

# VILLAGE COMMONS

1390 Village Square Blvd. | Tallahassee, FL 32312

RETAIL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- 2,900 & 1,800 SF COMING AVAILABLE
- Now Open! **Total Wine & MORE**
- Excellent visibility and accessibility off of Thomasville Rd. (57,000 AADT) and I-10 (69,600 AADT)
- Located in the heart of a strong office and retail community adjacent to the affluent neighborhoods of the Northside District of Tallahassee
- Daytime population of 93,246 within a 5-mile radius

## DEMOGRAPHICS

### POPULATION



1 Mile 3,913  
3 Mile 38,332  
5 Mile 104,359

### HOUSEHOLDS



1 Mile 1,762  
3 Mile 16,140  
5 Mile 44,275

### DAYTIME POPULATION



1 Mile 8,377  
3 Mile 36,995  
5 Mile 93,246

### AVE. HOUSEHOLD INCOME



1 Mile \$139,785  
3 Mile \$157,635  
5 Mile \$134,120

### DAILY TRAFFIC COUNTS



Thomasville Rd. 57,000 AADT  
I-10 69,600 AADT

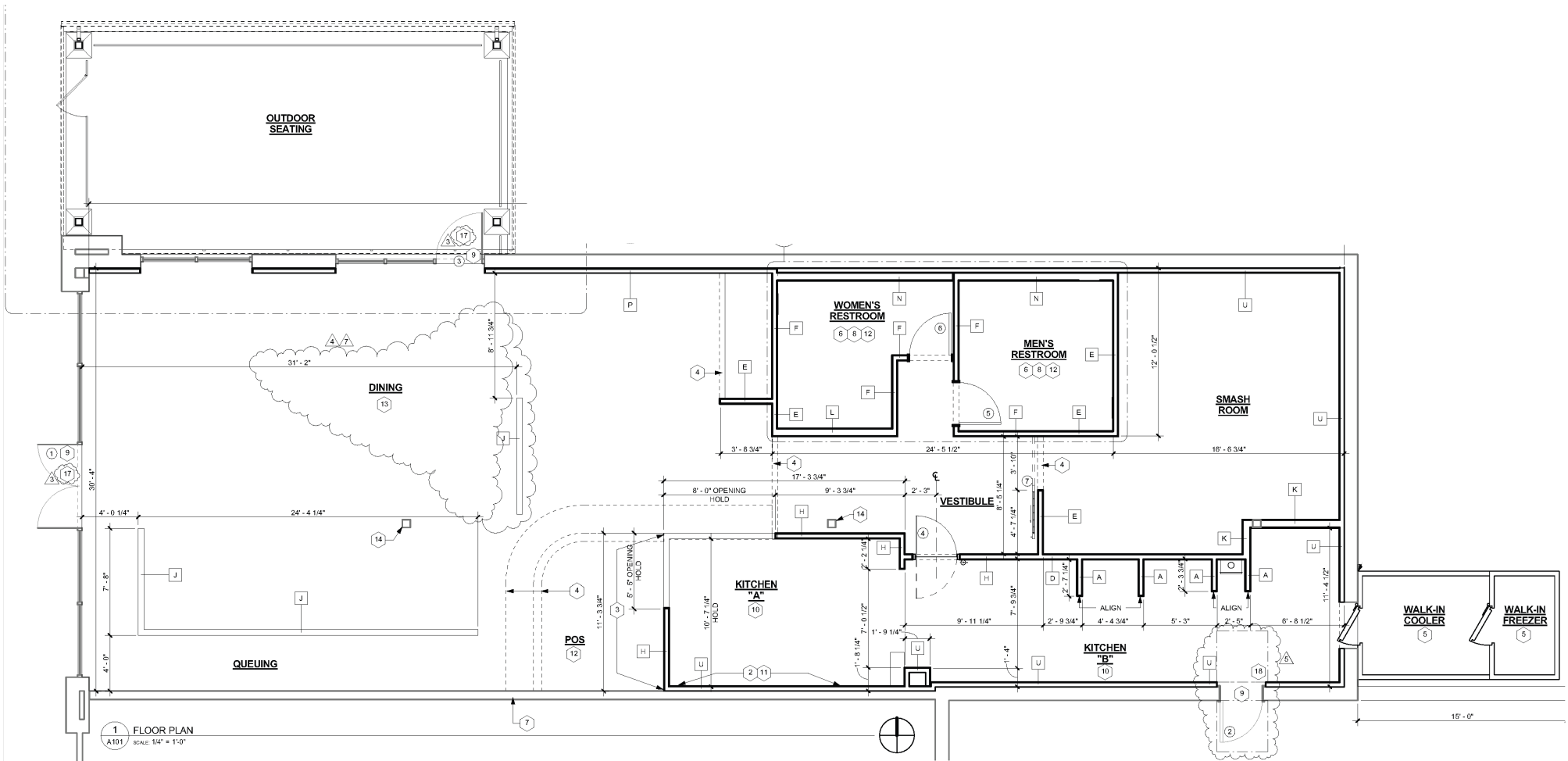


Maclay Road

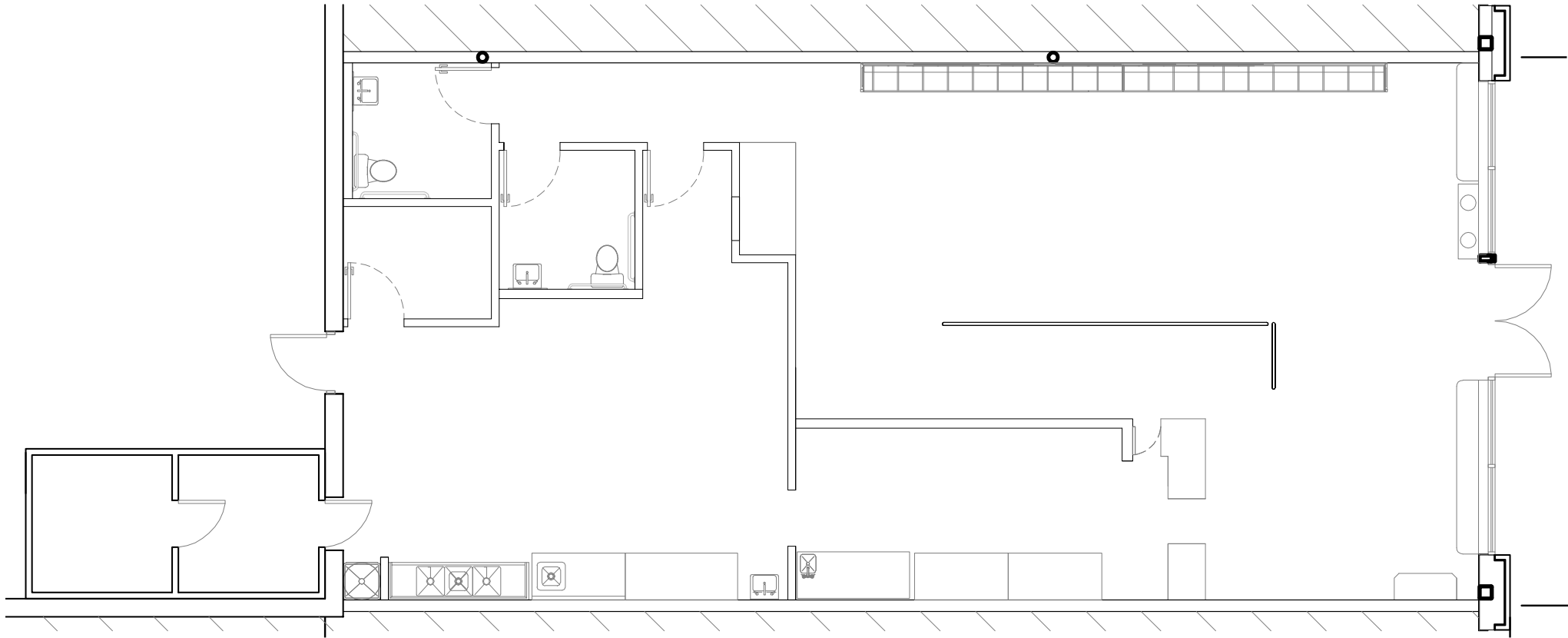


