



KIN PROPERTIES



LAND

FOR LEASE

2531 Apalachee Pkwy, Tallahassee, FL 32301

TALLAHASSEE, FL

BETH CALAY

561.620.9200 x121

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TALLAHASSEE, FL | LAND

FOR LEASE | 1.2 ACRES

Call for Pricing



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

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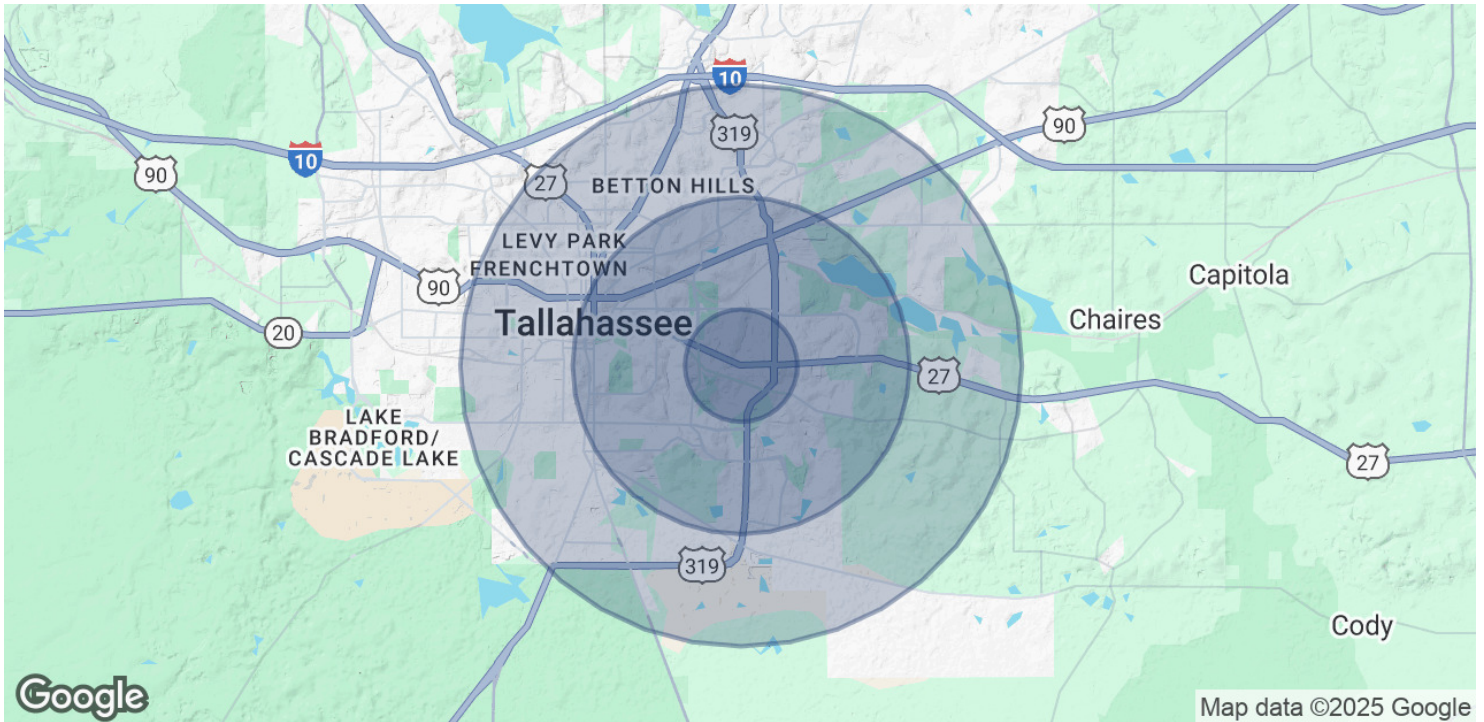
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,184	53,205	139,173
Average Age	36	38	36
Average Age (Male)	35	37	35
Average Age (Female)	37	40	37

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

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