

Retail Property
FOR SALE



ACE HARDWARE

3510 N Monroe St, Tallahassee, FL 32303

TRACY WATERS

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
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ACE HARDWARE

3510 N Monroe St, Tallahassee, FL 32303



PROPERTY DESCRIPTION

Premier opportunity to acquire a stable, income-producing retail asset at 3510 N Monroe Street in Tallahassee, Florida, offered as a sale/leaseback with Ace Hardware, one of the nation's largest and most recognized hardware retailers.

The property is secured by a long-term lease with approximately 9 years remaining, featuring 10% rent increases every 5 years and three (3) five-year renewal options, providing predictable cash flow and built-in income growth. The landlord is responsible for roof and structure, offering a clearly defined responsibility structure.

While Ace Hardware is a national brand, the lease is with a long-standing local franchisee, not corporate. This location has served the Lake Jackson community for over 15 years, demonstrating strong tenant stability and local market presence.

Located along North Monroe Street, a primary Tallahassee retail corridor, the site benefits from strong traffic counts, established retail synergy, and consistent consumer demand. This offering is ideal for investors seeking durable tenancy, long-term income stability, and exposure to a proven national retailer in a growing Florida market.

PROPERTY HIGHLIGHTS

- Sale/leaseback with Ace Hardware, one of the nation's largest hardware brands
- 9 years remaining with 10% rent bumps every 5 years + three 5-year renewal options
- Lease with established local franchisee serving Lake Jackson for 15+ years
- Landlord responsible for roof and structure
- Prime location on North Monroe Street, Tallahassee's primary retail corridor with strong traffic and retail synergy

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$3,100,000 |
| Lot Size: | 1.73 Acres |
| Building Size: | 23,625 SF |
| NOI: | \$190,000.00 |
| Cap Rate: | 6.13% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,349 | 26,399 | 58,638 |
| Total Population | 5,133 | 56,314 | 125,133 |
| Average HH Income | \$69,092 | \$52,967 | \$55,294 |

