



Mahan Plaza.

*A renovated, multi-tenant plaza on E Mahan Dr —
between TMH, Governor's Square, and downtown.*

1350 E Mahan Drive • Tallahassee, FL 32308

A Renovated Plaza on E Mahan.

1,500 – 2,000 SF retail / office at \$16 – \$20 NNN.

Premier Commercial Group is pleased to present a flexible leasing opportunity at Mahan Drive Plaza – a 17-unit, 26,700 SF shopping center in the heart of Tallahassee. Situated along a major corridor with highway frontage, this location offers exceptional visibility and access to high-traffic foot traffic, with new development alongside the property including the newly constructed Red Owl Coffee, which opened in 2024. Ideally positioned between Tallahassee Memorial Hospital and Governor's Square Mall – and just minutes from Downtown Tallahassee – Mahan Plaza provides a strategic location for businesses looking to thrive in a high-demand market. The property underwent a major renovation in 2019, including a modernized parking lot and refreshed landscaping, creating a welcoming environment for customers and clients. Suites currently available range from 1,700 to 2,800 SF, with flexible build-out and a competitive \$16 – \$20 NNN range to accommodate a wide range of retail, service, and office users.

AT A GLANCE

Lease Rate	\$16 – \$20 / SF NNN
Available SF	1,700 – 2,800 SF
Building Size	26,700 SF
Lot Size	3.5 ± Acres
Center Type	17-Unit Plaza
Renovation	Modernized 2019
Traffic	~27,500 VPD
Frontage	E Mahan Drive

1.7K – 2.8KSF

SUITES AVAILABLE

\$16 – \$20_{NNN}

LEASE RATE RANGE

27,500_{VPD}

E MAHAN DR TRAFFIC

THE OPPORTUNITY

A renovated 17-unit plaza between TMH and Governor's Square – flexible suites from 1,700 to 2,800 SF at \$16 – \$20 NNN.

PROPERTY TYPE

Multi-Tenant Retail / Office

SUBMARKET

E Mahan Drive · Tallahassee, FL 32308

TRAFFIC

~27,500 VPD on E Mahan Drive

DEMAND

Population 186,454 (5 Mi) · HHI \$77,545 (5 Mi)



Why Mahan Drive Plaza.

Six reasons this renovated plaza stands apart.

01 Flexible Suites 1,700 – 2,800 SF

Multiple suites available from 1,500 SF up to 2,000 SF — right-sized for boutique retail, service, medical, or office use.

02 Competitive \$16 – \$20 NNN

Rate range tailored to suite size, build-out, and use — designed to attract a curated mix of retail and service tenants.

03 Renovated in 2019

Major renovation in 2019 including a modernized parking lot, refreshed landscaping, and a clean exterior aesthetic.

04 Between TMH & Governor's Square

Strategically positioned between Tallahassee Memorial Hospital and Governor's Square Mall — captive medical and retail demand.

05 E Mahan Corridor — 27,500 VPD

Highway frontage on E Mahan Drive with ~27,500 vehicles per day — consistent daily visibility on a primary Tallahassee corridor.

06 Red Owl Coffee Next Door

Newly constructed Red Owl Coffee opened in 2024 alongside the plaza — a fresh daytime traffic driver to the property.

THE OPPORTUNITY

Flexible 1,700 – 2,800 SF suites in a renovated multi-tenant plaza — on Tallahassee's E Mahan corridor between TMH and Governor's Square.



TALLAHASSEE, FL 32308

E Mahan Drive — TMH / Governor's Square spine.

On E Mahan Drive — Between TMH and Governor's Square.

01

EMahan Corridor

E Mahan Drive is a primary east-west Tallahassee corridor — highway frontage, ~27,500 VPD, and proven retail demand.

02

TMH& Medical District

Minutes from Tallahassee Memorial Hospital and the surrounding medical office cluster — captive weekday demand and care-worker traffic.

03

Governor's Square & Downtown

Between Governor's Square Mall and Downtown Tallahassee, with the new Ferber retail development at Park & Magnolia nearby.

DEMOGRAPHICS

Dense, urban, and growing.

186,454 PEOPLE

POPULATION IN 5 MILES

\$77,545 AHI

AVG HH INCOME (5 MI)

27,500 VPD

E MAHAN DR TRAFFIC

	1 MILE	3 MILES	5 MILES
Total Population	7,226	90,845	186,454
Total Households	3,756	37,998	79,499
Average HH Income	\$94,011	\$75,665	\$77,545

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail and dining mix surrounding Mahan Drive Plaza.

NEARBY ANCHORS

Tallahassee Memorial Hospital
Governor's Square Mall
Publix
Marshalls

DINING & QSR

Red Owl Coffee
Chick-fil-A
McDonald's
Burger King
Taziki's
DSW
Olive Garden

RETAIL • AUTO • FUEL

CVS Pharmacy
Walgreens
Mobil
Circle K
Chevron
Bealls



E MAHAN DRIVE

A primary Tallahassee corridor between TMH and Governor's Square – established daily traffic and a deep national-brand surround.

A Closer Look.

The plaza, the corridor, and the trade area.



LET'S TALK

Let's talk about Mahan Plaza.

1,700–2,800 SF suites at \$16 –\$20 NNN—
renovated plaza on E Mahan between TMH and Governor's Square.



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