



## Available For Lease

- 25,125 SF free-standing building available for lease
- Located at the intersection of Apalachee Parkway and Magnolia Road, just west of the Governor's Square Mall
- This prominent intersection provides a retailer with ideal visibility and access

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	6,711	82,043	170,961	215,500
Avg HH Income	\$68,569	\$62,949	\$62,974	\$68,626

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Walgreens

MATTRESS FIRM

PYLON

CVS pharmacy

**SITE**  
25,125 SF

BEST BUY

28,500 ADT

Magnolia Dr

37,000 ADT

PYLON

Apalachee Pkwy



**\$62,949**  
AVG HH INCOME  
IN 3 MILE RADIUS



**37,000**  
ADT ON  
APALACHEE PKWY



TALLAHASSEE, FL  
**1302 Apalachee Pkwy**

AERIAL ZOOM

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MATTRESS FIRM

**SITE**  
25,125 SF

BEST BUY

CVS pharmacy

Walgreens

PYLON

PYLON

28,500 ADT

Magnolia Dr

Apalachee Pkwy

37,000 ADT

theVitamin Shoppe

ROSS  
DRESS FOR LESS



TALLAHASSEE, FL  
1302 Apalachee Pkwy

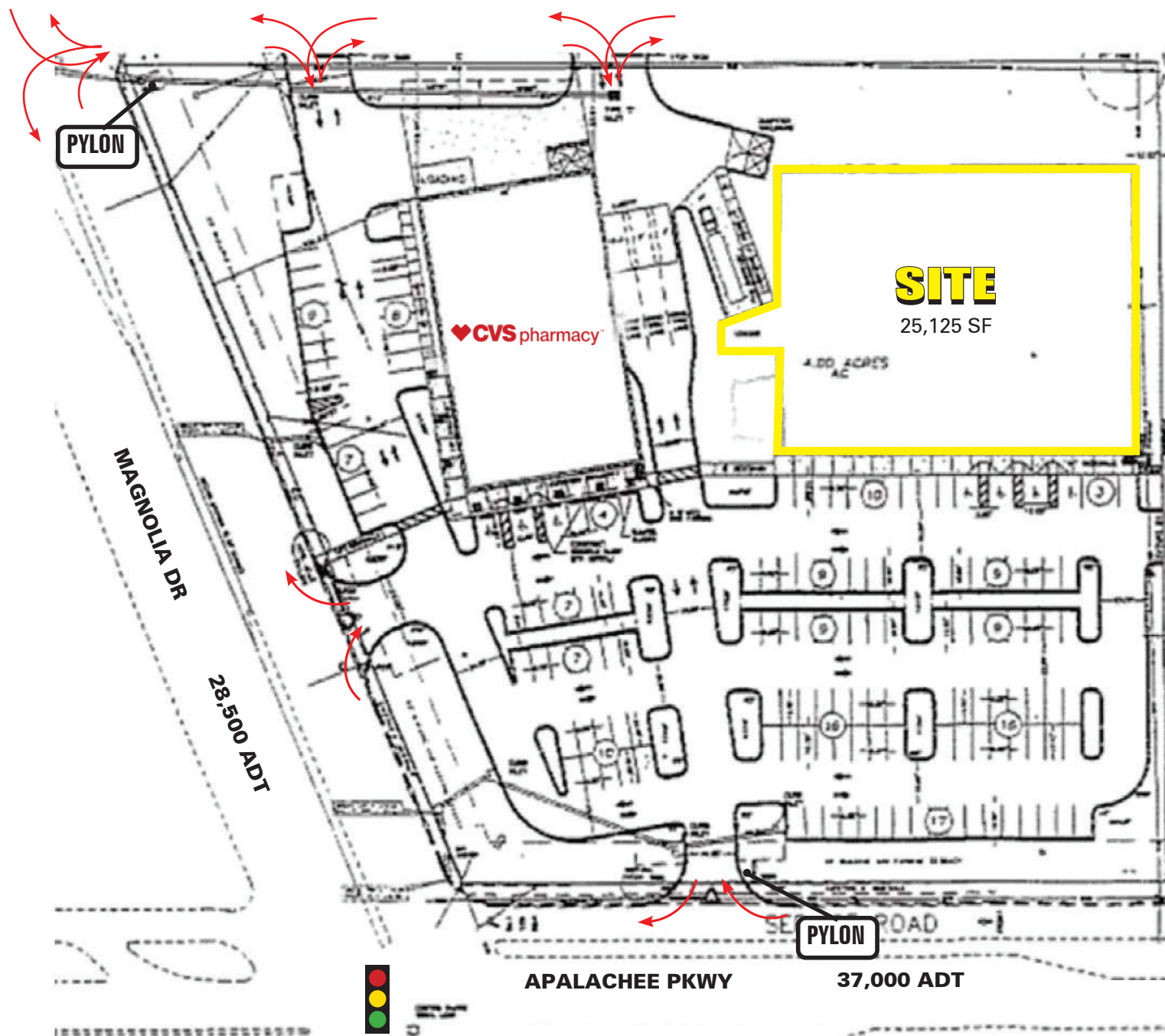
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BIRDS EYE





TALLAHASSEE, FL  
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SITE PLAN

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