

# FOR LEASE

1950 Thomasville Road Tallahassee, FL 32303

# NAI TALCOR



1,150 SF AVAILABLE  
FOR LEASE

## Retail | 1,150 SF

- Prime Midtown location with strong visibility on Thomasville Road (33,000 VPD).
- Elevator access to second-floor space with flexible layout and abundant natural light
- Easy signaled access from both Thomasville and Betton Roads
- Move-in ready condition second-floor space with elevator access and abundant natural light
- Located in a high-income trade area with over 173,000 residents and average household incomes exceeding \$75,000 within 5 miles
- Minutes from downtown Tallahassee, FSU, Tallahassee Memorial Healthcare

### OFFERING SUMMARY

<b>AVAILABLE SF</b>	1,150 SF
<b>LEASE RATE</b>	Negotiable
<b>BUILDING SIZE</b>	23,575 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Unit L	Negotiable	1,150

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

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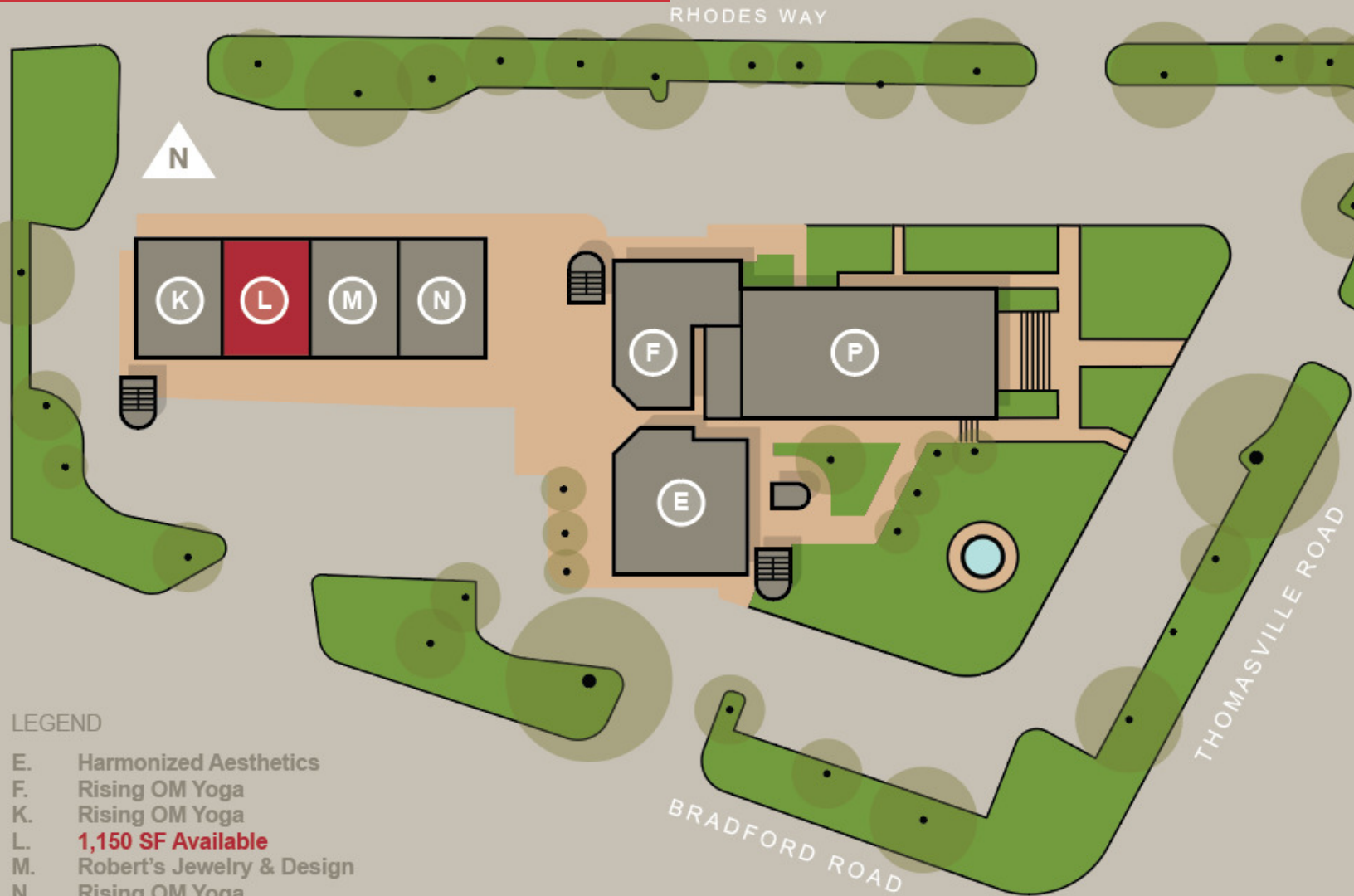


