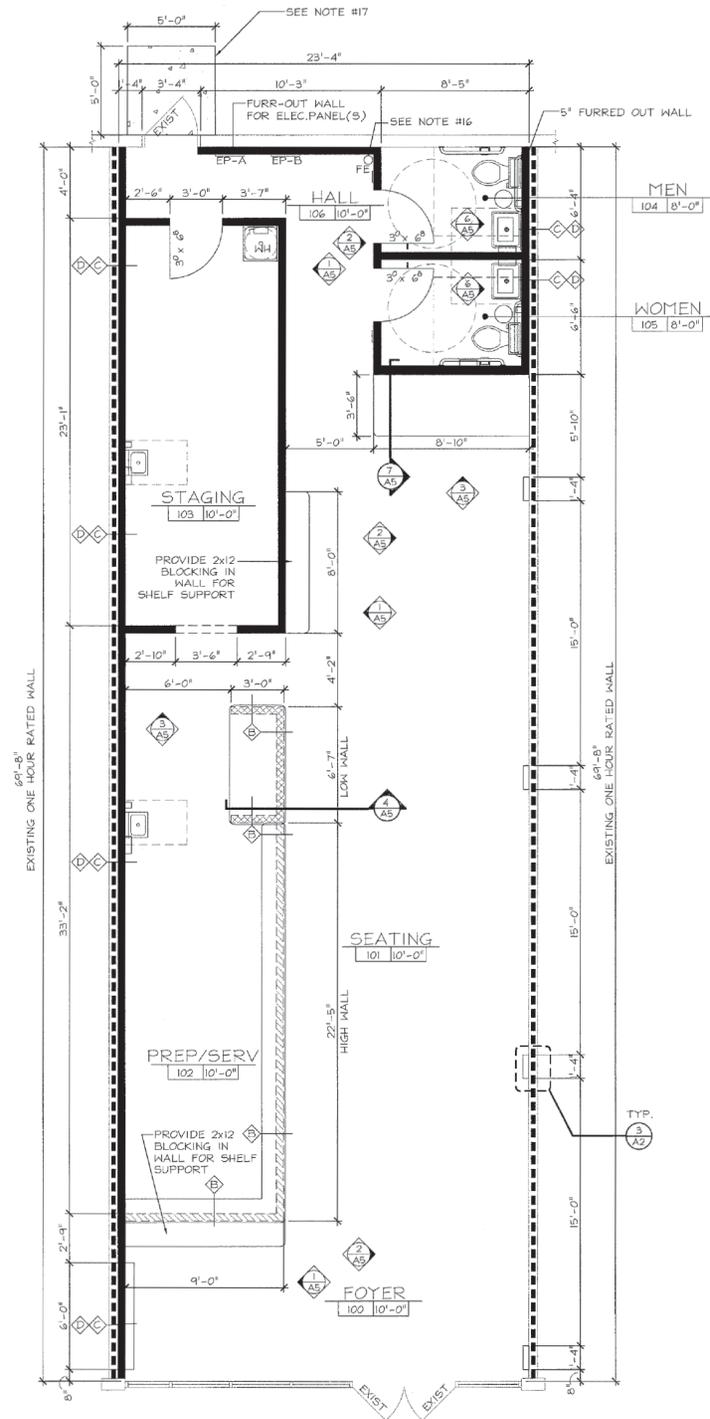
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,532	79,376	192,273
HOUSEHOLDS	7,307	35,256	80,841
EMPLOYEES	15,121	59,378	113,195
AVERAGE HH INCOME	\$130,499	\$116,608	\$96,238



