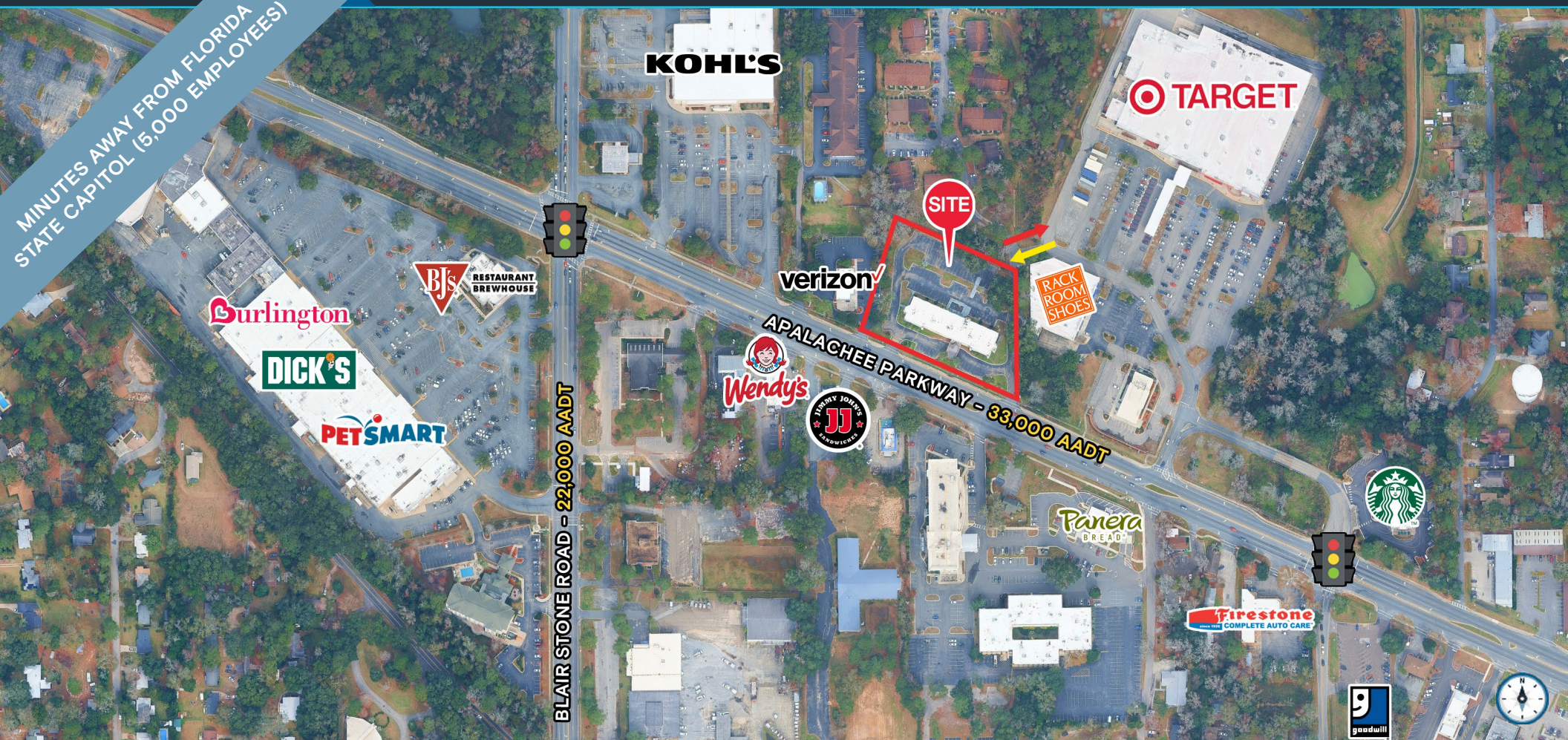


FOR SALE OR LEASE

±0.88 ACRES AVAILABLE

2020 Apalachee Parkway, Tallahassee, FL 32301

MINUTES AWAY FROM FLORIDA STATE CAPITOL (5,000 EMPLOYEES)



