

MAGNOLIA GROVE

216 S. Magnolia Drive, Tallahassee, FL 32301

FOR LEASE



PROPERTY OVERVIEW

- » **3,500 SF Available & 1,800 SF 2nd Gen. Restaurant Coming Available**
- » Situated 1 mile east of Downtown Tallahassee and the State Capitol and 1.5 miles east of Florida State University (44,597 Students)
- » Traffic counts: Magnolia Dr. 28,000 AADT | Apalachee Pkwy 31,500 AADT
- » Nearby national retailers include:

Burlington

Marshalls

ROSS
DRESS FOR LESS

TARGET

Publix

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,726	95,382	184,703
Households	3,046	39,756	78,671
Daytime Pop.	14,766	113,781	179,676
Ave. HH Income	\$108,173	\$79,769	\$84,214



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REGIONAL MANAGING DIRECTOR

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KAELYN CASSIDY
SENIOR ASSOCIATE

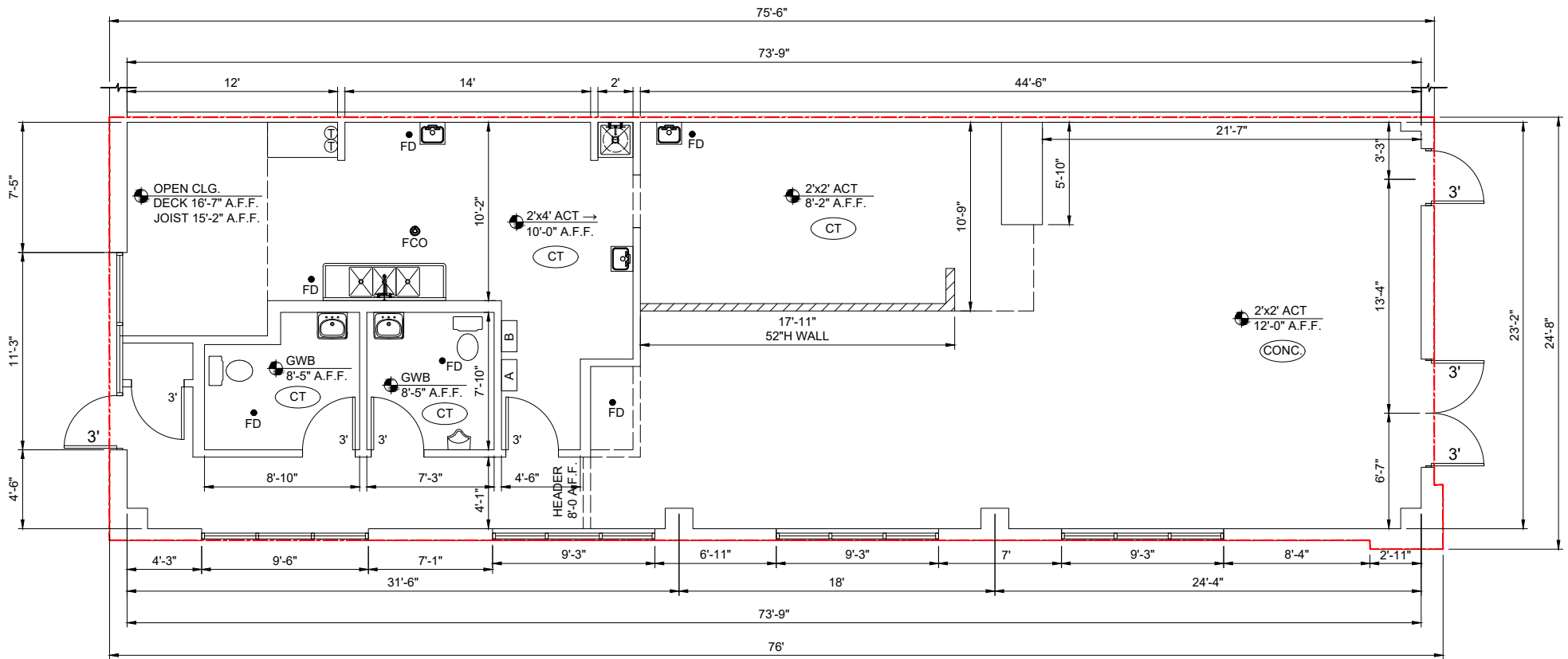
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UNIT	TENANT	SF
1	Stanton Optical	4,000
1A	Comcast Xfinity	5,000
2A	Taziki's	2,400
2	Mission BBQ	3,700
3A	2nd Gen. Restaurant Coming Available	1,800
3B	Island Wing Company	3,500
4A	Available	3,500
4B	Blaze Pizza	2,500
5A	Starbucks (Drive-Thru)	1,918
5B	Rock and Roll Sushi	2,200

UNIT 3A | 1,800 SF



UNIT 4A | 3,500 SF