2	2nd Gen. Restaurant Available (4/30/25)	2,900	12	Lucky Goat Coffee Co.	1,280	23	Orange Theory Fitness	3,200
3	2nd Gen. Restaurant Available (3/31/25)	1,800	13	Black Fig	1,280	24	IceBox Cryotherapy	1,435
4	One Main Financial	1,818	14	Supercuts	1,200	25	City Nails	1,720
5	Petco	12,500	15	Loli & the Bean	4,160	26	Total Wine & More	31,920
6	International Gold Gymnastics	18,331	16	HomeGoods	24,471	27	Jeremiahs Italian Ice	1,360
7	Shoe Station	22,296	17	Thai Kitchen Cuisine & Sushi	1,360	28	Village Pizza	2,680
8	The Fresh Market	22,300	18	Available	1,360	29	Newk's	4,040
9	Sally Beauty	1,360	19	GNC	1,320	30	Tijuana Flats	2,400
10	The UPS Store	1,360	20	Batteries Plus Bulbs	1,320	31	Verizon	1,980
11	Bernina Connection	2,640	21	Garnet & Gold	2,974	32	Blaze Pizza	2,820
			22	Dollar Tree	9,226	33	Chase Bank	900

SITE PLAN SUITE 2 | 2,900 SF



SITE PLAN SUITE 3 | 1,800 SF







**Gilchrist Elementary School**  
955 Students

**Tallahassee Memorial Emergency Center**

57K DAILY

69.6K DAILY