TRACY WATERS

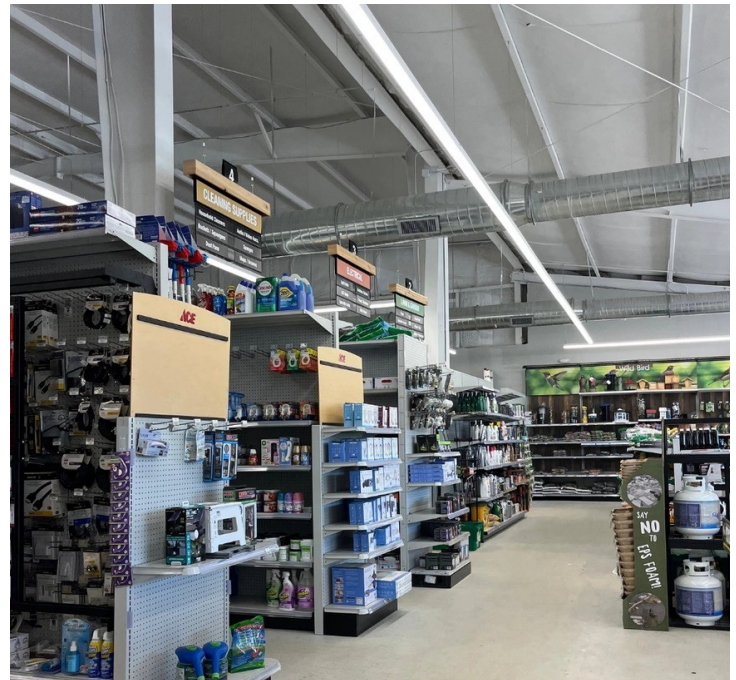
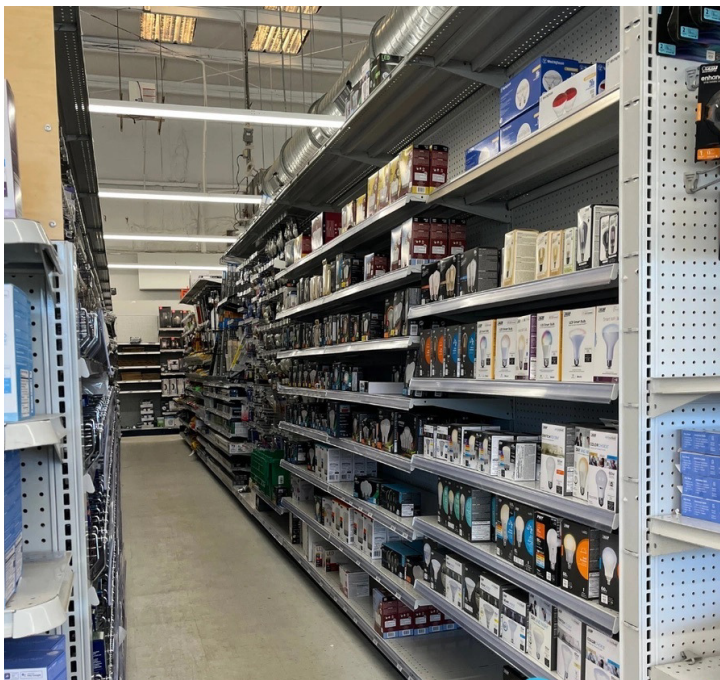
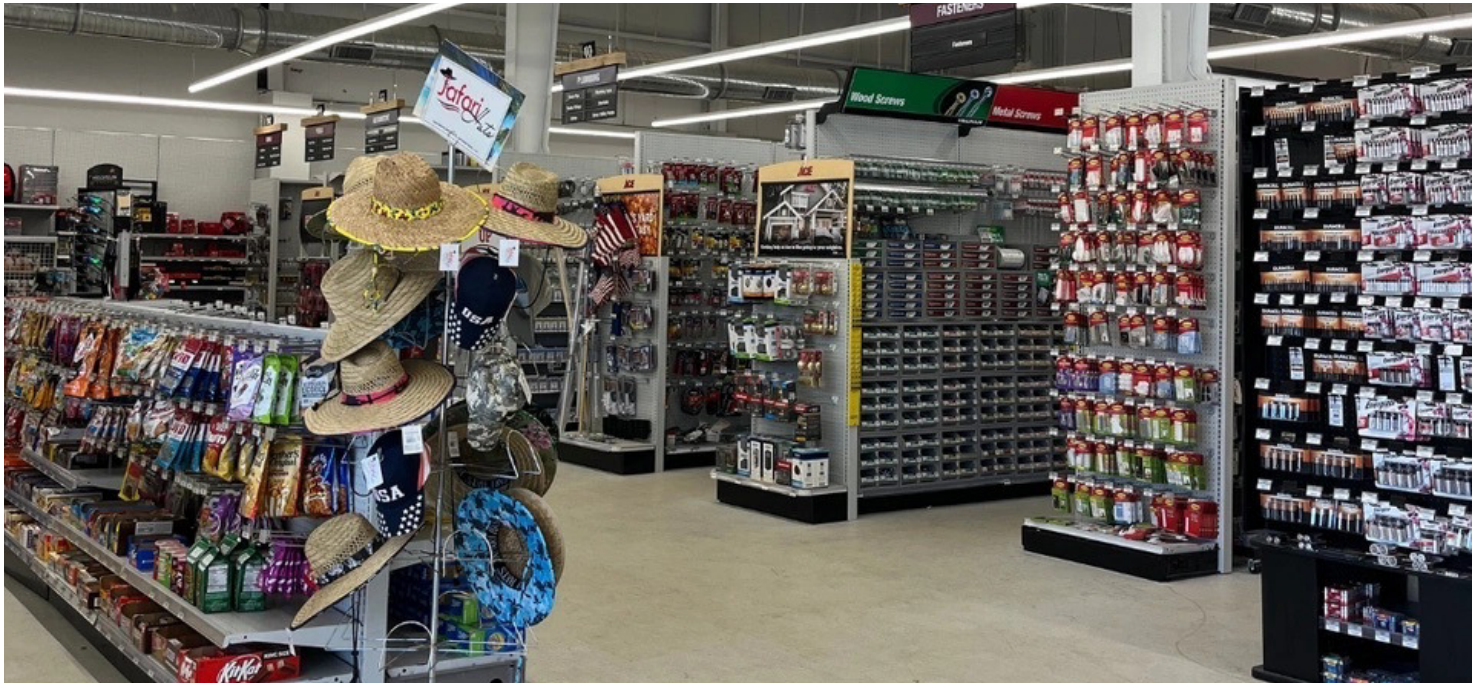
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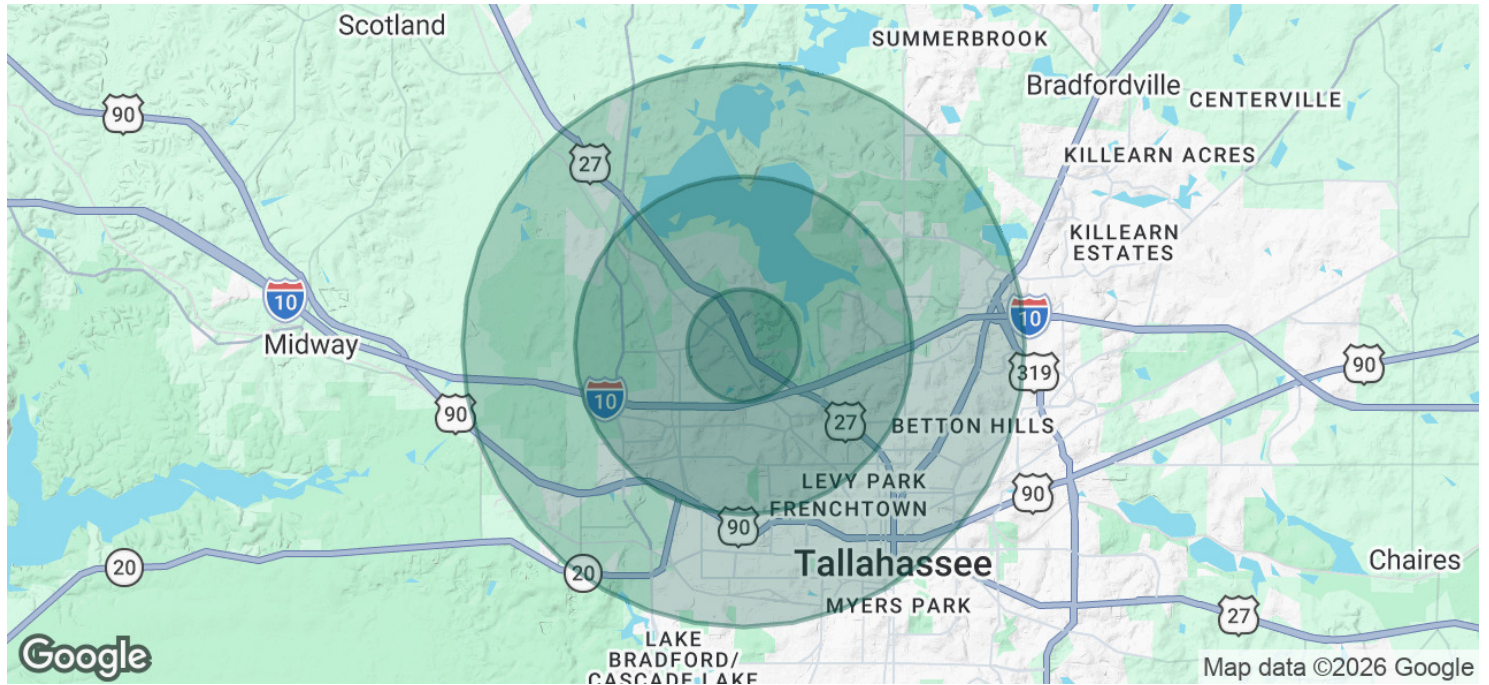
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 5,133 | 56,314 | 125,133 |
| Average Age | 42.7 | 31.9 | 31.5 |
| Average Age (Male) | 38.8 | 30.3 | 31.0 |
| Average Age (Female) | 44.9 | 33.7 | 32.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,349 | 26,399 | 58,638 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$69,092 | \$52,967 | \$55,294 |
| Average House Value | \$140,960 | \$137,815 | \$152,649 |

2020 American Community Survey (ACS)

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