



COMMERCIAL REAL ESTATE

BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY



Fallschase Village Center

4051 Lagniappe Way
Tallahassee, FL 32317

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EXECUTIVE SUMMARY

FALLSCHASE VILLAGE CENTER

4051 LAGNIAPPE WAY, TALLAHASSEE, FL 32317



OFFERING SUMMARY

Available SF: 20,000 SF

Lease Rate: **Ground Lease** - \$7.50 PSF
(20,000 SF)

Build-to-Suit
Dark Shell Building - \$24.00 PSF

Lot Size: 0.51 +/- Acres

APN: Portion of 11-27-30-000-0042

Zoning: PUD

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Booming retail corridor pad site at Fallschase Village Center on Mahan Drive in NE Tallahassee with entitlements to construct up to 20,000 sf of retail space for Lease. The location has good visibility and is located between Dollar Tree and Walmart. Other tenants at this plaza include Boot Barn, Bass Pro Shops, and Costco. The owner is willing to Ground Lease or Build-to-Suit.

Additional neighbors include CMX Cinemas, Academy Sports, Burger King, Subway, McDonald's, Applebees, Patients First Walk-In Clinic, and many more national and local retailers as well as professional services. In addition, there is an abundance of high-end apartment complexes as well as single, detached dwellings throughout much of the area. **Very High Traffic Counts: 38,000 AADT at Lagniappe Way and Mahan Drive.**

LOCATION OVERVIEW

Located at the Fallschase Village Center just off Mahan Drive and less than a mile from Capital Circle NE.

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ADDITIONAL PHOTOS
FALLSCHASE VILLAGE CENTER
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RETAILER MAP

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LOCATION MAP

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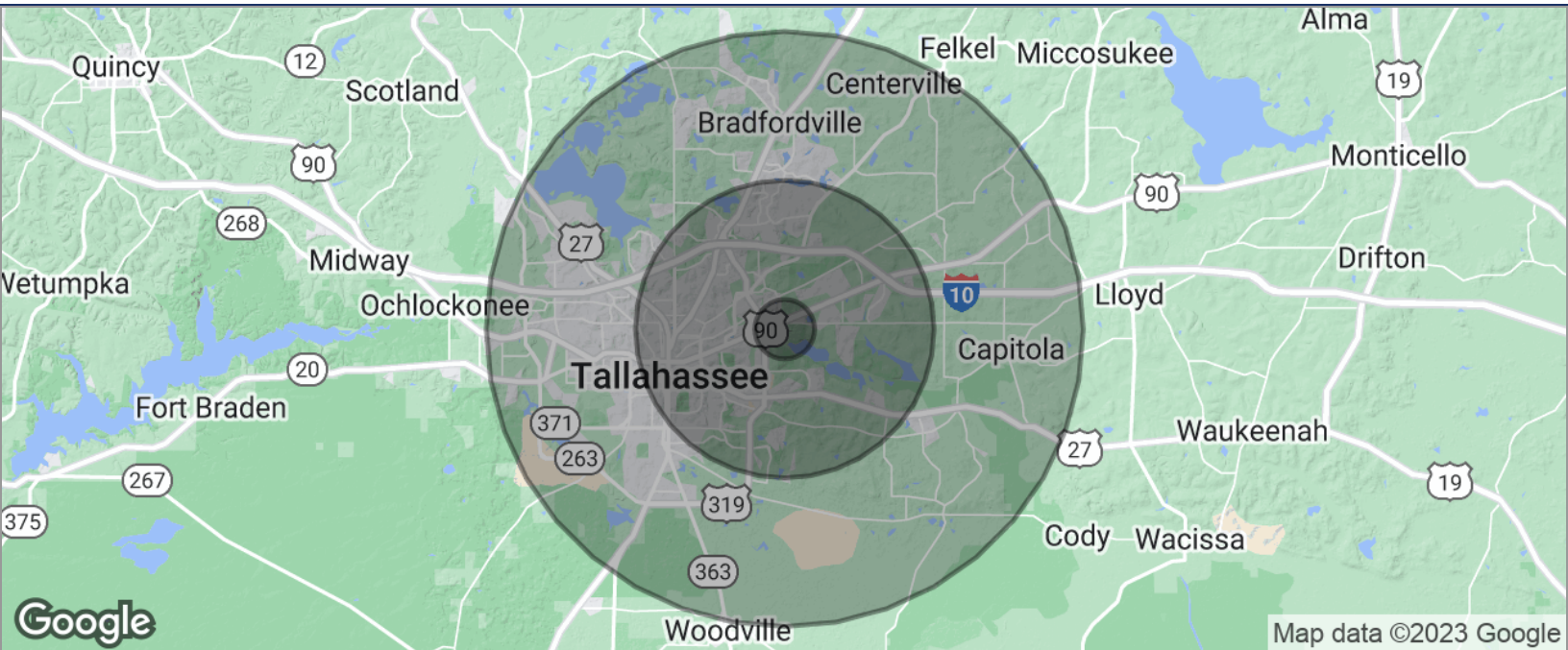
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DEMOGRAPHICS MAP
FALLSCHASE VILLAGE CENTER
 4051 LAGNIAPPE WAY, TALLAHASSEE, FL 32317



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
MEDIAN AGE	58.9	41.4	46.1
MEDIAN AGE (MALE)	63.4	40.3	45.4
MEDIAN AGE (FEMALE)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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