



1327 S Monroe Street — SoMo Walls.

*A retail leasing opportunity within Tallahassee's
arts, entertainment, and commercial destination.*

1327 S Monroe St • Tallahassee, FL

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Retail Leasing at SoMo Walls.

Two retail suites with patios in Tallahassee's arts & entertainment corridor.

1327 S Monroe Street presents a retail leasing opportunity within SoMo Walls — an arts, entertainment, and commercial destination along South Monroe Street in Tallahassee. Situated between Oakland Avenue and Harrison Street and directly across from Proof Brewing Company, the property benefits from immediate proximity to Cascades Park, 300 new apartments at Cascades, and Downtown Tallahassee — with S. Monroe averaging 27,500+ Annual Daily Traffic just north into the Downtown / State Capitol area. The site is also less than a 5-minute drive from Florida State University and Florida A&M University, delivering an immediate captive market of ~60,000 students, faculty, and staff. SoMo Walls was conceived as a destination that integrates public art, retail, food & beverage, service, and event-oriented uses within a cohesive commercial environment — contributing to the ongoing revitalization of the South Monroe corridor. Two suites are available: approximately 1,380 SF and 2,500 SF, each with an associated patio. Offered at \$24/SF/yr NNN with estimated NNN of \$7/SF/yr — an estimated total of \$31/SF.

AT A GLANCE

Base Rate	\$24.00/SF/yr NNN
Est. NNN	\$7.00/SF/yr
Est. Total Occup.	\$31.00/SF/yr
Suite 102	±2,500 SF • grey shell
Suite 104	±1,380 SF • grey shell
Shared Patio	1,800 SF (½ per suite)
Parking	68 spaces + overflow
Traffic	27,500+ ADT S. Monroe
FSU/FAMU	< 5-minute drive
Cascades	300 new apartments

1,380SF

SUITE 1 — WITH PATIO

2,500 SF

SUITE 2 — WITH PATIO

\$24 /SF NNN

BASERENT+\$7 NNN

THE OPPORTUNITY

Two patio-fronted retail suites at SoMo Walls — on the South Monroe arts & entertainment corridor at \$24/SF NNN.



Why 1327 S Monroe.

Six reasons this SoMoWalls retail suite stands apart.

01 27,500+ ADT S. Monroe Frontage

Positioned between Oakland Avenue and Harrison Street on a corridor averaging 27,500+ Annual Daily Traffic just north of the property into Downtown and the State Capitol area.

02 Proof Brewing + 300 New Apartments

Directly across from Proof Brewing Company and steps from Cascades Park — with 300 new apartments down the street at Cascades, delivering a resident base directly to the corridor.

03 Under 5 Minutes to FSU & FAMU

Less than a 5-minute drive to both Florida State University and Florida A&M University — an immediate captive market of ~60,000 students, faculty, and staff for coffee, F&B, and service concepts.

04 Hotels, Capitol & Charlie Park

Steps from the AC Marriott, Hotel Indigo, and other nearby Hilton / Marriott hotels driving tourism traffic — plus the Florida State Capitol and Charlie Park dining a short walk away.

05 Grey-Shell + Shared Patio

Two grey-shell suites — Suite 102 (2,500 SF) and Suite 104 (1,380 SF) — sharing 1,800 SF of outdoor patio. TI allowance, grease traps, gas, sprinkler, and stubbed utilities already in place.

06 Competitive Occupancy Cost

Base rent of \$24.00/SF with estimated NNN of \$7.00/SF — an estimated all-in occupancy of \$31.00/SF, competitive for a downtown-adjacent Tallahassee location.

THE OPPORTUNITY

Two patio-fronted retail suites at SoMo Walls — in Tallahassee's revitalizing arts, entertainment, and F&B corridor.

Two Flexible Suites — Each with Patio.

Rate: \$24.00/SF NNN • Est. NNN: \$7.00/SF • Est. Total Occupancy: \$31.00/SF.

