

FOR LEASE

2525 South Monroe St Tallahassee, FL 32301

NAITALCOR

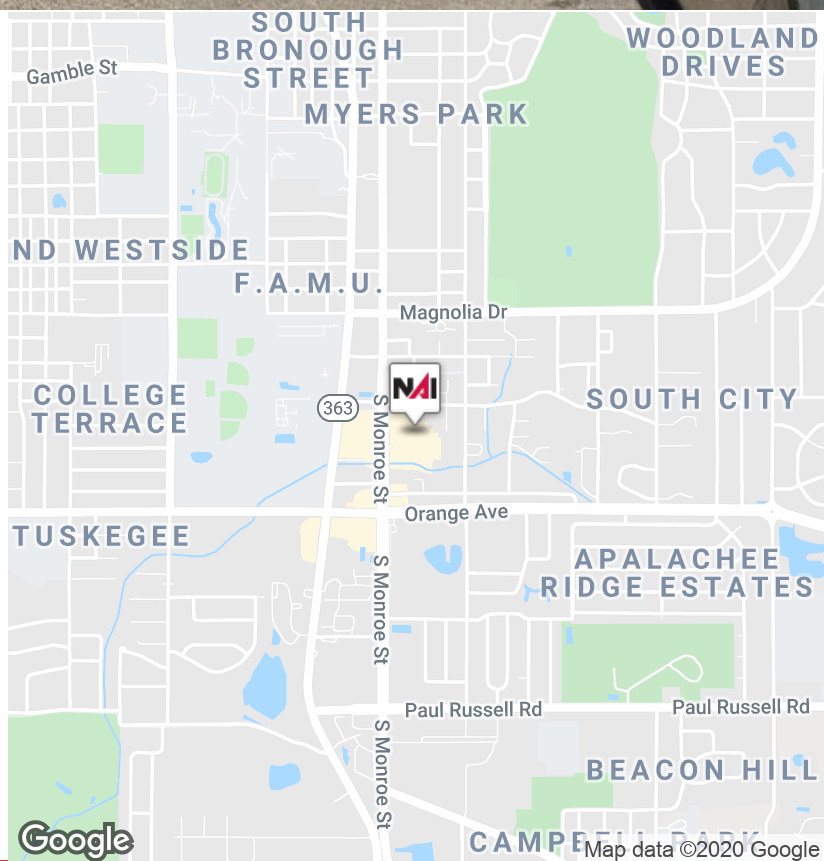


Retail | 1,200 - 40,000 SF

- Built: 1981
- Current tenants include Dollar General, CSL, Citi Trends, and Save-A-Lot.

Available Spaces

Spaces	Lease Rate	Size (SF)
Space 1	\$6.00 SF/yr NNN	40,000
Space 3	\$10.00 SF/yr NNN	5,135
Space 4	\$10.00 SF/yr NNN	3,500
Space 5	\$10.00 SF/yr NNN	2,100
Space 6	\$10.00 SF/yr NNN	2,100
Space 7	\$12.00 SF/yr NNN	1,400
Space 8	\$12.00 SF/yr NNN	1,200



✉ **Jimmy Nystrom, SIOR**
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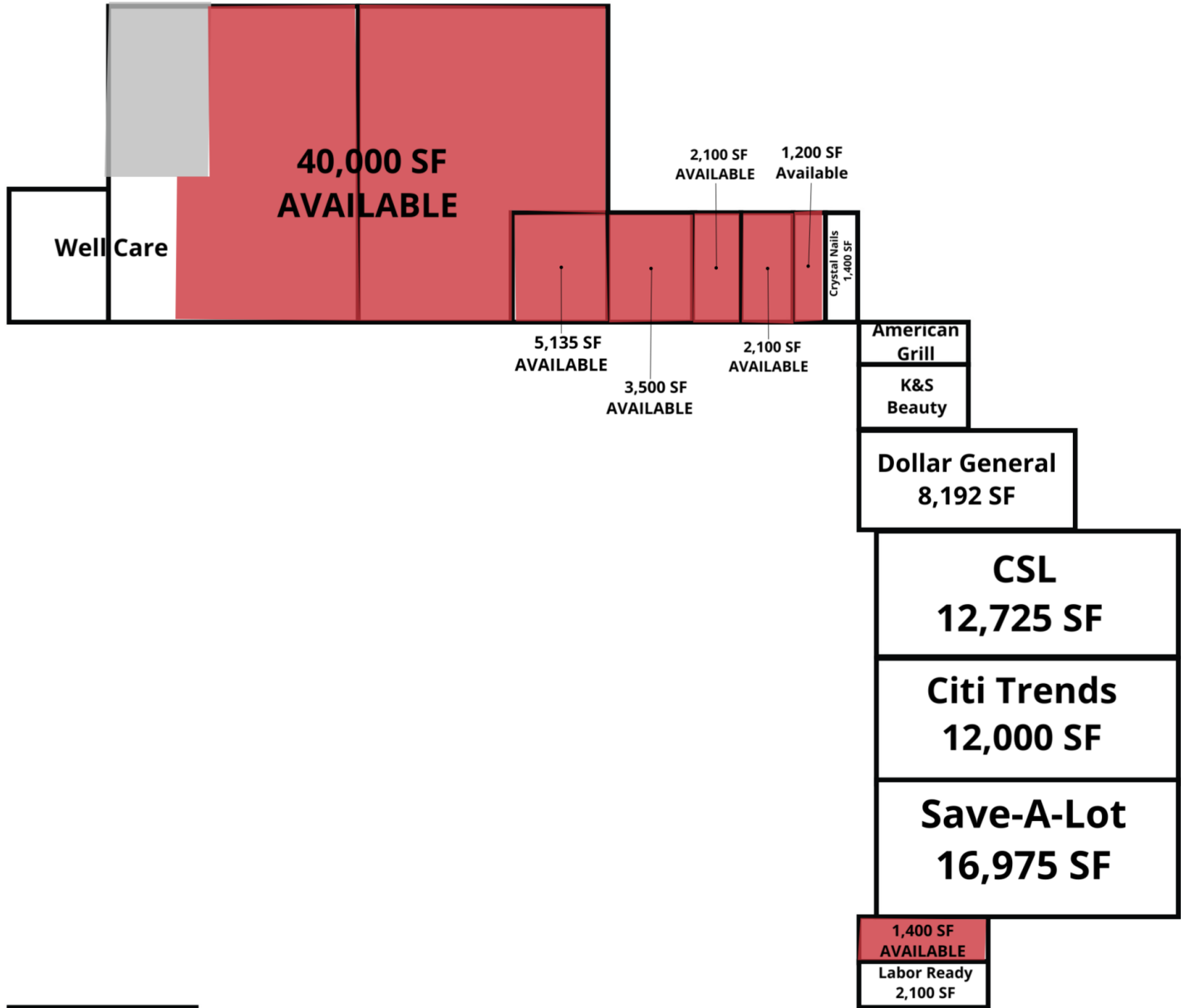
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SOUTH MONROE STREET



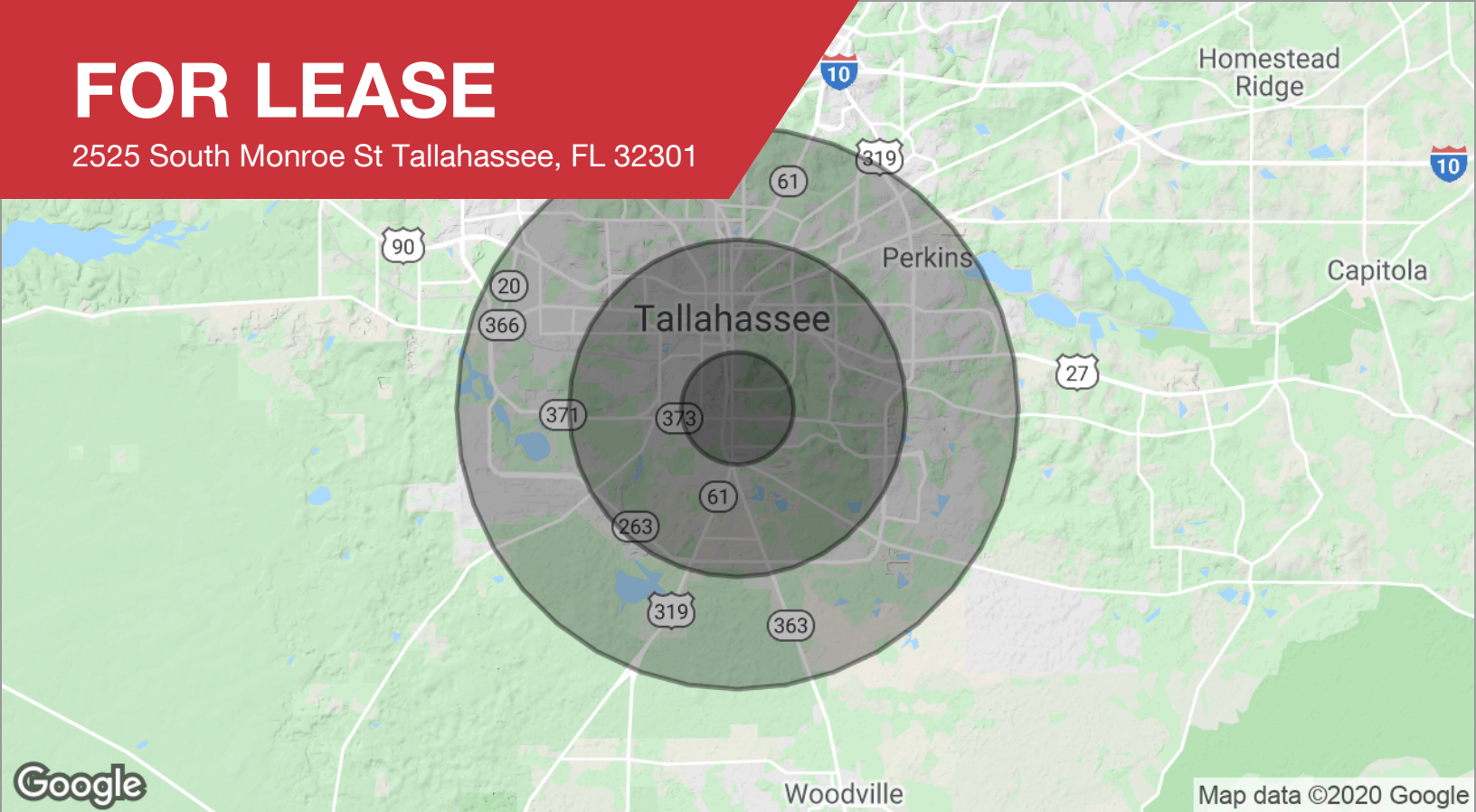
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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,581	69,000	147,754
Median age	24.4	28.3	28.1
Median age (male)	20.7	27.0	27.3
Median age (Female)	28.3	29.5	28.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,341	27,564	61,327
# of persons per HH	2.9	2.5	2.4
Average HH income	\$32,854	\$36,329	\$42,445
Average house value	\$133,530	\$158,176	\$191,642

* Demographic data derived from 2010 US Census