

FOR LEASE

800 Ocala Road Tallahassee, FL 32304

NAI TALCOR

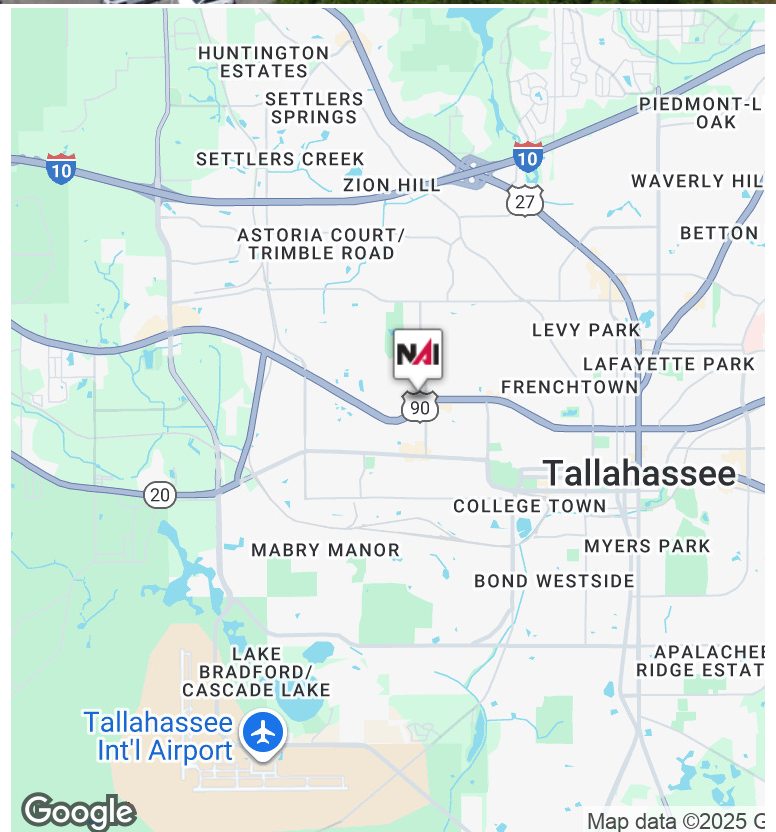


Retail | 1,400 - 3,060 SF

- 2nd generation restaurant space
- Annual Visits: 2,578,484
- +/- 65,400 College Students in Tallahassee
- Just minutes from Florida State University, FAMU & TCC
- Located at the Southwest corner of W. Tennessee Street and Ocala Road, one of Tallahassee's busiest intersections.
- 4 Entrances into the shopping center

Available Spaces

| Spaces | Size (SF) |
|--------|-----------|
| 130 | 3,060 |
| 350 | 2,332 |
| 390 | 1,400 |



Debbie Ashlin
+1 850 544 5677
ashlin@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

FOR LEASE

800 Ocala Road Tallahassee, FL 32304

Suite 130
3,060 SF



Suite 350
2,332 SF
2nd Gen Restaurant



Debbie Ashlin

+1 850 544 5677

ashlin@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATL TALCOR

FOR LEASE

800 Ocala Road Tallahassee, FL 32304



| Suite | Tenant |
|-------|--|
| 100 | Surcheros |
| 130 | AVAILABLE |
| 150 | Publix Liquors |
| 200 | Publix |
| 300 | Nail Art Spa |
| 310 | Landmark Financial |
| 320 | GNC |
| 330 | Tropical Smoothie |
| 340 | 32 Degrees |
| 350 | AVAILABLE – 2 nd Gen Restaurant |
| 360 | Sake House Japanese bistro |
| 390 | AVAILABLE |
| 406 | Panera Bread |
| 410 | @Work |
| 420 | Long Garden |
| 500 | Tire Kingdom |



Debbie Ashlin
+1 850 544 5677
ashlin@talc.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATLALCOR

FOR LEASE

800 Ocala Road Tallahassee, FL 32304



Ocala Corners



Westend Square



Varsity Plaza

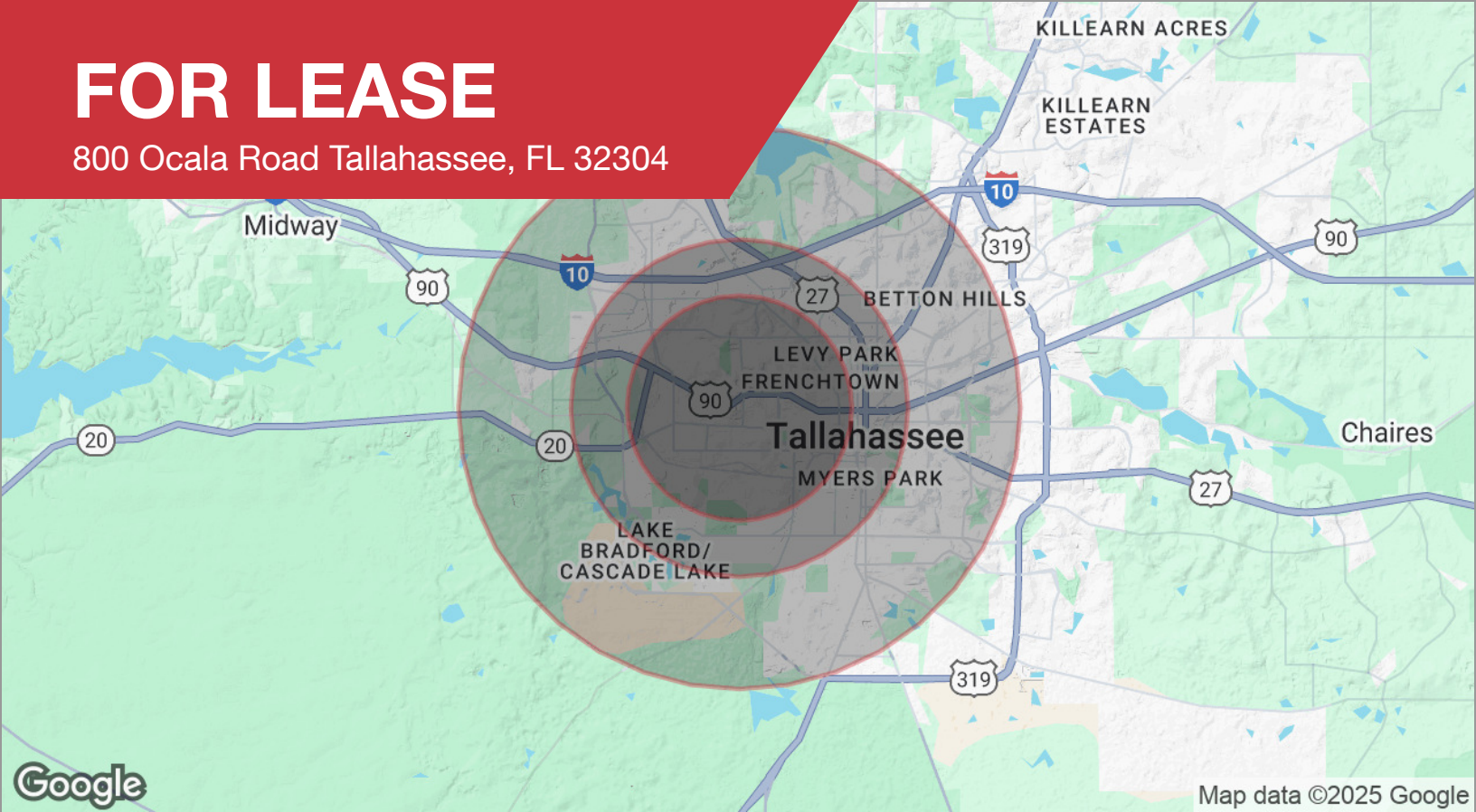


FSU STADIUM



FOR LEASE

800 Ocala Road Tallahassee, FL 32304



DEMOGRAPHICS

| POPULATION | 2 MILES | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 66,996 | 100,692 | 155,929 |
| Median age | 28 | 30 | 34 |
| Median age (male) | 28 | 30 | 33 |
| Median age (Female) | 28 | 31 | 34 |
| HOUSEHOLDS & INCOME | 2 MILES | 3 MILES | 5 MILES |
| Total households | 26,453 | 40,556 | 65,265 |
| # of persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH income | \$50,222 | \$56,502 | \$67,789 |
| Average house value | \$194,634 | \$224,947 | \$250,930 |

** Demographic data derived from 2020 ACS - US Census*



Debbie Ashlin

+1 850 544 5677

ashlin@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATLALCOR