



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



3402 Apalachee Parkway

Tallahassee, FL 32311

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

3402 APALACHEE PARKWAY

TALLAHASSEE, FL 32311

**OFFERING SUMMARY**

Available SF:	23,000
Lease Rate:	\$6.26 sf/yr \$12,000/mth Plus Sales Tax
Lot Size:	1 Acres +/-
Building Size:	23,000 SF +/-
Zoning:	Commercial Parkway
Traffic Count:	26,000
Leon County APN:	31-03-20-224-0000

PROPERTY OVERVIEW

Renovations to be completed in early 2020. This property's high traffic location makes it ideal for any warehouse/showroom type use. Contact the listing agent today to discuss.

LOCATION OVERVIEW

Prime location positioned just outside of Capital Circle SE on Apalachee Pkwy, a main retail corridor in Tallahassee. Site is located on a corner with high visibility and signage. Numerous restaurants, banks, and retailers surround location.

[Click Here for Zoning Information](#)

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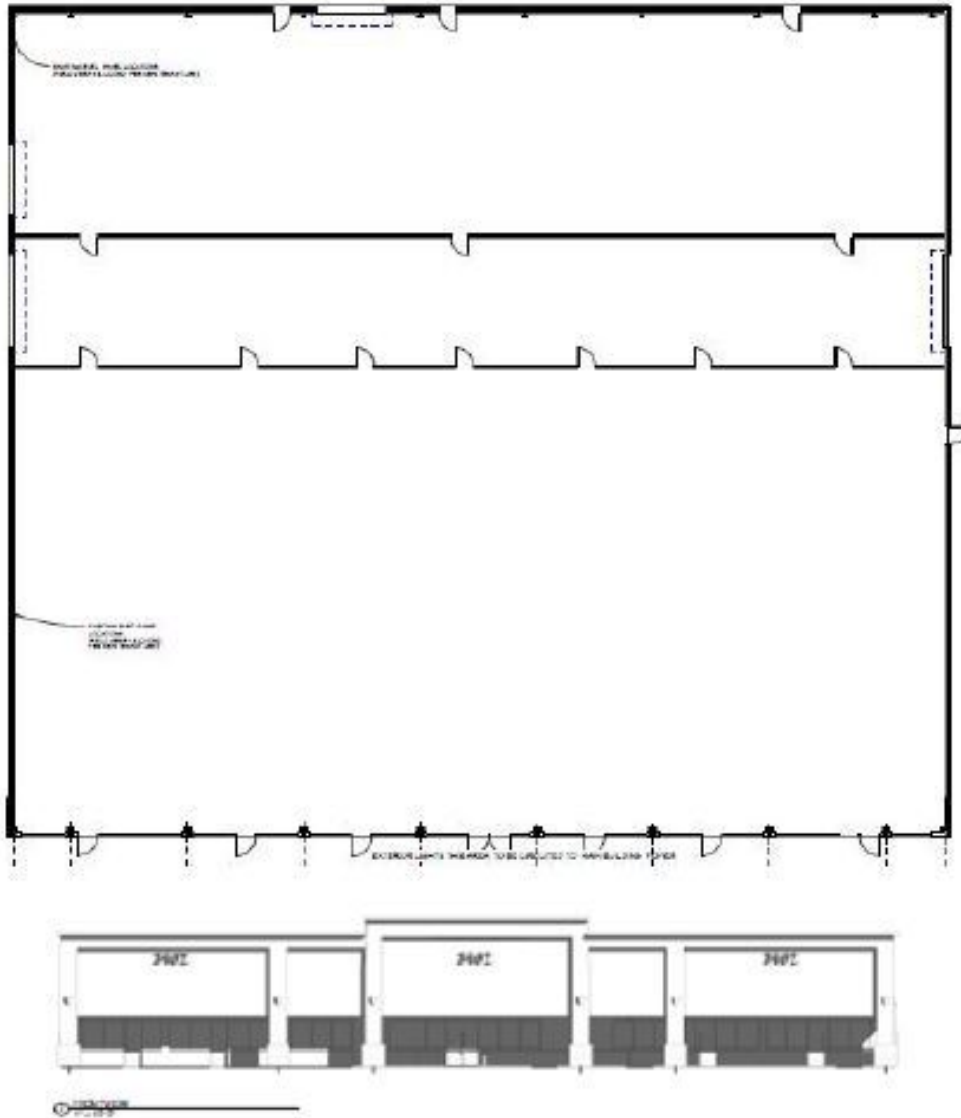




