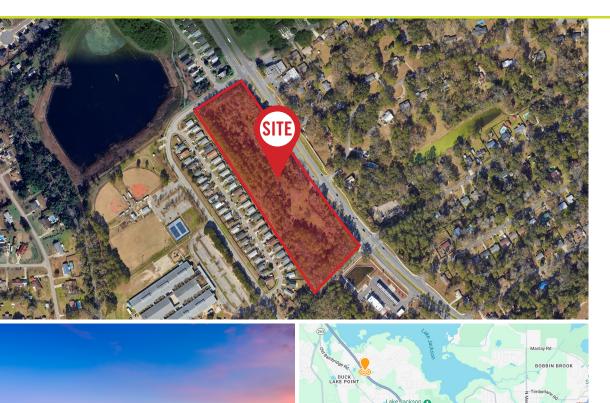
## **TALLAHASSEE RETAIL DEVELOPMENT**

4150 N Monroe St, Tallahassee, FL 32303

### FOR BTS OR GROUND LEASE





- » 1.0-11 Acres Available for BTS or Ground Lease
- » Direct frontage on N Monroe Street with a traffic count of 19,500
- » Zoned PUD
- » Conveniently located just 7 miles from downtown
   Tallahassee
- » Nearby national retailers include:



#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,704	26,868	80,110
Households	2,465	11,216	34,630
Daytime Pop.	2,424	17,806	53,141
Ave. HH Income	\$101,329	\$92,389	\$79,900

## **FranklinStreet** LICENSED REAL ESTATE BROKER | FranklinSt.com

#### RICKY OSTROFSKY REGIONAL MANAGING DIRECTOR 904.899.0315 Ricky.Ostrofsky@FranklinSt.com

LAKESHORE

PARKSIDE/ PARK TERRACE

LEVY PARK

University Tallahassee

ERENCHTOW

lorida Sta

SETTLER

ZION H

FORREST

HOLLY HILLS

CHAPEL RIDGE

HARTSFIELD VILLAGE

SETTLERS CREEK

LINENE WOODS

PIEDMONT-LIVE

WAVERLY HI

E 6th Ave

#### KAELYN CASSIDY SENIOR ASSOCIATE

(S) 904.899.0318 (🖾) Kaelyn.Cassidy@FranklinSt.com

### TALLAHASSEE LAND 4150 N Monroe St, Tallahassee, FL 32303

### **CONCEPTUAL SITE PLAN**



# FranklinStreet

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### TALLAHASSEE LAND 4150 N Monroe St, Tallahassee, FL 32303

**RETAIL AERIAL** 



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