

For Lease

# Retail Property

1,450 - 2,484 SF | Negotiable



## Orleans at Midtown - Mixed-Use Retail/Restaurant Property

1240 Thomasville Rd

Tallahassee, Florida 32303

### Property Highlights

- Prime Midtown Tallahassee location on Thomasville Road
- High-visibility retail corridor in established dining and service district
- Former wine bar space with existing grease trap
- Former hair salon with plumbing for hair washing stations
- Elevator access to second floor
- Overflow parking available at nearby Redwire
- Walkable Midtown location near restaurants, retail, and offices
- Minutes to Downtown, FSU, and the Capitol

### Property Description

1240 Thomasville Road with strong visibility and high demand in Midtown corridor.

#### OFFERING SUMMARY

Available SF	1,450 - 2,484 SF
Lease Rate	Negotiable
Lot Size	0.5 Acres
Building Size	12,775 SF

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 1	Negotiable	2,395
Space 2	Negotiable	2,484
Space 3	Negotiable	1,450

For more information

**Debbie Ashlin, Commercial Advisor**

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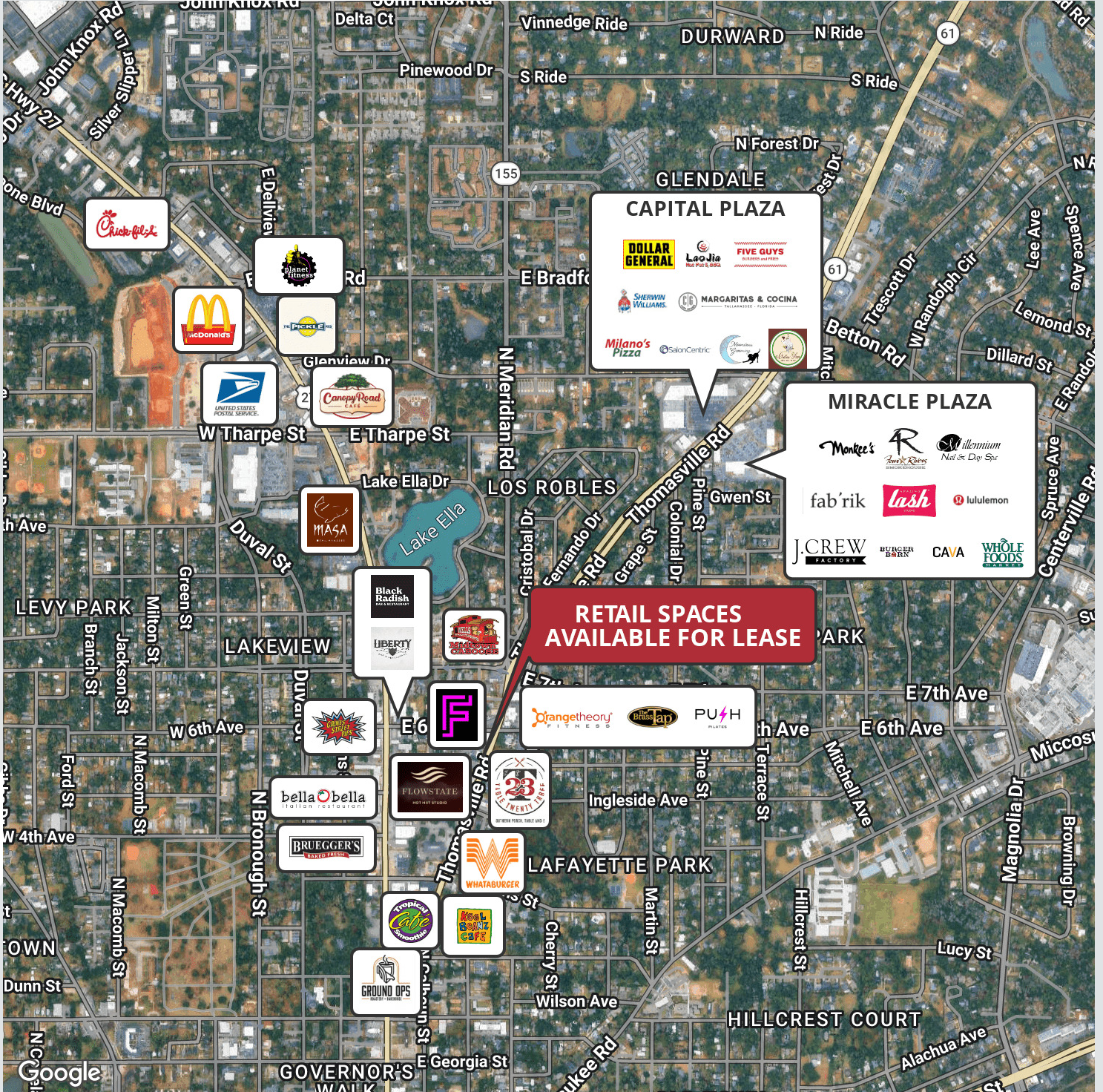
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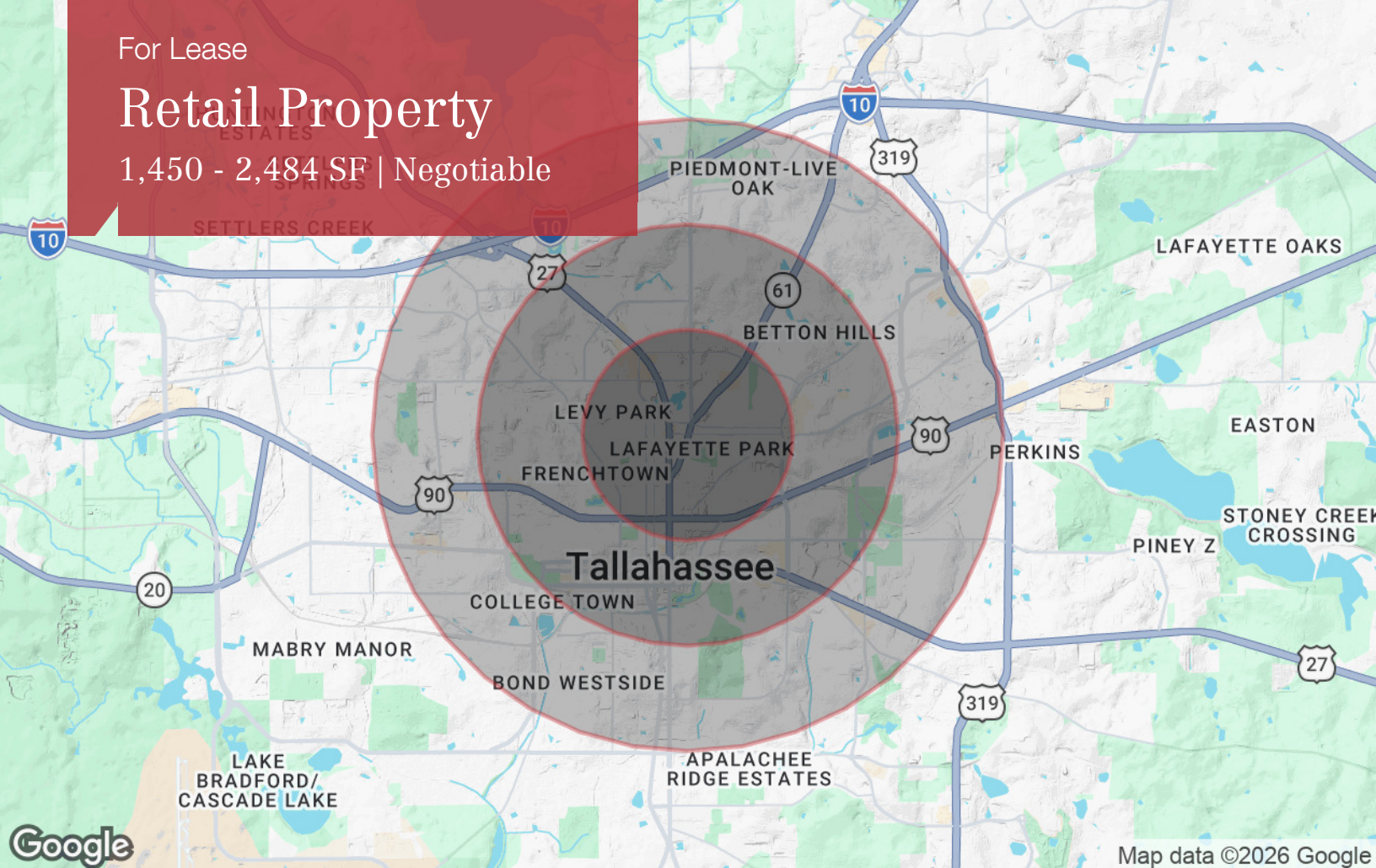
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Map data ©2026 Google

## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,156	48,904	99,168
MEDIAN AGE	36.5	30.4	30.2
MEDIAN AGE (MALE)	37.5	31.0	30.2
MEDIAN AGE (FEMALE)	38.1	31.4	31.3

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	4,861	18,671	41,406
# OF PERSONS PER HH	2.1	2.6	2.4
AVERAGE HH INCOME	\$113,907	\$86,298	\$75,878
AVERAGE HOUSE VALUE	\$334,886	\$299,687	\$274,278

## Race

	1 Mile	2 Miles	3 Miles
% WHITE	66.0%	64.5%	58.6%
% BLACK	27.3%	28.5%	35.0%
% ASIAN	3.4%	3.5%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	3.4%	3.4%	2.4%

## Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	8.5%	10.5%	9.2%

\* Demographic data derived from 2020 ACS - US Census



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