



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Governor's Pointe
2110 Apalachee Pkwy.
Tallahassee, FL 32301

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
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EXECUTIVE SUMMARY

GOVERNOR'S POINTE

2110 APALACHEE PKWY, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	13,029 SF
Lease Rate:	\$16.00 SF/yr (\$4.50 CAM)
Lot Size:	2.06 Acres
Year Built:	2014
APN:	31-05-20-068-0010
Zoning:	CP (Commercial Parkway)

PROPERTY OVERVIEW

22,672 sf building with Rack Room Shoes, and former West Marine. 13,029 sf available for lease immediately with potential to expand an additional 9,600 sf Feb. 1, 2026.

Loading dock available in hallway.

The property is easily accessible using same ingress/egress as Target and just off of Apalachee Parkway. There is plenty of parking with over 47 paved spaces and total combined with Target is over 420 spaces.

LOCATION OVERVIEW

This outparcel is located on Apalachee Parkway in front of Target. Traffic count of 33,000 per day.

[Click for Zoning Information](#)

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ADDITIONAL PHOTOS

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2110 APALACHEE

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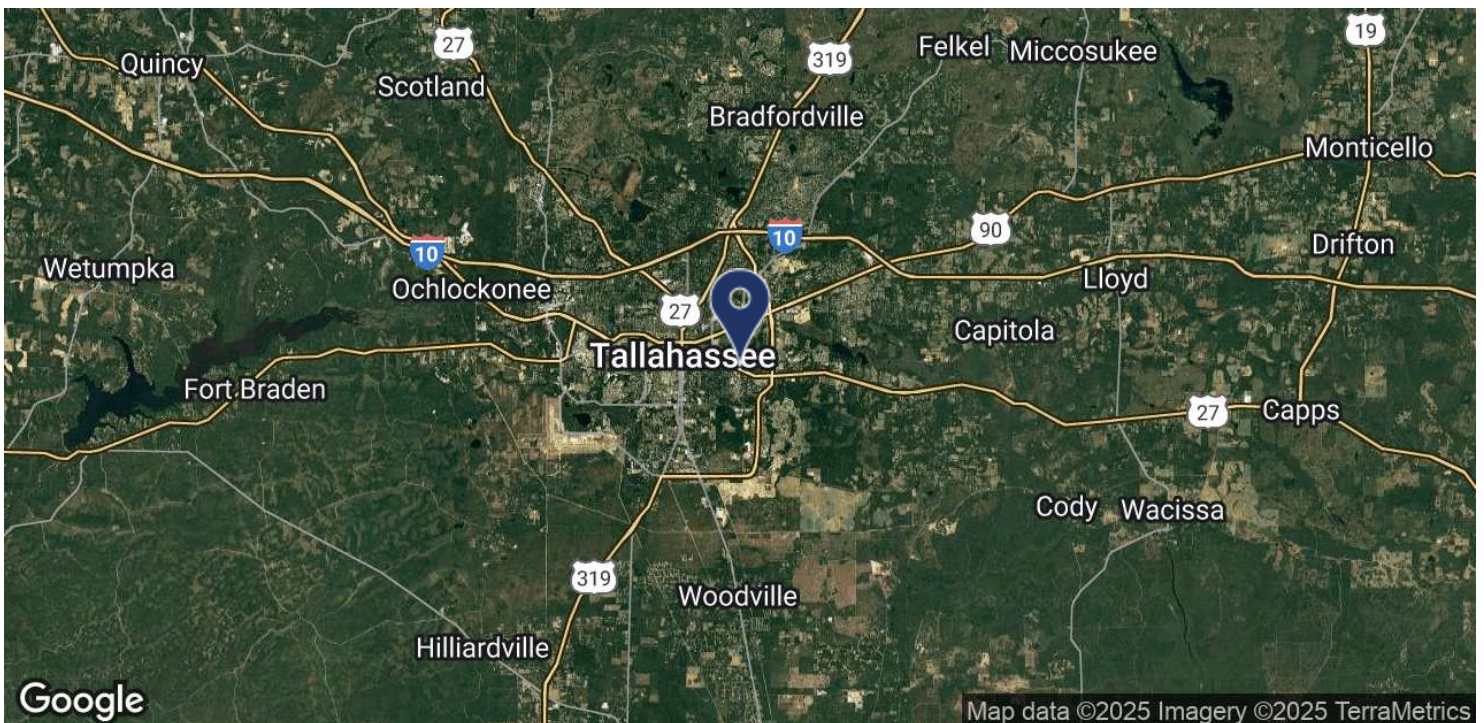
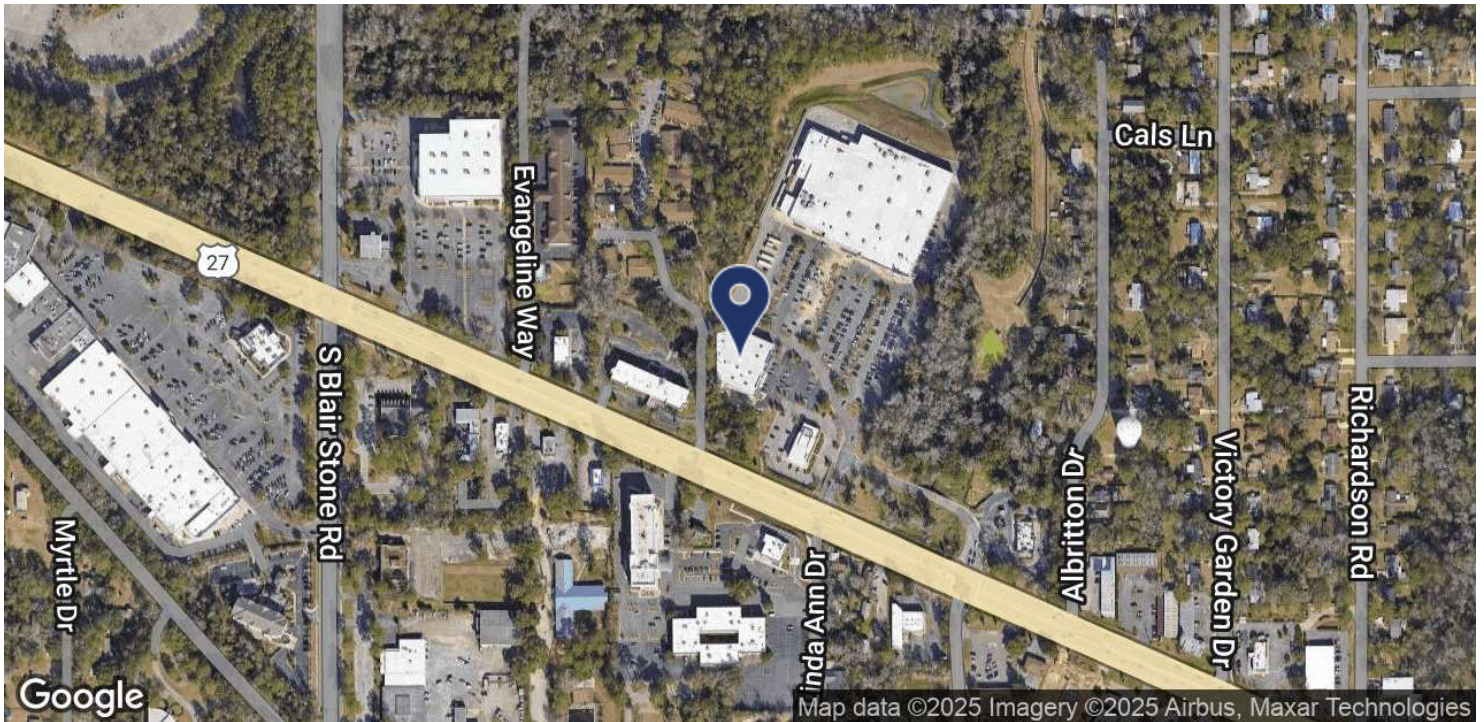