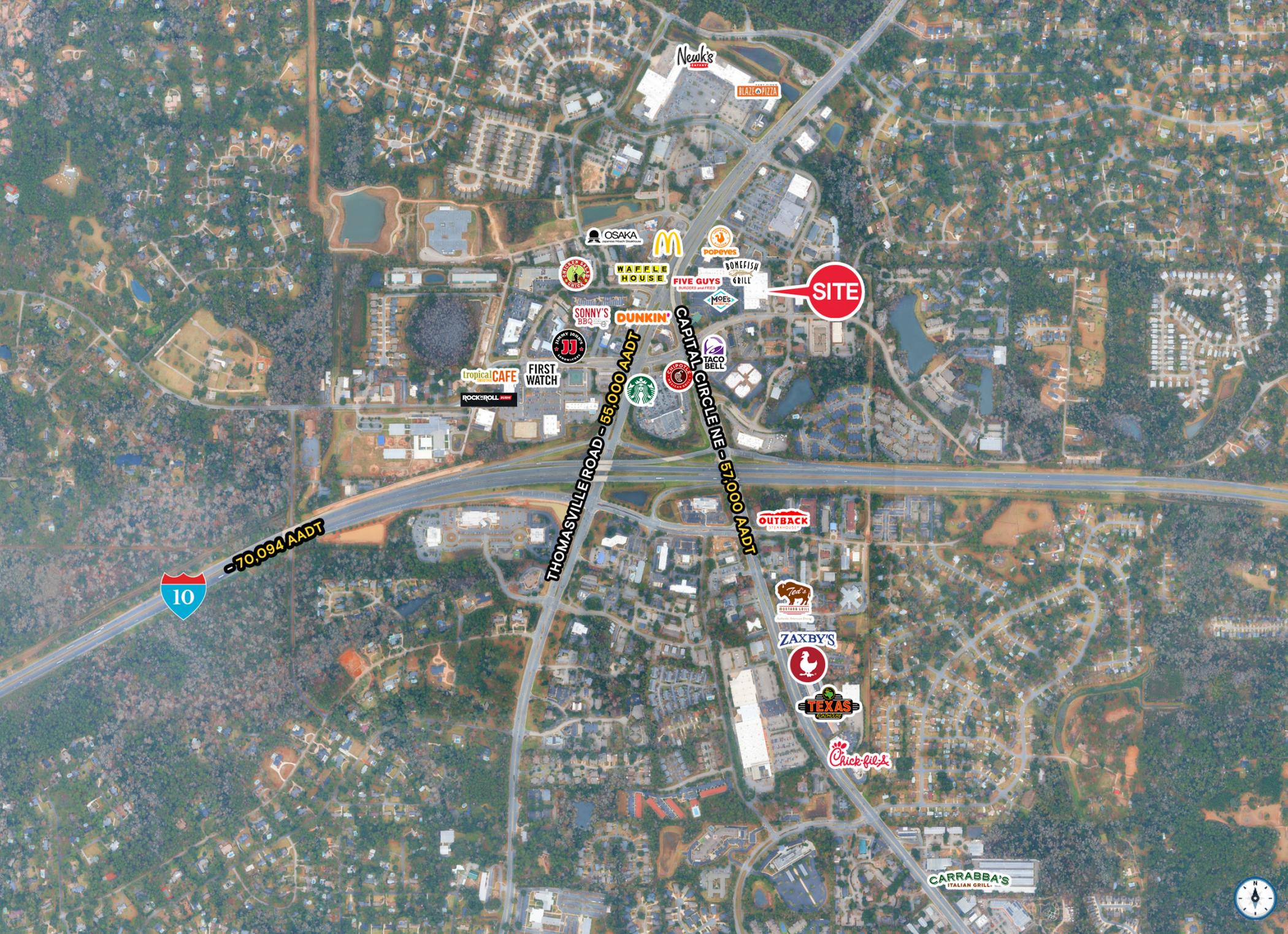


Tenant Roster

1	Five Guys Burgers	2,500 SF	5	Warhammer	960 SF	11	Fuji Massage & Spa	1,400 SF
1A	Nail Nook	1,586 SF	6	Xfinity	1,287 SF	12	Hobby Lobby (Storage)	3,159 SF
2	Moe's Southwest Grill	2,213 SF	7	Hungry Howie's Pizza	1,415 SF	14	Kiku	2,100 SF
3	Coming Available (11/01/2026)	968 SF	8	Club Pilates	2,119 SF	15	AAA Auto Club	3,908 SF
4	Sports Clips	968 SF	9	Coming Available	1,680 SF	17	Hobby Lobby	53,096 SF
			10	Bonefish Grill	5,320 SF	18	CVS	10,550 SF







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-70,094 AADT

THOMASVILLE ROAD - 55,000 AADT

CAPITAL CIRCLE DR - 57,000 AADT

SITE





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Contact Brokers

Katy Figg
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katyfigg@katzretail.com
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