

RETAIL OFFERING FOR LEASE

Tallahassee Retail for Lease on S Magnolia Dr.

1016 S Magnolia Dr Tallahassee, FL 32301



Bay City Realty
850.764.6800
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Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

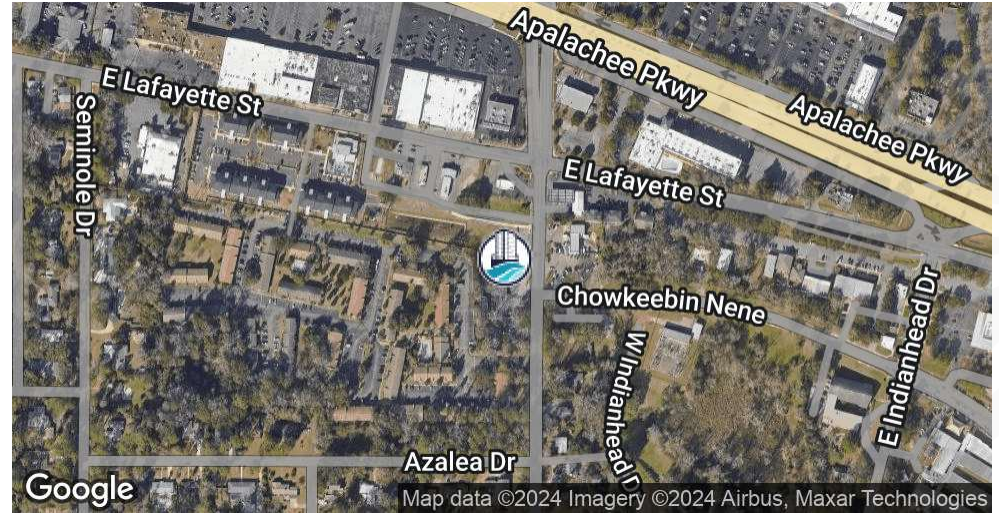
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Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	10,305 SF
Available SF:	973 - 2,546 SF
Lot Size:	0.343 Acres
Number of Units:	1
Year Built:	1964
Zoning:	UP1

Property Overview

Imagine the potential for your business at this prime location in Tallahassee, FL. With a spacious interior ready for transformation, this space offers endless possibilities for customization. The expansive layout provides a canvas to design and optimize your ideal workspace, tailored to your unique vision. The location ensures visibility and accessibility, making it an ideal choice for your business.

Property Highlights

- Versatile, spacious interior with potential for customization
- Ample parking for clients and employees
- Convenient and accessible location
- Endless possibilities for interior redesign
- Prime visibility for your business

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Lease Rate	\$20.00 SF/Yr + NNN
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Location Information

Building Name	Tallahassee Retail for Lease on S Magnolia Dr.
Street Address	1016 S Magnolia Dr
City, State, Zip	Tallahassee, FL 32301
County	Leon
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	FL-20
Nearest Airport	Tallahassee International Airport 7 Miles

Building Information

Building Size	10,305 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1964
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	UP1
Lot Size	0.343 Acres
APN #	1131204540000
Traffic Count	7000
Traffic Count Street	South Magnolia Dr.
Amenities	Ample paved parking Pylon sign Close to downtown

Parking & Transportation

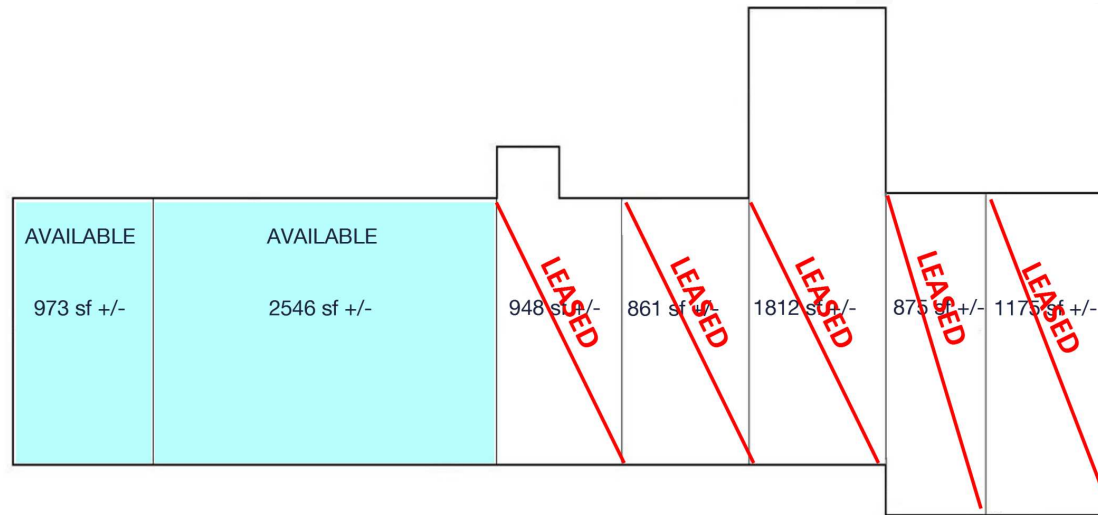
Parking Type	Surface
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Location Description

The convenient central location of this shopping strip center in Tallahassee is truly a game-changer. With hotels, restaurants, and a variety of shopping options all within a mile radius, it's a retail paradise. Plus, being just one mile from Downtown, your business will be in the midst of a vibrant area known for its beautiful parks, boutique hotels, unique dining, museums, arts, and music scene. It's also less than 10 minutes away from the Florida State University campus and the vibrant College Town district. Your team is sure to thrive in this dynamic and convenient neighborhood. It's an exciting opportunity for any retail business!

Site Description

This site is a commercial retail strip mall with several long term tenants. Asphalt paved parking lot provides ample parking space. It is located in central Tallahassee, about one mile east of downtown, on the west side of South Magnolia Drive, just south of the intersection of East Lafayette Street and approximately two blocks south of Apalachee Parkway (U.S. Highway 27).

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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	973 - 2,546 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1020 S Magnolia	Available	2,546 SF	NNN	\$20.00 SF/yr
1024 S Magnolia	Available	973 SF	NNN	\$20.00 SF/yr

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Population	0.5 Miles	1 Mile	3 Miles
Total Population	1,157	5,641	87,960
Average Age	44	42	34
Average Age (Male)	43	41	33
Average Age (Female)	46	43	35

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	591	3,070	36,691
# of Persons per HH	2	1.8	2.4
Average HH Income	\$95,950	\$81,454	\$72,087
Average House Value	\$387,639	\$357,012	\$279,286

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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.