

# FOR LEASE GOVERNORS MARKETPLACE

1654 GOVERNORS SQUARE BLVD TALLAHASSEE, FL 32301

RETAIL



## TALLAHASSEE'S MOST DOMINANT CENTER

- Primary retail node in Tallahassee with more than 9.8 million square feet of retail within 3 miles of Governors Marketplace.
- Dense surrounding population with over 488,000 residential units in close proximity to the shopping centre
- Excellent signage and access along the heavily trafficked Magnolia Drive (30,000 VPD),
- Anchored by popular top ranking national and regional retailers, including Old Navy, Kirklands and Ulta.



244,947

EXISTING SQUARE FEET

MAJOR TENANTS

Marshalls OLD NAVY Michaels  
ULTA petco five BELW

## CONTACT:

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mgoldproperties.com  
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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## PROPERTY INFORMATION

**ADDRESS:** 1654 Governors Square Blvd Tallahassee, FL 32301  
Located directly across the street from the Brookfield-owned 1.0 million square foot Governors Square Mall.

**CENTER SIZE:** 244,947 SF

**AVAILABLE:** Suite 8: 3,721 SF  
Suite 19: 8,500 SF

Our parcel: 0.5 Acres

(See attached site plan. Landlord willing to subdivide and combine spaces.)

**LEASE RATE:** Contact Agent for pricing  
\*Major incentives for qualified prospects

**TRAFFIC COUNTS:** 11,500 vpd  
Governors Square Blvd 22,000 vpd  
E Park Ave 30,000 vpd  
Magnolia Dr

**PARKING SPACES (RATIO):** 1,415 Spaces (5.82 Spaces per 1,000 SF)

**FEATURES:** Five Access Points | Including two signalized intersections along Governors Square Boulevard and East Park Avenue  
Ample Parking  
High visibility

2025 Estimated Demos	10-MILE RADIUS	TALLAHASSEE MSA
POPULATION	174,269	398,616
AVERAGE HOUSEHOLD INCOME	\$75,624	\$82,327
PERCENTAGE GROWTH	4.3%	3.5%

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## SITE PLAN



## TENANCY SUMMARY

01	Aspen Dental	3,800 SF	09	Five Below	10,619 SF	19	<b>AVAILABLE</b>	<b>8,500 SF</b>
02	Mariner Finance	2,000 SF	11	Ulta	10,070 SF	20	Medical Center	1,443 SF
03	Five Star Pizza	1,600 SF	12	Old Navy	20,000 SF	21	Hobby Town	6,324 SF
03A	Amscot	2,892 SF	13	Amped Fitness Tallahassee	35,000 SF	22	Petco	13,750 SF
04	America's Best Contacts	4,500 SF	14	Armed Forces Center	3,466 SF	23	Milan Laser Hair Removal	2,240 SF
05	Garnet & Gold	4,000 SF	15	Armed Forces Center	2,417 SF	24	David's Bridal	9,000 SF
06	Marshalls	30,200 SF	17	Men's Wearhouse	5,465 SF	25	Urban Air Adventure Park	34,775 SF
07	Michaels	23,965 SF	09	Five Below	10,619 SF	26	Regional Finance	3,400 SF
08	<b>Available</b>	<b>3,721 SF</b>	18	Pure Barre	2,000 SF			

