

Publix #1401 - Mahan Village Shopping Center

3122 Mahan Drive
Tallahassee, FL 32308
Lat 30.462, Long -84.225

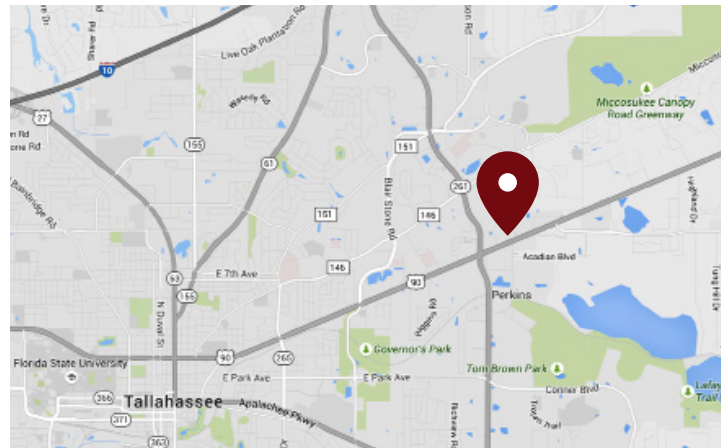
FOR LEASE



1,200 - 1,400 SF & ±0.3 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by Publix and Academy Sports Outdoors
- Located Along one of Tallahassee's Most Dominant Commercial Corridors
- Submarket is Home to Major National Retailers Which Include: Costco, Walmart, Bass Pro Shops, Lowes, Home Depot and Others
- Tallahassee is the Capital of Florida and Home to Florida State University
- Signalized Intersection at Main Entrance to Plaza
- Traffic Count: 26,645 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,322	50,996	136,903
Daytime Population	11,102	98,976	179,393
Total Households	3,423	23,721	58,489
Avg. HH Income	\$87,915	\$104,433	\$93,302

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #1401 - Mahan Village Shopping Center

3122 Mahan Drive
Tallahassee, FL 32308
Lat 30.462, Long -84.225



Suite	Tenant	Size
101-102	Brueggers	2,300
103-104	Uncle Maddio's Pizza	2,400
1101	Moe's Southwest Grill	2,400
1103	AVAILABLE	1,200
1104	Mathnasium	1,080
301	Jersey Mike's Subs	1,400
302	Crumb Cookies	1,400
303-304	Roboto Tokyo Grill	2,800
401-402	The Pink Pineapple	2,400

Suite	Tenant	Size
403	AT&T	1,200
404	Randstad	1,080
600	Publix	45,600
701	Unavailable	1,400
702	Sports Clips	1,400
703	Nail City	1,400
704	H&R Block	1,400
705	Republic Finance	1,400
706	CAMPUS USA	1,400

Suite	Tenant	Size
801	The UPS Store	1,365
802	AVAILABLE	1,400
803-804	Cosmoprof	2,800
900	Academy Sports	67,693
OP2	AVAILABLE	±.30 Acre
TOTAL		146,918

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #1401 - Mahan Village Shopping Center

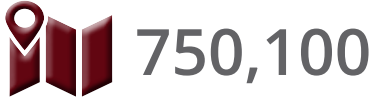
3122 Mahan Drive
Tallahassee, FL 32308
Lat 30.462, Long -84.225

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	130,179
Sunday	123,231
Friday	107,146

OF VISITS

TOP 3 HOURS

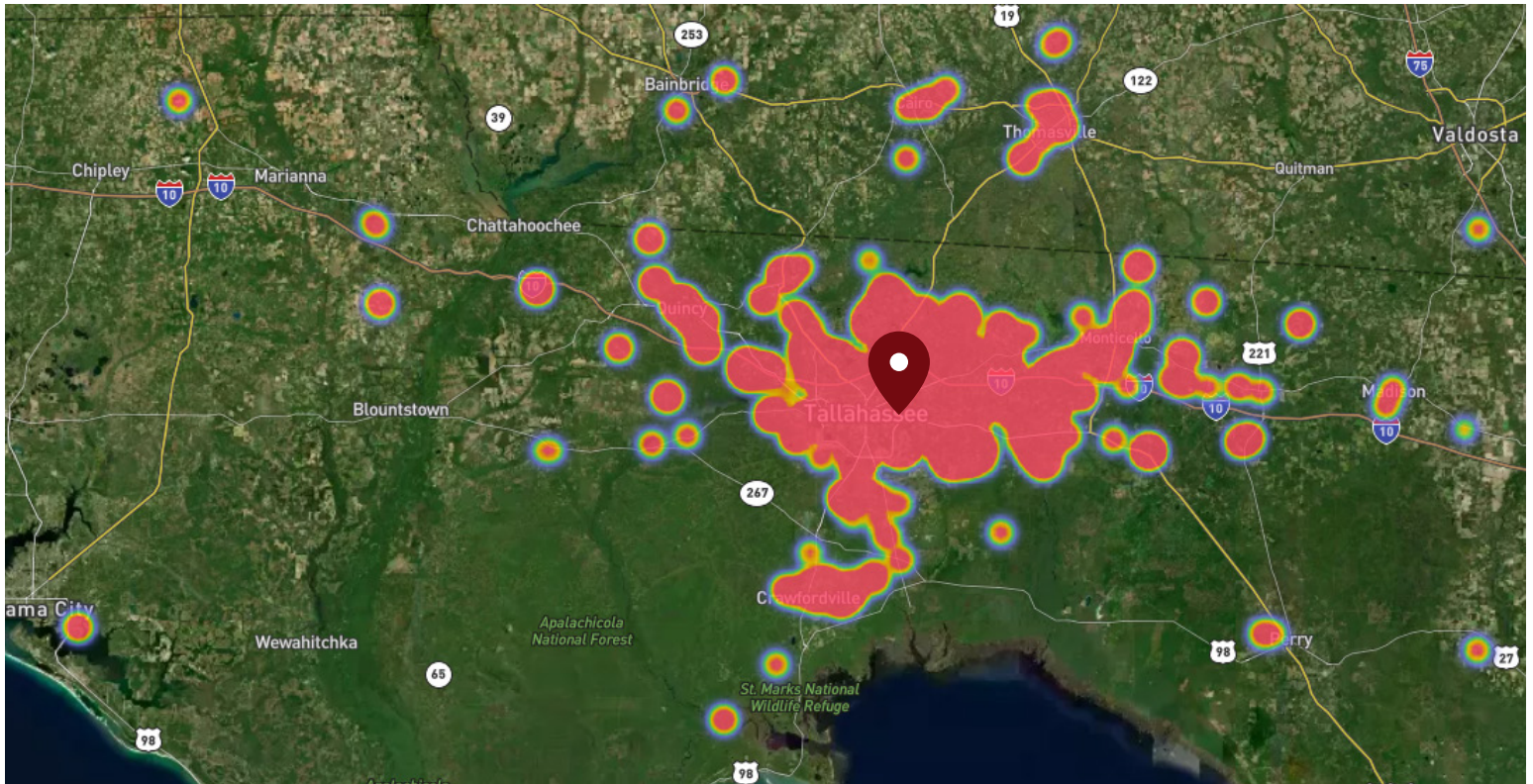


5-6 PM	114,005
4-5 PM	109,831
6-7 PM	109,234

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com