FLOOR PLANS

3402 APALACHEE PARKWAY

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RETAILER MAP

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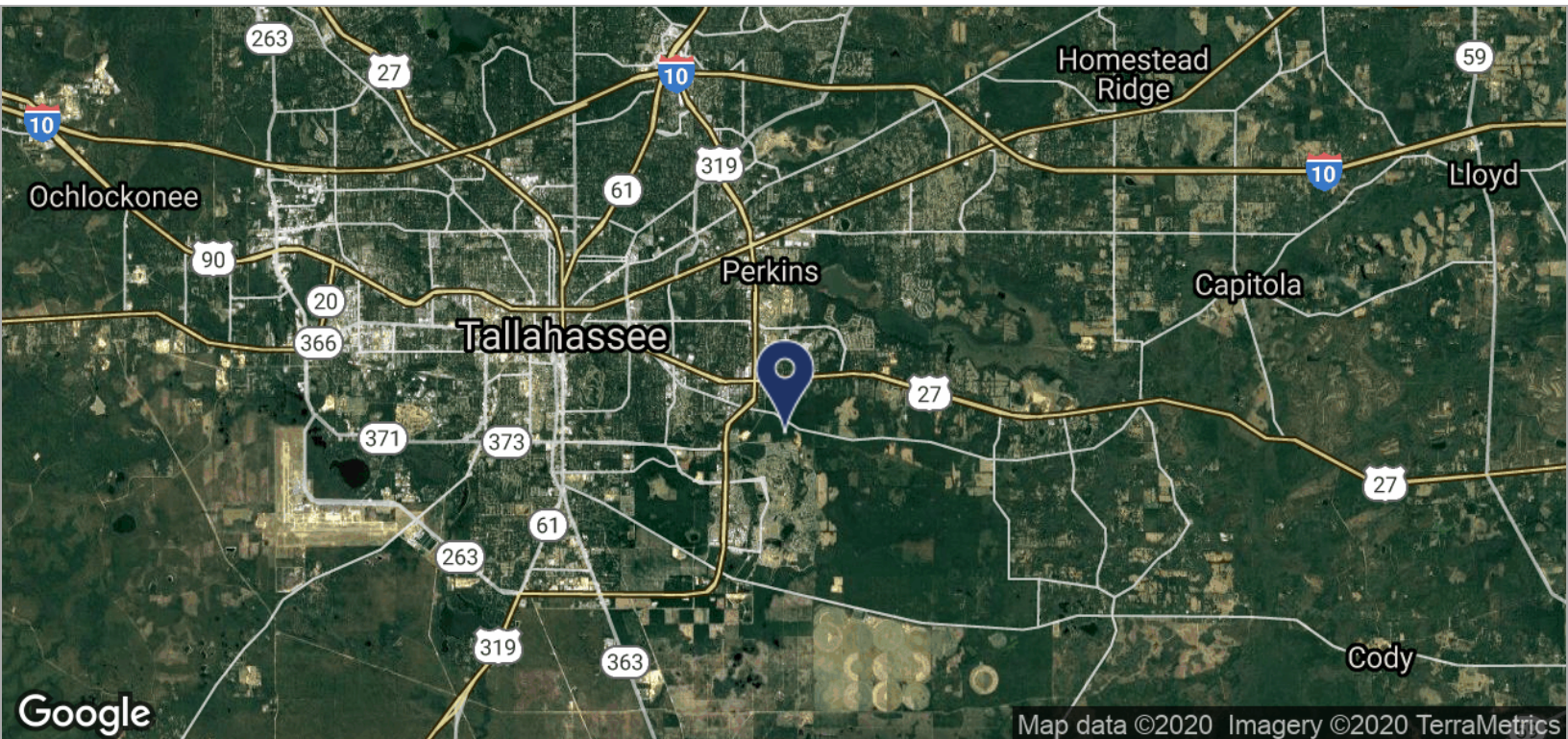
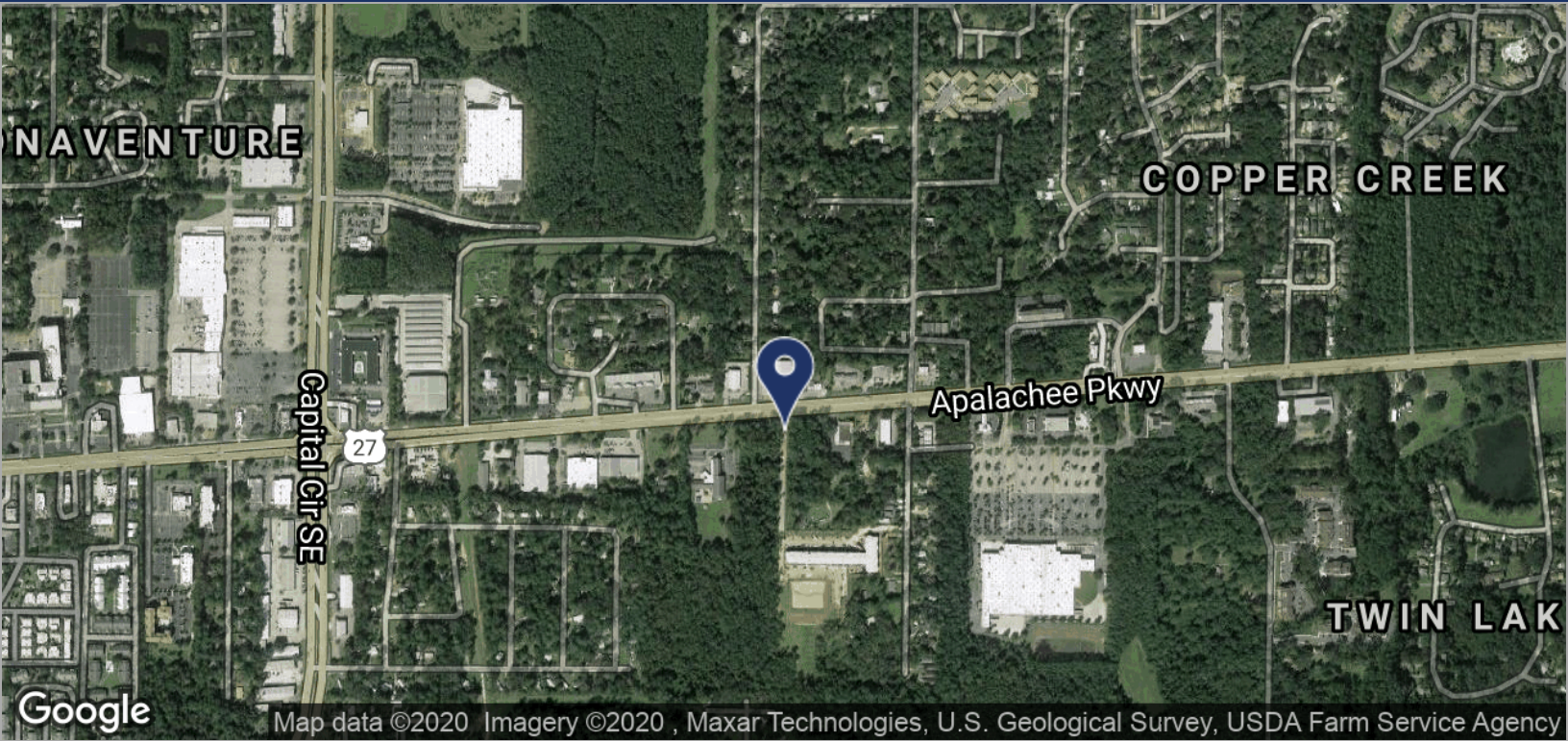




