



INDUSTRY
TALLAHASSEE

DOWNTOWN TALLAHASSEE
RETAIL LEASING

FOR LEASE | 440 N MONROE ST

LEASE RATE NEGOTIABLE



LOCATION, LOCATION, LOCATION,

Strategically nestled between Downtown and Midtown, Industry Tallahassee offers an unparalleled opportunity with its three prime retail spaces as well as an expansive restaurant area available for lease. Elevate your business to new heights in this vibrant mixed-use development that blends luxury and urban living.

Situated on the ground floor of this synergetic mixed-use community, prospective retail businesses will have the distinct advantage of capturing potential customers from the 248 residential units above them. These businesses will also be able to draw patrons from the array of hotels in the immediate area as well as the various neighborhoods that are within walking distance of the property. These spaces also possess coveted road frontage on the highly trafficked North Monroe corridor and a plethora of parking options within a two-block radius.

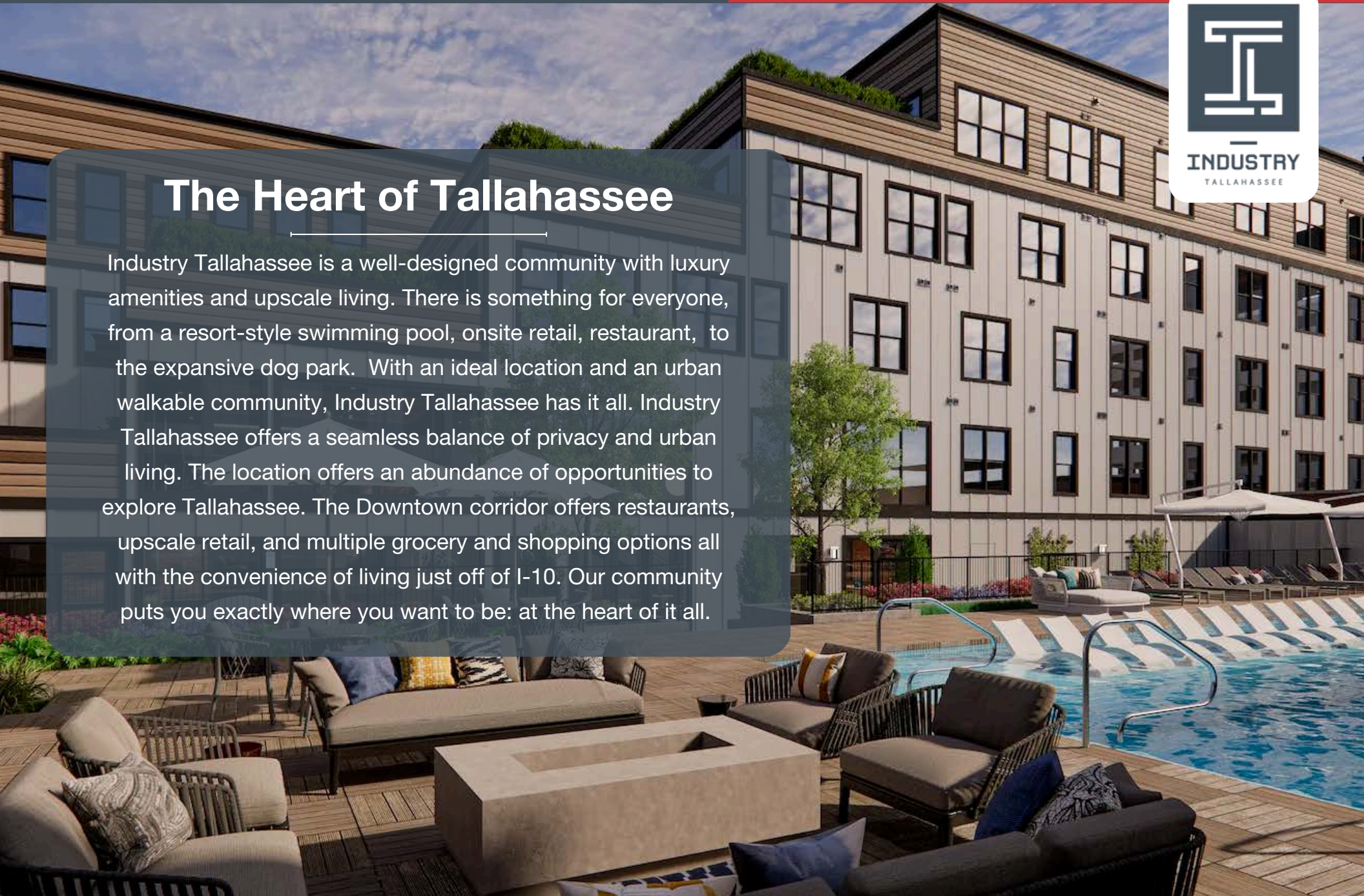
Make your mark in one of Tallahassee's premier retail and dining destinations by securing your business's spot at Industry Tallahassee.





The Heart of Tallahassee

Industry Tallahassee is a well-designed community with luxury amenities and upscale living. There is something for everyone, from a resort-style swimming pool, onsite retail, restaurant, to the expansive dog park. With an ideal location and an urban walkable community, Industry Tallahassee has it all. Industry Tallahassee offers a seamless balance of privacy and urban living. The location offers an abundance of opportunities to explore Tallahassee. The Downtown corridor offers restaurants, upscale retail, and multiple grocery and shopping options all with the convenience of living just off of I-10. Our community puts you exactly where you want to be: at the heart of it all.