LOCATION MAP

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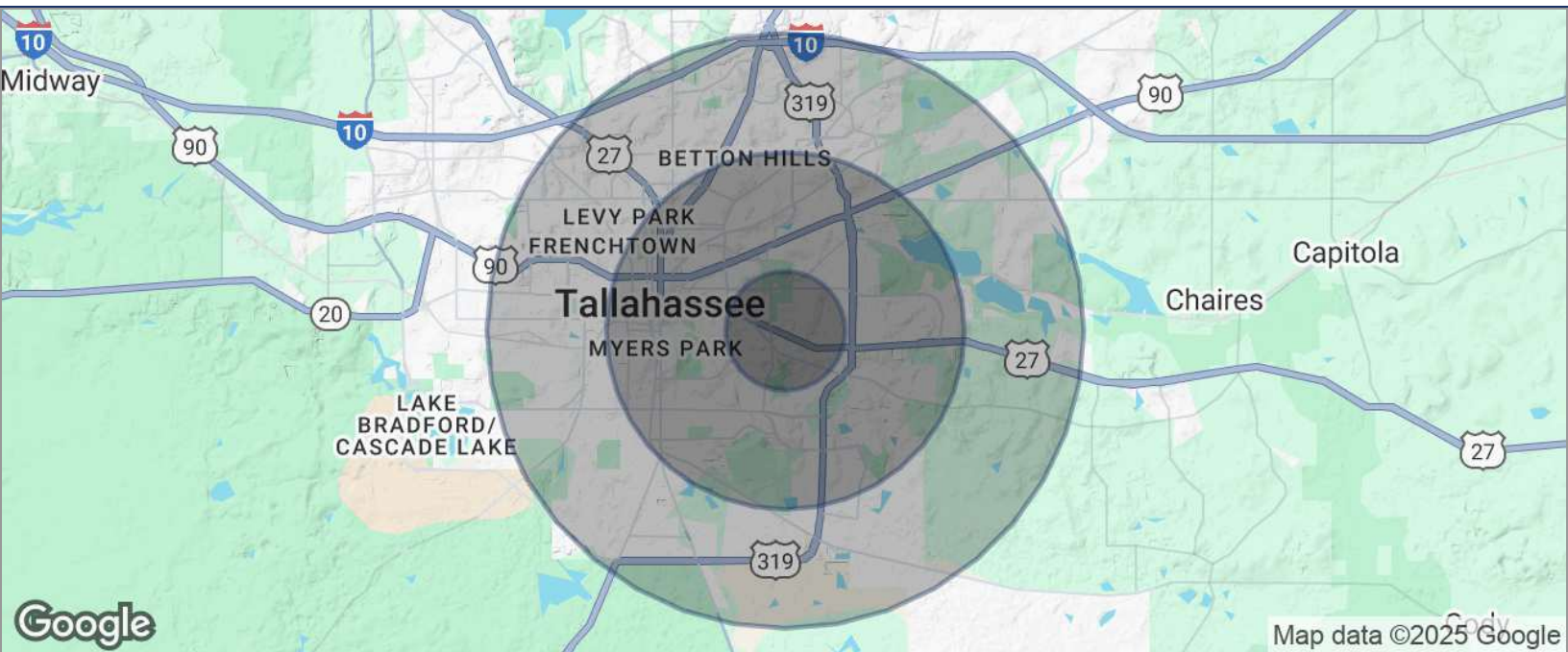




DEMOGRAPHICS MAP

GOVERNOR'S POINTE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,872	67,895	159,260
MEDIAN AGE	37	37	36
MEDIAN AGE (MALE)	36	36	35
MEDIAN AGE (FEMALE)	38	38	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,119	30,979	68,339
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$71,417	\$80,523	\$78,432
AVERAGE HOUSE VALUE	\$236,532	\$307,534	\$281,070

* Demographic data derived from 2020 ACS - US Census

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