

FOR LEASE

1839 Thomasville Rd, Tallahassee FL 32303



Ground Lease or Build-to-Suit

Outparcel available in front of Whole Foods with frontage on Thomasville Road. Tenants in the center include Lululemon, CAVA, 4 Rivers Smokehouse and LensCrafters.

- Located less than 2 miles from the State Capitol
- Parcel with direct frontage on busy Thomasville Rd.
- High traffic Midtown location
- Approved for 2,700 SF building with plenty of parking
- Build-to-suit or ground lease
- Parcel Size: 0.29
- AADT: 31,500



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THOMASVILLE ROAD

.29 ACRES AVAILABLE

PERMITTED
EVENT AREA

EXISTING SIGN

EXISTING
TRAFFIC SIGNAL



EXISTING
BUS STOP

PATIO

CAVA

BURGER
BARN
GRILL

PATIO

TRANSFORMER
SOLID WASTE

PATIO
4 RIVERS
RESTAURANT

PEDESTRIAN
PATH

SOLID WASTE
TRANSFORMER

lash
Millersville
MAIL & DAY SPA
J-CREW
FACTORY

ENTRANCE
PLAZA

PAYNE STREET

**WHOLE
FOODS
MARKET**

SURCHEROS
9 ROUND
610

lululemon
fab'rik
LENSCRAFTERS

Walmart
420

TRANSFORMER

SOLID WASTE

TRANSFORMER

TRANSFORMER

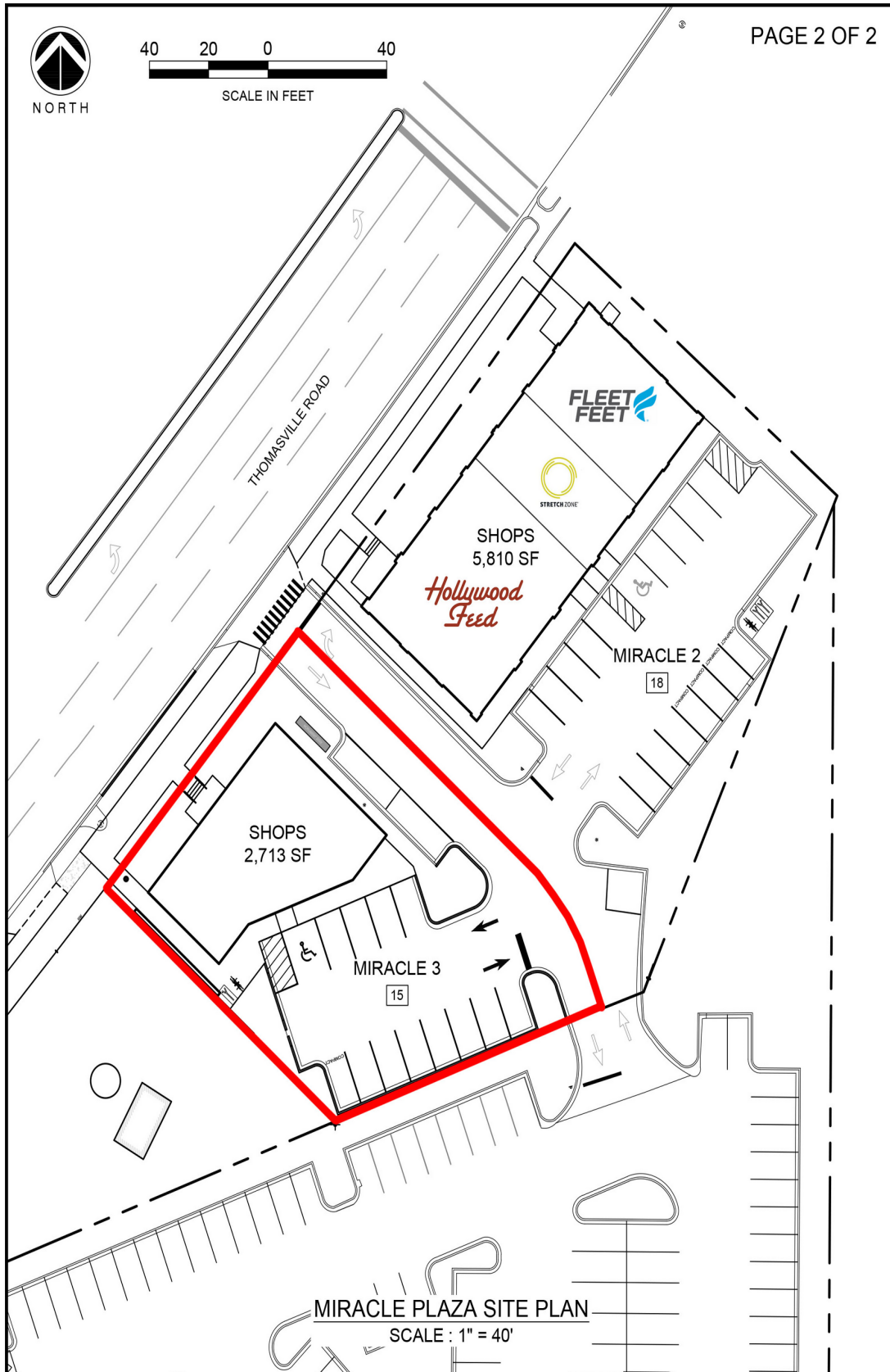
Debbie Ashlin
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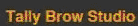
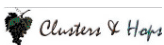
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NAITALCOR

