



**KIN PROPERTIES**



LAND

FOR LEASE

2531 Apalachee Pkwy, Tallahassee, FL 32301

**TALLAHASSEE, FL**

**BETH CALAY**

561.620.9200 x121

bcalay@kinproperties.com

**JEFF ROSS**

561.620.9200 x123

jross@kinproperties.com





**KIN PROPERTIES**

# 2531 Apalachee Pkwy Tallahassee, FL 32301

TALLAHASSEE, FL | LAND

FOR LEASE | 1.2 ACRES

**Negotiable**



## LOCATION OVERVIEW

Discover a vibrant mix of commercial and residential amenities in the heart of Tallahassee, FL. The surrounding area boasts a diverse array of shopping, dining, and entertainment options, including the popular Governor's Square Mall just moments away. With a strong presence of national retailers and local businesses, the area offers a dynamic environment for retail and land tenants to thrive.

## OFFERING SUMMARY

Lot Size:	1.2 Acres
Lease Rate:	Call for Pricing

## PROPERTY DESCRIPTION

GROUND LEASE OPPORTUNITY. Exceptional location along one of Tallahassee's most traveled corridors. This Property offers outstanding visibility, strong traffic county, and proximity to major national retailers and FSU

## PROPERTY HIGHLIGHTS

- Prime Frontage on Apalachee Parkway
- Strong daytime population and traffic volume
- Three points of ingress/egress

**BETH CALAY**

561.620.9200 x121

bcalay@kinproperties.com

**JEFF ROSS**

561.620.9200 x123

jross@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431





KIN PROPERTIES

## 2531 Apalachee Pkwy Tallahassee, FL 32301

TALLAHASSEE, FL | LAND

FOR LEASE | 1.2 ACRES



**BETH CALAY**

561.620.9200 x121

bcalay@kinproperties.com

**JEFF ROSS**

561.620.9200 x123

jross@kinproperties.com

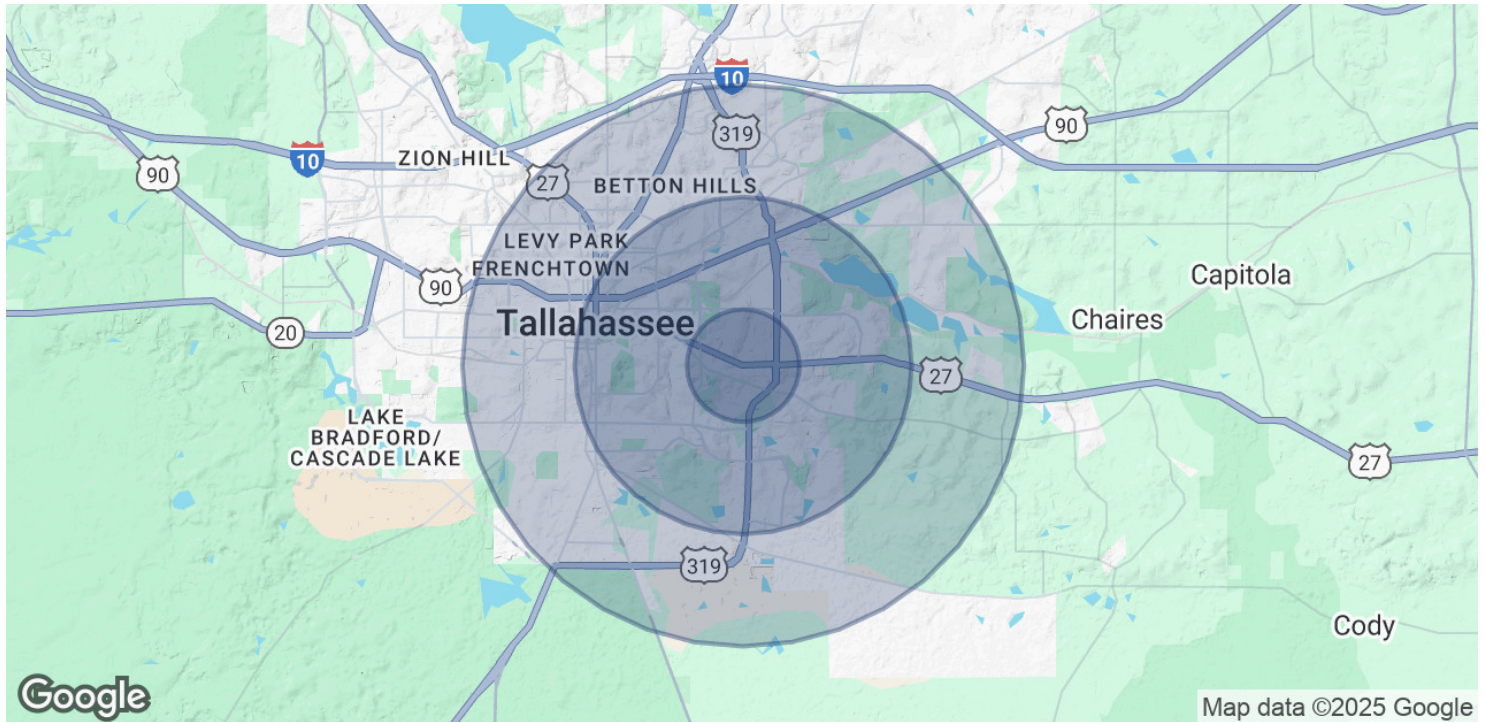




# 2531 Apalachee Pkwy Tallahassee, FL 32301

TALLAHASSEE, FL | LAND

FOR LEASE | 1.2 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,184	53,205	139,173
Average Age	36	38	36
Average Age (Male)	35	37	35
Average Age (Female)	37	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,044	24,995	59,016
# of Persons per HH	2	2.1	2.4
Average HH Income	\$72,001	\$89,057	\$80,074
Average House Value	\$240,900	\$291,985	\$289,053

Demographics data derived from AlphaMap

## BETH CALAY

561.620.9200 x121  
bcalay@kinproperties.com

## JEFF ROSS

561.620.9200 x123  
jross@kinproperties.com