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1018 Thomasville Road, Suite 200A  
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## LEGEND

- E. Harmonized Aesthetics
- F. Rising OM Yoga
- K. Rising OM Yoga
- L. **1,150 SF Available**
- M. Robert's Jewelry & Design
- N. Rising OM Yoga
- P. Haute Headz Salon

**Betton Place Second Floor** 11,832 SF / 23,575 TOTAL SF



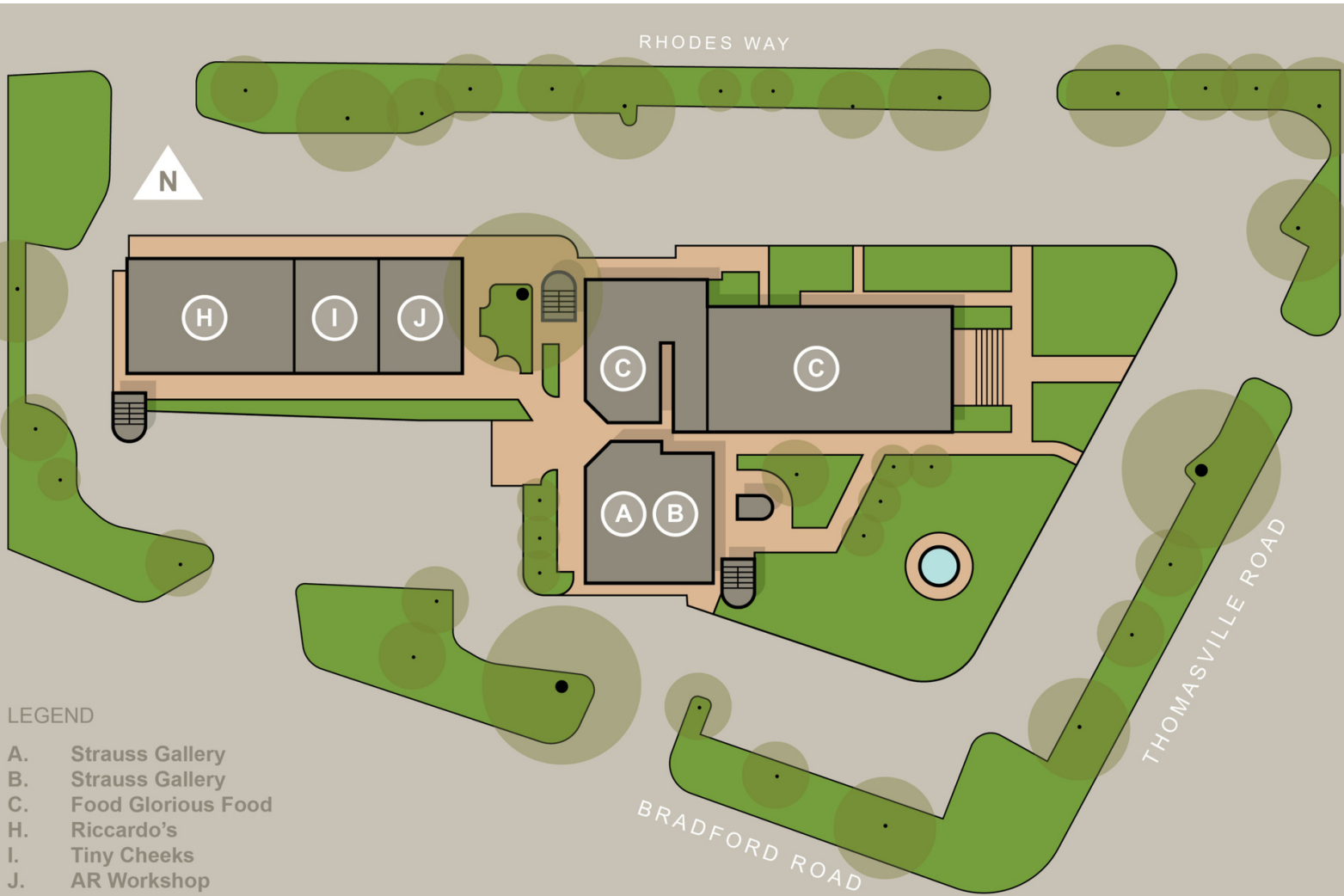
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## LEGEND