FOR LEASE

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CAPITAL PLAZA



BETTON PLACE



0.29 ACRES

MIRACLE PLAZA

Join our tenants!



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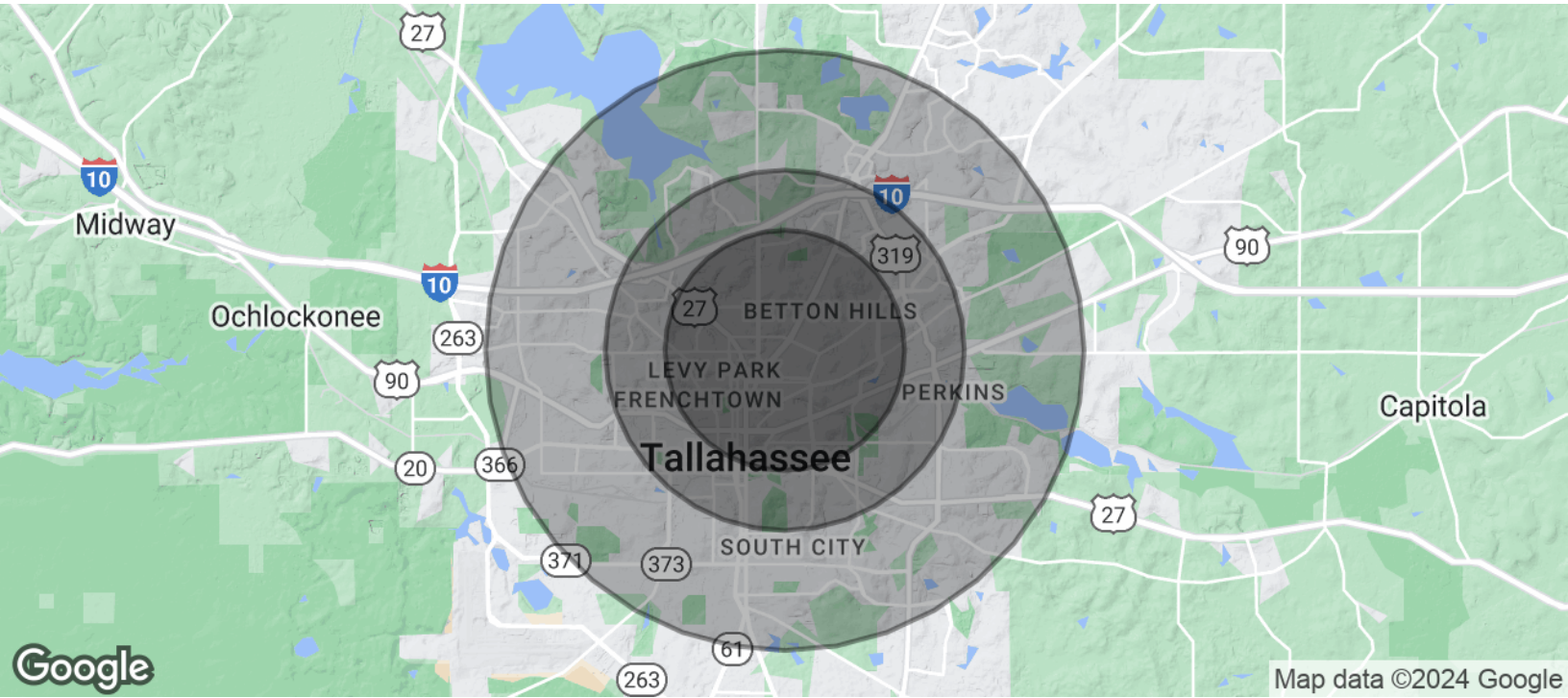
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NAITACOR

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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	34,048	81,552	173,854
Average age	35.4	32.7	32.4
Average age (Male)	35.0	31.8	31.1
Average age (Female)	36.6	33.6	33.6

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	17,414	38,885	82,258
# of persons per HH	2.0	2.1	2.1
Average HH income	\$70,081	\$59,785	\$56,465
Average house value	\$255,126	\$188,965	\$162,918

* Demographic data derived from 2020 ACS - US Census