±0.88 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

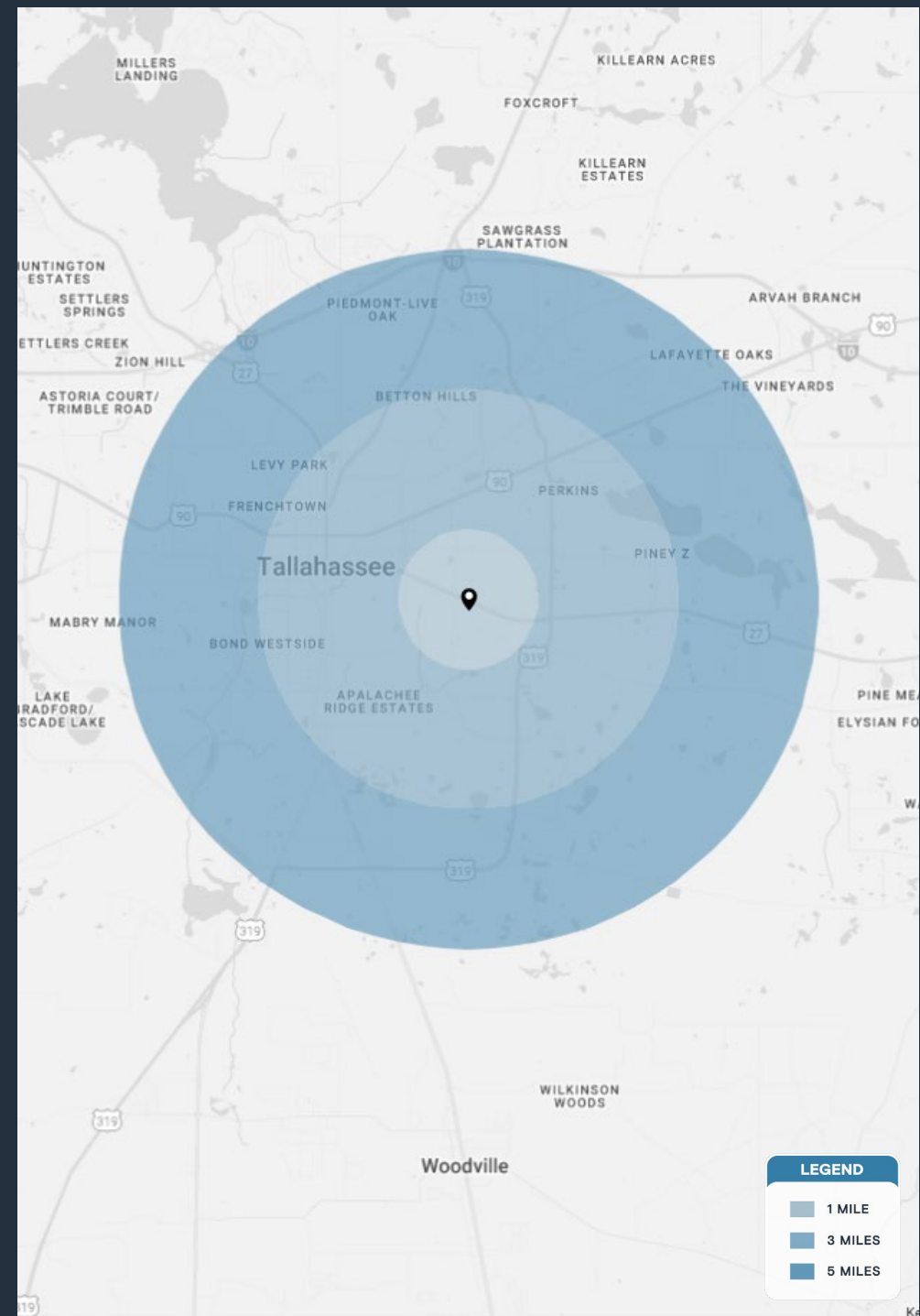
HIGHLIGHTS

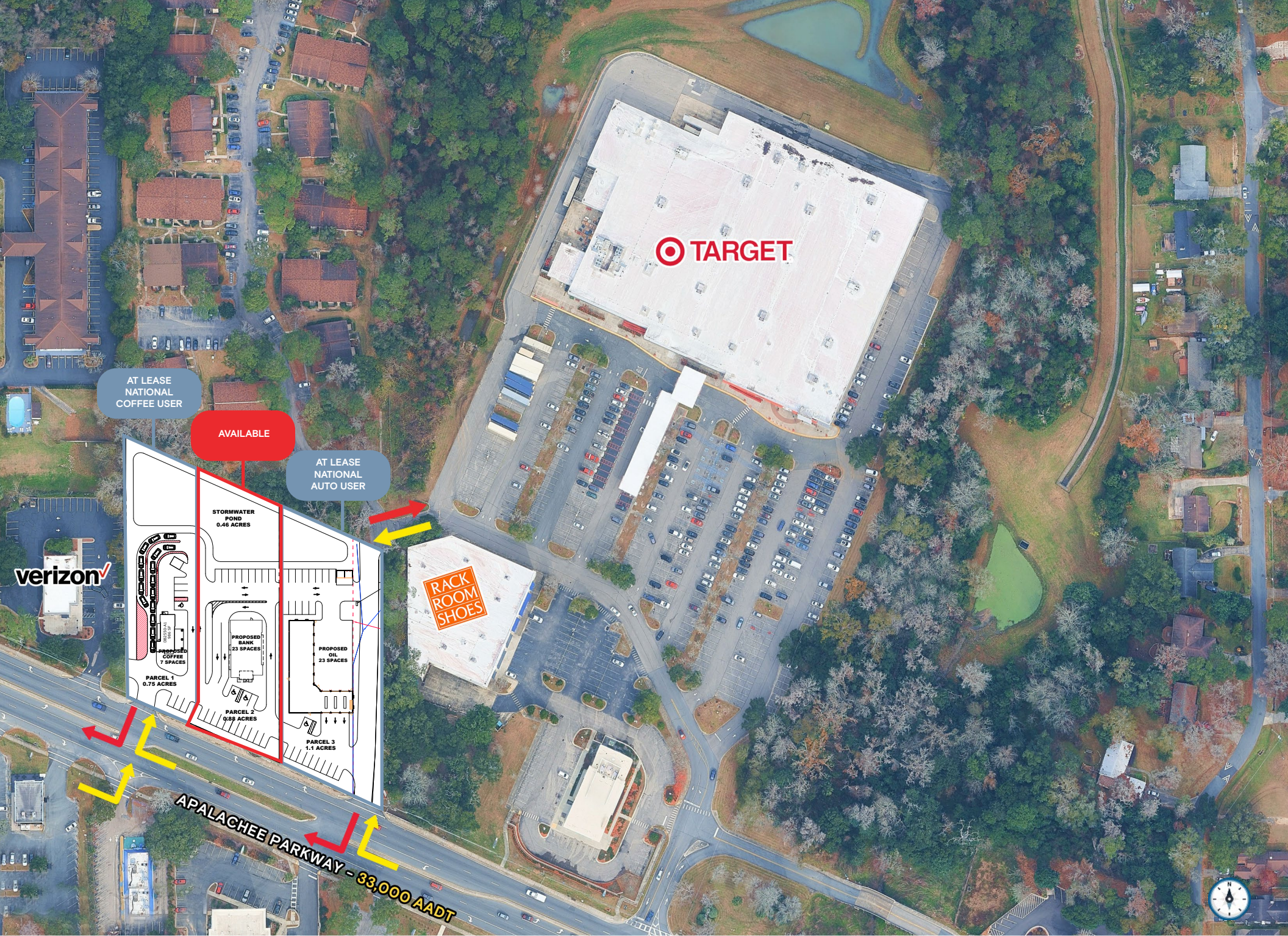
- Outparcels available for sale or lease and utilities stubbed to OP as well as access points
- Adjacent to Governor's Square Mall, the only regional mall in the MSA
- Minutes away from Florida State Capitol (5,000 employees)
- Over 70,000 students attending Florida State University (43,234 students), Florida A&M University (9,265 students) and Tallahassee Community College (11,699 students), and seven other colleges and technical schools
- Easy access to Apalachee Parkway with 33,000 annual average daily traffic

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,988	67,418	152,841
HOUSEHOLDS	5,014	30,563	65,651
EMPLOYEES	7,141	72,518	109,278
AVERAGE HH INCOME	\$70,971	\$90,439	\$84,956

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,309	97,242	170,990
HOUSEHOLDS	11,791	41,636	73,296
EMPLOYEES	23,549	85,567	141,499
AVERAGE HH INCOME	\$82,966	\$85,893	\$82,872





