

Retail Property
FOR LEASE



1334 THOMASVILLE RD

Tallahassee, FL 32303

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PREMIER COMMERCIAL GROUP

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present this unique gas station/retail property available for lease in the heart of Midtown Tallahassee. Formerly operated as a gas station and most recently converted into a convenience store, the 1,189 SF building offers excellent visibility and frontage at the signalized corner of Thomasville Road and 7th Avenue.

The property sits directly across from a brand-new office development featuring shared co-working space, one of the area's largest gyms, and a newly opened apartments—driving consistent daily traffic to the area. With unmatched exposure on one of the main commuter routes to and from Thomasville, this site offers retailers and operators a rare opportunity in one of Tallahassee's most dynamic neighborhoods.

PROPERTY HIGHLIGHTS

- Prime corner location at Thomasville Rd. & 7th Ave. in Midtown Tallahassee
- High visibility & strong traffic counts along major commuter route
- Flexible retail opportunity with unique building footprint
- Rare Midtown availability in a thriving mixed-use corridor

OFFERING SUMMARY

Lease Rate:	\$52,000.00 per year (NNN)
Number of Units:	1
Available SF:	1,189 SF
Lot Size:	0.37 Acres
Building Size:	1,189 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,001	43,768	79,300
Total Population	9,415	102,494	185,883
Average HH Income	\$90,692	\$70,960	\$72,602

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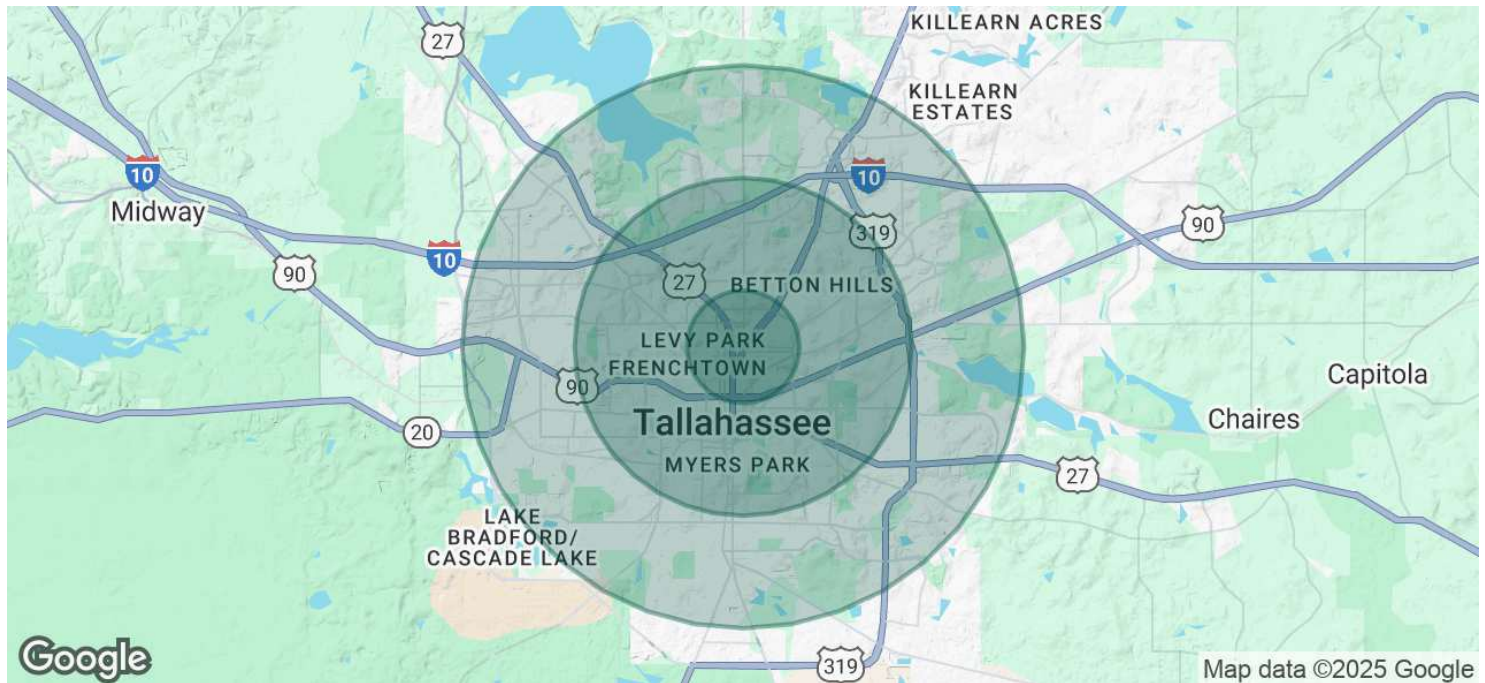
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,415	102,494	185,883
Average Age	40	33	35
Average Age (Male)	40	33	34
Average Age (Female)	41	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,001	43,768	79,300
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$90,692	\$70,960	\$72,602
Average House Value	\$385,412	\$271,910	\$267,682

* Demographic data derived from 2020 ACS - US Census

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