SUITE 102

±2,500 SF

grey shell

Well-suited for a full-service restaurant, brewery-adjacent concept, or lifestyle retailer.

DELIVERY • BUILD-OUT

- Grey shell with TI allowance
- Ribbon foundation • fire proofing installed
- Fire sprinkler installed
- Plumbing & electrical stubbed
- Grease trap installed
- 6-inch fire wall
- 400-amp electrical power
- Gas line installed
- 10-ton A/C (2 × 5-ton)
- Shared patio: ½ of 1,800 SF total

SUITE 104

±1,380 SF

grey shell

Efficient foot print for a boutique retail, coffee, quick-serve F&B, or service concept.

DELIVERY • BUILD-OUT

- Grey shell with TI allowance
- Ribbon foundation • fire proofing installed
- Fire sprinkler installed
- Plumbing & electrical stubbed
- Grease trap installed
- 200-amp electrical power
- Gas line installed
- 5-ton A/C unit
- Room for walk-up service window
- Shared patio: ½ of 1,800 SF total

Suitable for retail, food & beverage, and service-oriented concepts.

Subject to applicable zoning and permitted uses.





SOUTH MONROE • SOMO WALLS • TALLAHASSEE, FL

Downtown-adjacent — walkable to Cascades Park & Gaines St.

In the Heart of the South Monroe Arts & Entertainment Corridor.

- 01

S.Monroe Corridor

Positioned along South Monroe between Oakland Avenue and Harrison Street — a revitalizing corridor extending from Gaines Street through Downtown Tallahassee.
- 02

Across from Proof Brewing

Directly across from Proof Brewing Company and steps from Cascades Park and Downtown — a proven anchor draw for the corridor's evening and weekend traffic.
- 03

Hotels • Capitol • Charlie Park

Surrounded by the AC Marriott, Hotel Indigo, and other Hilton / Marriott hotels driving tourism traffic — plus the Florida State Capitol, Charlie Park dining, and 300 new apartments at Cascades.

DEMOGRAPHICS

Dense, downtown-adjacent, event-driven trade area.

	157,715 PEOPLE		\$70,996 ^{AHI}		65,679 ^{HH}	
	POPULATION IN 5 MILES		AVG HH INCOME IN 5 MILES		HOUSEHOLDS IN 5 MILES	
	1 MILE		3 MILES		5 MILES	
Total Population	10,543		86,269		157,715	
Total Households	3,217		34,325		65,679	
Average HH Income	\$57,981		\$63,842		\$70,996	
Avg Home Value	\$242,228		\$222,862		\$247,476	

Source: 2023 American Community Survey (ACS)

In Very Good Company.

The dining, entertainment, and retail line up around SoMo Walls.

AT SOMO WALLS • IN THE PLAZA

The Monroe
 Foxtail • Kelly's Ice Cream inside
 Burns Boot Camp
 Walls Distilling Company

HOTELS • TOURISM DRIVERS

AC Marriott
 Hotel Indigo
 Hilton Downtown Tallahassee
 Aloft Tallahassee Downtown

HIGH-PROFILE DINING & COFFEE

Charlie Park
 Chick-fil-A
 Starbucks
 First Watch
 Proof Brewing Company
 The Edison • Cascades Park
 Lucky Goat Coffee

GROCERY • ANCHORS • INSTITUTIONS

Publix (multiple locations)
 Publix GreenWise Market
 Target (College)
 Florida State Capitol
 Cascades Park
 Florida State University
 Florida A&M University
 Millstream Apartments



SOUTH MONROE CORRIDOR

A revitalizing arts, entertainment, and F&B destination — walkable to Cascades Park, Gaines Street, and Downtown Tallahassee.

A Closer Look.

Take a walk through SoMo Walls — exterior, courtyards, and the available suites



LET'S TALK

Let's talk about 1327 S Monroe St.

*Two patio-fronted retail suites at SoMo Walls –
in Tallahassee's arts, entertainment, and F&B corridor. \$24/SF NNN.*



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