LOCATION MAPS

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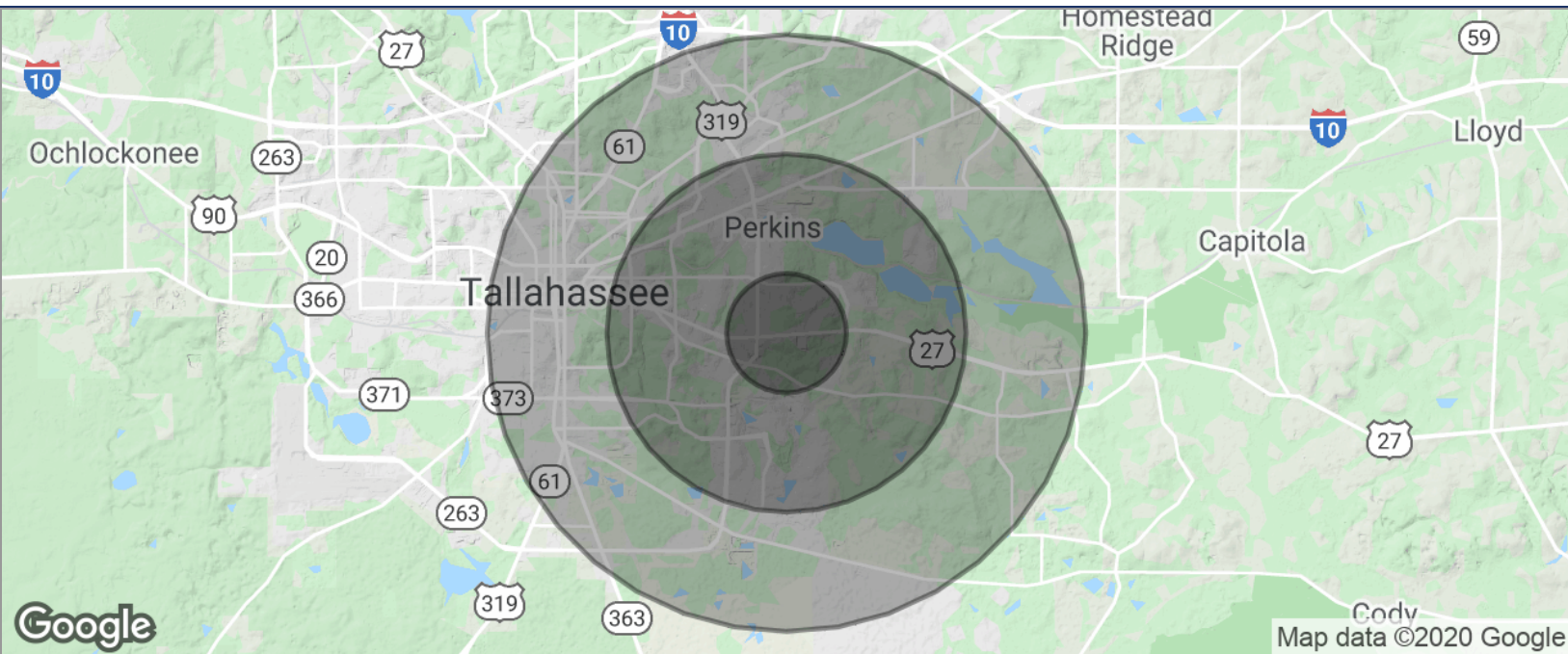




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,990	35,163	85,401
MEDIAN AGE	30.4	33.0	33.9
MEDIAN AGE (MALE)	27.9	31.5	32.7
MEDIAN AGE (FEMALE)	32.2	33.8	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,108	16,802	38,877
# OF PERSONS PER HH	2.4	2.1	2.2
AVERAGE HH INCOME	\$42,851	\$55,687	\$60,933
AVERAGE HOUSE VALUE	\$133,085	\$192,155	\$225,296

* Demographic data derived from 2010 US Census

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