FOR LEASE

2525 South Monroe St Tallahassee, FL 32301

NITALCOR



Retail | 1,200 - 40,000 SF

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

Available Spaces

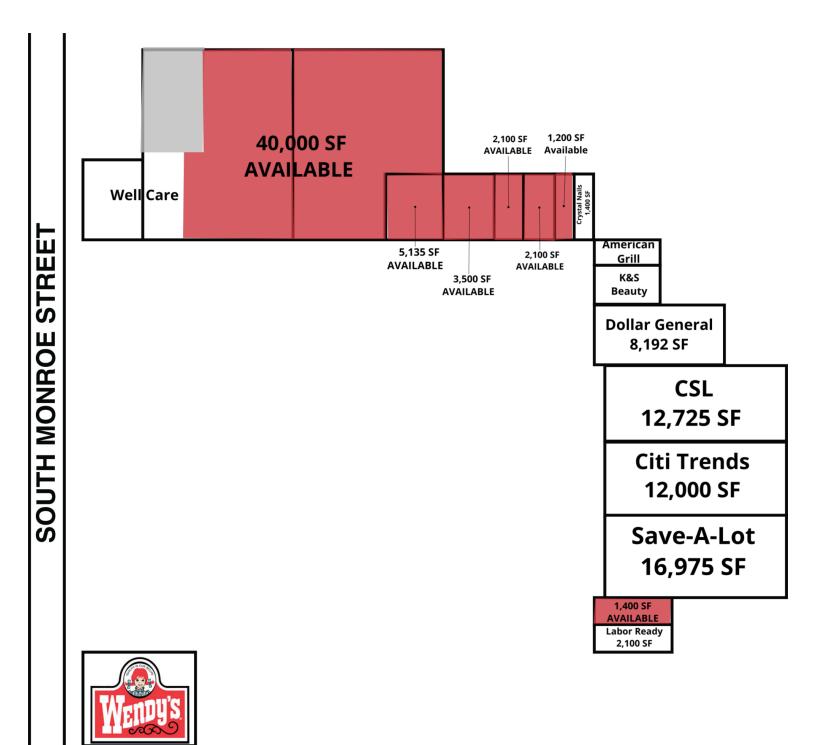
| Spaces | Lease Rate | Size (SF) |
|---------|-------------------|-----------|
| Space 1 | \$6.00 SF/yr NNN | 40,000 |
| Space 3 | \$10.00 SF/yr NNN | 5,135 |
| Space 4 | \$10.00 SF/yr NNN | 3,500 |
| Space 5 | \$10.00 SF/yr NNN | 2,100 |
| Space 6 | \$10.00 SF/yr NNN | 2,100 |
| Space 7 | \$12.00 SF/yr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



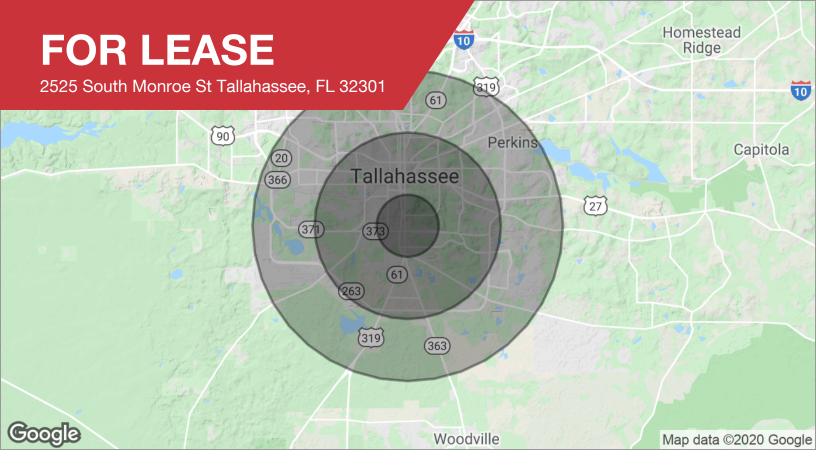
Jimmy Nystrom, SIOR +1 850 570 5837 nystrom@talcor.com O Warranty Or Hepresentation, Express Or Implied, Is Made As Io The couracy Of The Information Contained Herein, And The Same Is ubmitted Subject To Errors, Omissions, Change Of Price, Rental Or ther Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without otce, And Of Any Special Listing Conditions Imposed By Our Principals to Warranties Or Rep-resentations Are Made As To The Condition O to Parametry Cent Hanset Continued Thereas An Aut To Revenue a Demonstry Cent Hanset Continued Thereas An Aut To Revenue Interference and the Interference Contained Thereas An Aut To Revenue Interference and Automatic Contained Thereas An Auto To Revenue Interference Contained Thereas An Automatic Networks and Automatic Networks and Automatic Contained Thereas An Automatic Automatic Networks and Automatic Automatic Automatic Automatic And Automatic Networks and Automatic Automa



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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 |
| HOUSEHOLDS & INCOME Total households | 1 MILE 3,341 | 3 MILES 27,564 | 5 MILES 61,327 |
| | | | |
| Total households | 3,341 | 27,564 | 61,327 |

* Demographic data derived from 2010 US Census

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