

# FOR SALE or LEASE

1920 North Monroe Street Tallahassee, FL 32303

# NAI TALCOR



## Retail / Medical | 4,440 SF

### LOCATION! LOCATION! LOCATION!

4,440 SF retail space available FOR SALE or LEASE near Midtown Tallahassee, Florida. Building is situated on 0.56 AC along the highly trafficked North Monroe corridor at the lighted intersection of North Monroe and Northwood Boulevard. Property possesses phenomenal visibility, excellent accessibility from two roads, and plenty of parking. Call agent today for more details or to arrange a tour.

**Asking Price: \$1,895,000**

**Lease Rate: \$25.00/SF/YR (NN+)**

### OFFERING SUMMARY

SQUARE FOOTAGE	4,440 SF
ASKING PRICE	\$1,895,000
LEASE RATE	\$25.00/SF/YR (NN+)
APPROX. NN+ RATE	\$3.00/SF/YR
LAND SIZE	0.56 AC
ZONING	Activity Center (AC)
PARKING SPACES	22 Spaces
AVERAGE DAILY TRAFFIC	31,500 VPD
LOT SIZE	0.56 Acres

✉ **E. Slaton Murray**  
+1 850 294 8521  
slaton@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

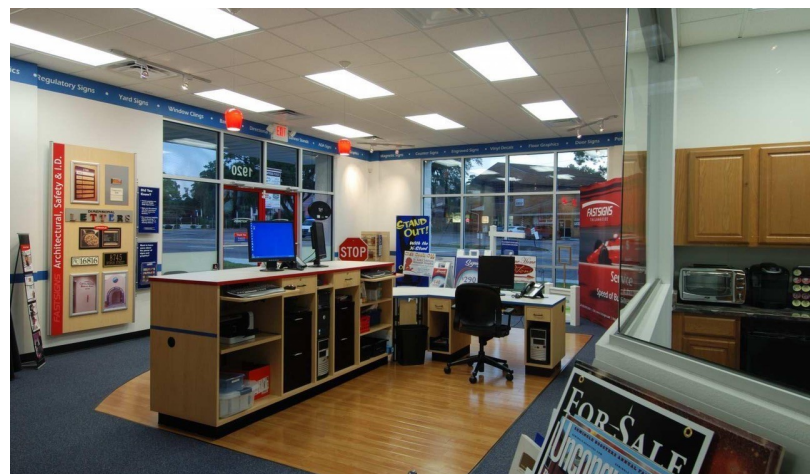


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1018 Thomasville Road, Suite 200A  
talcor.com

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## CENTRE OF TALLAHASSEE

ROSS  
DRESS FOR LESS

DOLLAR TREE

AMC  
THEATRES

BARNES  
& NOBLE

Dreamland  
BAR-B-QUE

Leaning Tower of Piza

Center  
Theater

Calver's  
Theater

WHATABURGER

DUNKIN'  
DONUTS

Guthrie's  
Theater

STARBUCKS  
COFFEE

Arby's

Chick-fil-A

EL JALISCO

McDonald's

Canopy Road  
Cafe

planet  
fitness

WHOLE  
FOODS  
MARKET

Publix

MASA  
RESTAURANT

golden  
corral  
Buffet & Grill

BRUEGGER'S  
BAKED FRESH

bella**o**bella  
Italian restaurant

MANOR @ MIDTOWN

REEVE

MIDTOWN  
PIES

LEON & TAYLOR

SWEAT  
THERAPY FITNESS

LIBERTY  
THE RESTAURANT

Lucky Goat  
COFFEE

THE  
HOTEL

ON THE  
SQUARE

NEW  
BEANS

TRAINING

23  
THIRTY TWO

Jen's  
Cafe

ARGONAUT  
COFFEE

KOOL  
BEANZ  
CAFE

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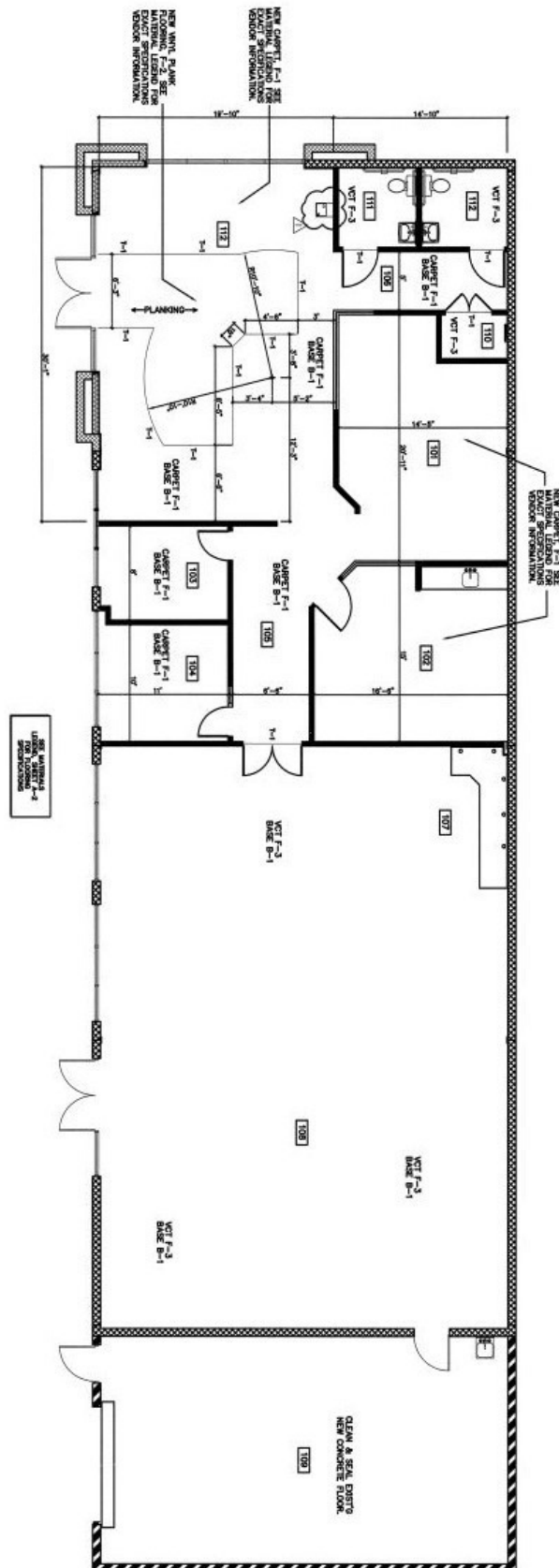
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,406	89,024	174,384
Median age	32.1	30.9	31.9
Median age (male)	31.8	30.3	30.7
Median age (Female)	33.5	32.1	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,639	42,938	82,594
# of persons per HH	1.8	2.1	2.1
Average HH income	\$64,619	\$53,885	\$54,573
Average house value	\$300,805	\$171,560	\$156,911

\* Demographic data derived from 2020 ACS - US Census