

1881 A NORTH MLK JR BLVD

Tallahassee, FL 32303



PROPERTY DESCRIPTION

Position your business for success on a hard corner with high visibility and traffic count, situated **directly across from the major Northwood Mall redevelopment**. This **1,270 SF freestanding building** is move-in ready and was previously set up as a medical facility, making it an excellent fit for healthcare providers, professional offices, or boutique retail.

The landlord covers property tax, insurance, and structural maintenance, while the tenant is responsible for **utilities, CAM, janitorial, and repairs**.

Don't miss this rare opportunity to establish your business in one of Tallahassee's most rapidly growing commercial districts!

PROPERTY HIGHLIGHTS

- Flexible Zoning (Activity Center) – Permitted uses include medical, office, retail, and more
- Prime Location – Located in the heart of the new Northwood Mall Redevelopment in Midtown Tallahassee
- Ample Parking – Convenient and accessible for employees and customers
- Potential Drive-Thru

LOGAN SHORT

850.566.3782

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OFFERING SUMMARY

Lease Rate:	\$4,225/mo (Gross)
Available SF:	1,270 SF
Building Size:	1,270 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,648	43,998	75,006
Total Population	9,360	103,530	176,272
Average HH Income	\$81,745	\$71,075	\$72,450

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

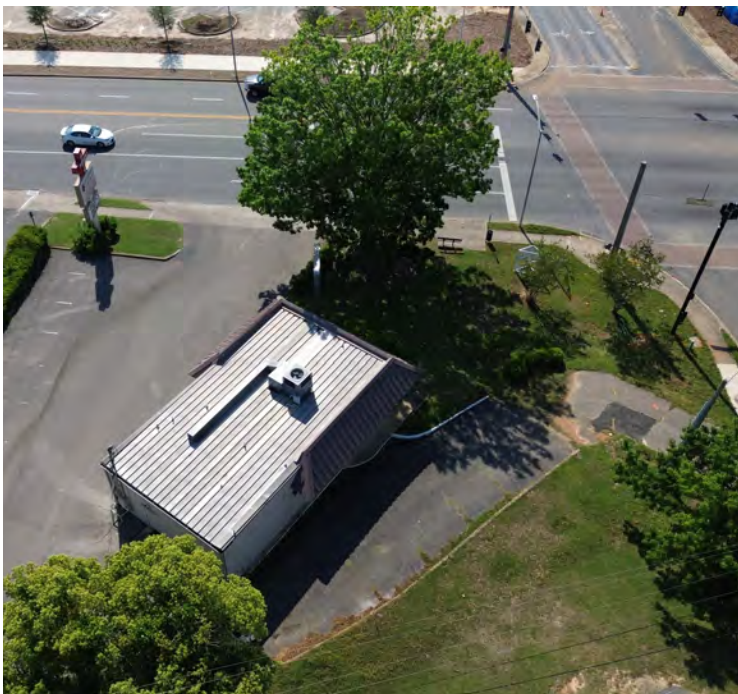
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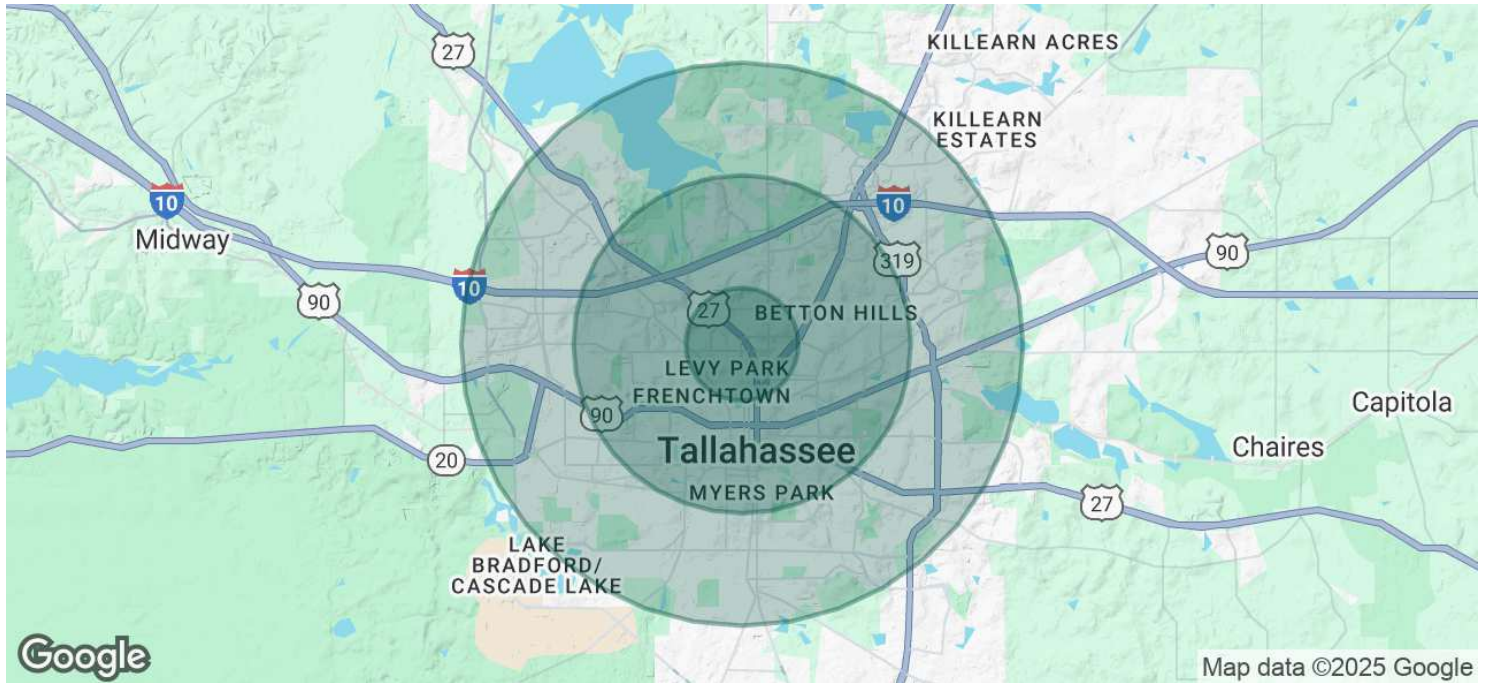
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,360	103,530	176,272
Average Age	39	33	35
Average Age (Male)	38	32	34
Average Age (Female)	40	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,648	43,998	75,006
# of Persons per HH	2	2.4	2.4
Average HH Income	\$81,745	\$71,075	\$72,450
Average House Value	\$319,011	\$272,707	\$266,795

Demographics data derived from AlphaMap

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