- A. Strauss Gallery
- B. Strauss Gallery
- C. Food Glorious Food
- H. Riccardo's
- I. Tiny Cheeks
- J. AR Workshop

**Betton Place Ground Floor** 11,743 SF / 23,575 TOTAL SF

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## CAPITAL PLAZA

FIVE GUYS



Tally Brow Studio



Milano's Pizza

## BETTON PLACE



New Place



LOVESAC

## MIRACLE PLAZA

fab'rik



lululemon



SURCHEROS

FRESH MEX

Monkee's

CAVA

LENSCRAFTERS

BURGER BARN GRILL

Color Me Mine

J.CREW FACTORY

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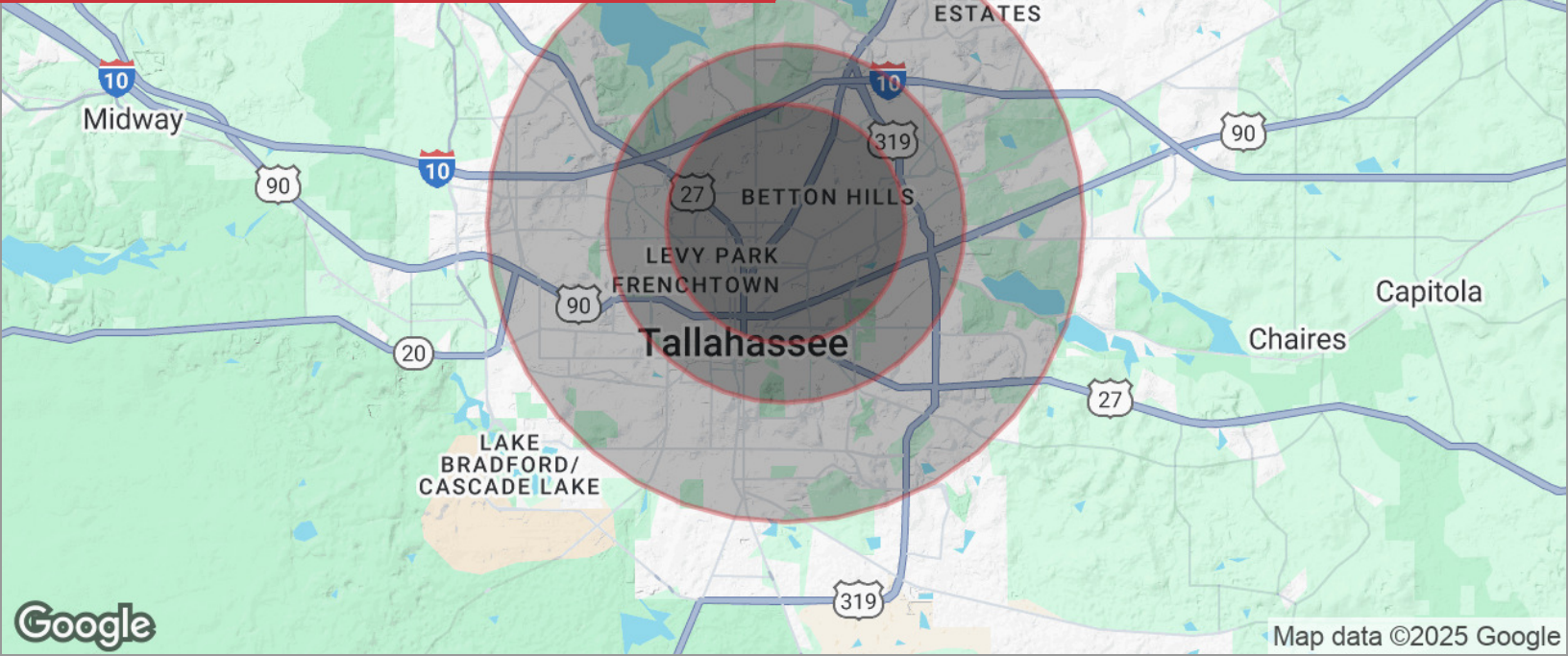
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## DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	32,476	77,825	173,046
Median age	35.9	33.3	32.5
Median age (male)	35.5	32.2	31.2
Median age (Female)	37.2	34.5	33.8
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	16,393	36,988	81,913
# of persons per HH	2.0	2.1	2.1
Average HH income	\$75,307	\$62,017	\$57,019
Average house value	\$267,856	\$195,844	\$164,487

\* Demographic data derived from 2020 ACS - US Census