TARGET

RACK ROOM SHOES

verizon

AT LEASE NATIONAL COFFEE USER

AVAILABLE

AT LEASE NATIONAL AUTO USER

STORMWATER POND
0.46 ACRES

PROPOSED COFFEE
7 SPACES

PROPOSED BANK
23 SPACES

PROPOSED OIL
23 SPACES

PARCEL 1
0.75 ACRES

PARCEL 2
0.58 ACRES

PARCEL 3
1.1 ACRES

APALACHEE PARKWAY - 83,000 AADT





GOVERNOR'S MARKETPLACE

ULTA Michaels OLD NAVY
 Marshalls petco five BELOW
 urbanAir carter's

GOVERNOR'S SQUARE

Dillard's JC Penney
 SEPHORA LOFT
 AMERICAN EAGLE Foot Locker H&M

PARK CAPITOL

AutoZone cricket wireless
 The UPS Store ups

CROSS CREEK SQUARE

planet fitness DOLLAR TREE

LINCOLN HIGH SCHOOL
 1,861 STUDENTS

APALACHEE PARKWAY - 33,000 AADT

CAPITAL CIRCLE SE - 41,000 AADT



Winn-Dixie

DSW

HARBOR FREIGHT ROSS DRESS FOR LESS
 city G.E.A.R.

GULF WIND SHOPPING CENTER
 BEST BUY Office DEPOT
 COST PLUS WORLD MARKET

Burlington
 DICK'S
 PETSMART

KOHL'S

TARGET



Ashley HOMESTORE

sam's club

ACE Hardware



CVS

Walmart



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.10.26