



1881

N MLK Jr Boulevard.

A 1,270 SF freestanding QSR site across from Tallahassee's new TPD headquarters.

1881 A North MLK Jr Boulevard · Tallahassee, FL 32303

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A Hard-Corner Lease in Midtown.

1,270 SF freestanding building — directly across from the new TPD headquarters.

1881 N MLK Jr Boulevard is a 1,270 SF freestanding building on a hard corner in Midtown Tallahassee — a rare drive-thru opportunity on one of the city's busiest north-south corridors. The site sits directly across MLK from the new Tallahassee Police Department headquarters: a \$138M, 137,600 SF, 4-story regional facility under construction at the former Northwood Centre, with substantial completion expected late 2026 and TPD officer and staff occupancy in 2027 — a built-in daily breakfast, lunch and after-shift crowd within walking distance. Flexible Activity Center zoning supports drive-thru use, and the building's compact 1,270 SF footprint is right-sized for QSR, fast-casual and coffee operators ready to plant a flag in front of a brand-new civic anchor.

AT A GLANCE

Lease Rate	\$4,225 / Mo
Annual	\$50,700 / Yr
Lease Type	Modified Gross
Available SF	1,270 SF
Building Size	1,270 SF
Zoning	Activity Center
Prior Use	Medical
Drive-Thru	Potential

1,270_{SF}

FREESTANDING BUILDING

\$4,225 /MO

MODIFIED GROSS

Across_{MLK}

FROM NEW TPD HQ

DIRECTLY ACROSS FROM

The New TPD HQ *Northwest Florida's largest police department*

\$138M, 137,600 SF, 4-story headquarters · substantial completion late 2026
TPD occupancy 2027 · built-in daily traffic from officers, staff and visitors

PROPERTY TYPE

Freestanding Retail / Drive-thru Opportunity · Single Tenant

PERMITTED USES

QSR · Drive-Thru · Fast Casual · Coffee · Retail

LOCATION

1881 A N MLK Jr Boulevard · Midtown Tallahassee, FL 32303



Why 1881 N MLK.

Six reasons this small-shop lease stands apart.

01 A Built-In Lunch Crowd

The site sits directly across MLK from Tallahassee's new \$138M, 137,600 SF Police Department headquarters — a 4-story regional facility opening in 2027 with hundreds of officers, civilian staff and daily visitors driving consistent breakfast, lunch and after-shift demand.

02 A QSR / Drive-Thru Site

A high-visibility hard corner on N MLK Jr Boulevard at the heart of the Northwood redevelopment area — the size, frontage and approach angles a QSR or drive-thru operator wants from day one.

03 Right-Sized at 1,270 SF

A 1,270 SF freestanding building — compact, efficient and right-sized for QSR, fast casual or coffee — move-in ready without ground-up construction or long permitting timelines.

04 Flexible Activity-Center Zoning

Activity Center zoning supports a wide mix of uses — medical, office, retail, service-based businesses, and more — with drive-thru potential and minimal buildout friction.

05 Modified Gross Lease, \$4,225 / Mo

Landlord covers property tax, insurance and structural maintenance; tenant covers utilities, CAM, janitorial and repairs — straightforward, predictable monthly occupancy cost.

06 Ample Parking & Easy Access

Convenient on-site parking with quick MLK access — accessible for employees, customers and patients across Midtown Tallahassee.

THE OPPORTUNITY

A hard-corner, drive-thru-ready QSR site with built-in lunch demand — the new TPD headquarters opens across MLK in late 2026



MIDTOWN TALLAHASSEE

MLK Jr Boulevard at the heart of the Northwood redevelopment district.

Midtown's Most Active Corridor.

01 MLK Jr Blvd.

One of Tallahassee's primary north-south commercial corridors, carrying steady daily traffic through the Midtown and Northwood districts — strong visibility from the road.

02 Northwood Redevelopment

The site sits at the heart of the Northwood redevelopment area, where Tallahassee's former Northwood Centre Mall is being rebuilt as a new TPD headquarters and civic-anchored district.

03 Affluent 1-Mile Radius

Above-metro household income and home values within one mile — a 1-mile average HH income of \$81,745 and average home value of \$319,011 anchor a stable, established trade area.

DEMOGRAPHICS

Dense, established and growing.

176,272 PEOPLE
POPULATION IN 5 MILES

\$81,745 AHI
AVG HH INCOME (1 MI)

75,006 HH
HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	9,360	103,530	176,272
Total Households	4,648	43,998	75,006
Average HH Income	\$81,745	\$71,075	\$72,450
Average Home Value	\$319,011	\$272,707	\$266,795

Demographics: AlphaMap, 2023 ACS.

In Excellent Company.

The Midtown/N MLK corridor—grocery, dining, services and civic anchors.

CIVIC & INSTITUTIONAL

- Tallahassee Police Department HQ (under construction, across MLK)
- Tallahassee Memorial Healthcare
- FSU & FAMU campuses

GROCERY & RETAIL

- Publix
- CVS Pharmacy
- Walgreens
- Dollar Tree

DINING & QSR

- CAVA
- Chick-fil-A
- Starbucks
- McDonald's
- Wendy's
- Chipotle



A CIVIC CORRIDOR ON THE RISE

Established Midtown retail, healthcare anchors, FSU and FAMU within reach — and the new TPD headquarters reshaping the immediate trade area across MLK.

A New Neighbor.

The new TPD headquarters—directly across MLK and opening soon.



TALLAHASSEE POLICE DEPARTMENT HEADQUARTERS

\$138M

PROJECT COST

137,600 SF

4-STORY HEADQUARTERS

12 ACRES

CAMPUS

LATE 2026

SUBSTANTIAL COMPLETION

GET IN TOUCH

Let's talk about 1881 N MLK.

*1,270 SF at \$4,225 / month modified gross—across MLK from the new TPD HQ.
Inquiries welcome from QSR, drive-thru, fast-casual and coffee operators.*



LISTING AGENT

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