HIGHLIGHTS

- Located between Downtown Tallahassee and Midtown Tallahassee
- +/- 38,500 VPD - N Monroe St and Tennessee St
- +/- 31,000 VPD - N Monroe St and Virginia St
- 22 retail parking garage spaces
- +/- 140 surface parking spaces within a 2 block radius

FLORIDA STATE CAPITOL

NOW LEASING

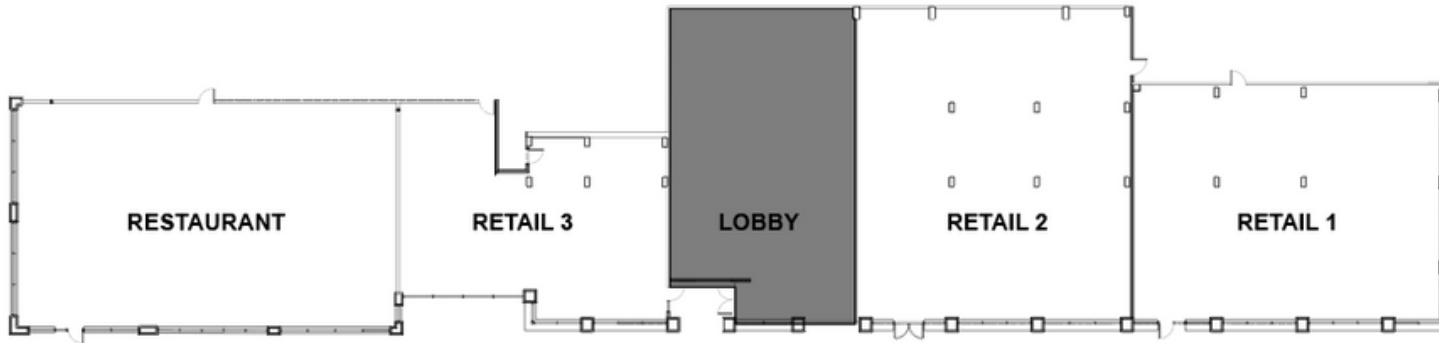
TENNESSEE ST

VIRGINIA ST

N MONROE ST

FOR LEASE | 440 N MONROE ST

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RETAIL 3 | 2,300 SF

RETAIL 2 | 3,958 SF

RETAIL 1 | 3,473 SF

**RESTAURANT
3,963 SF**



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2.5 MILES

MIDTOWN

NOW LEASING



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TALLAHASSEE



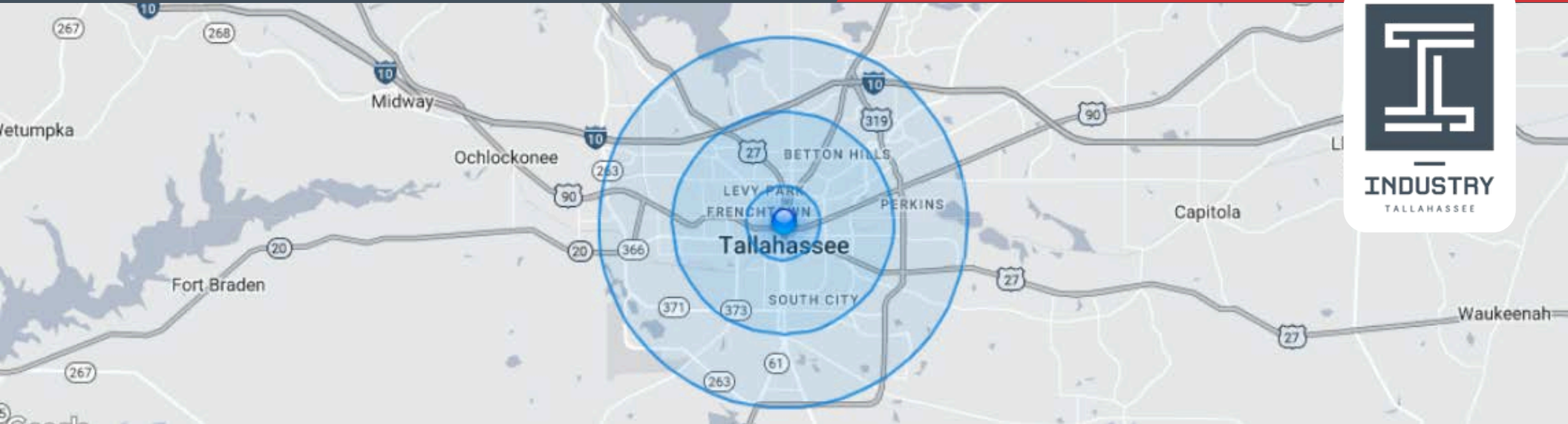
INDUSTRY
TALLAHASSEE

DOWNTOWN



**FLORIDA STATE
CAPITOL**

CASCADES



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	13,679	106,329	183,077
2023 Daytime Population	41,520	144,829	240,723
2023 Households	6,506	46,034	79,034
2023 Avg. Household Income	\$62,067	\$63,886	\$72,850

Please note that the demographics listed above do not wholly account for the +/- 60,000 students enrolled at Tallahassee's three higher-educational institutions (Florida State University, Florida Agricultural and Mechanical University, & Tallahassee State College).

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WITH US

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