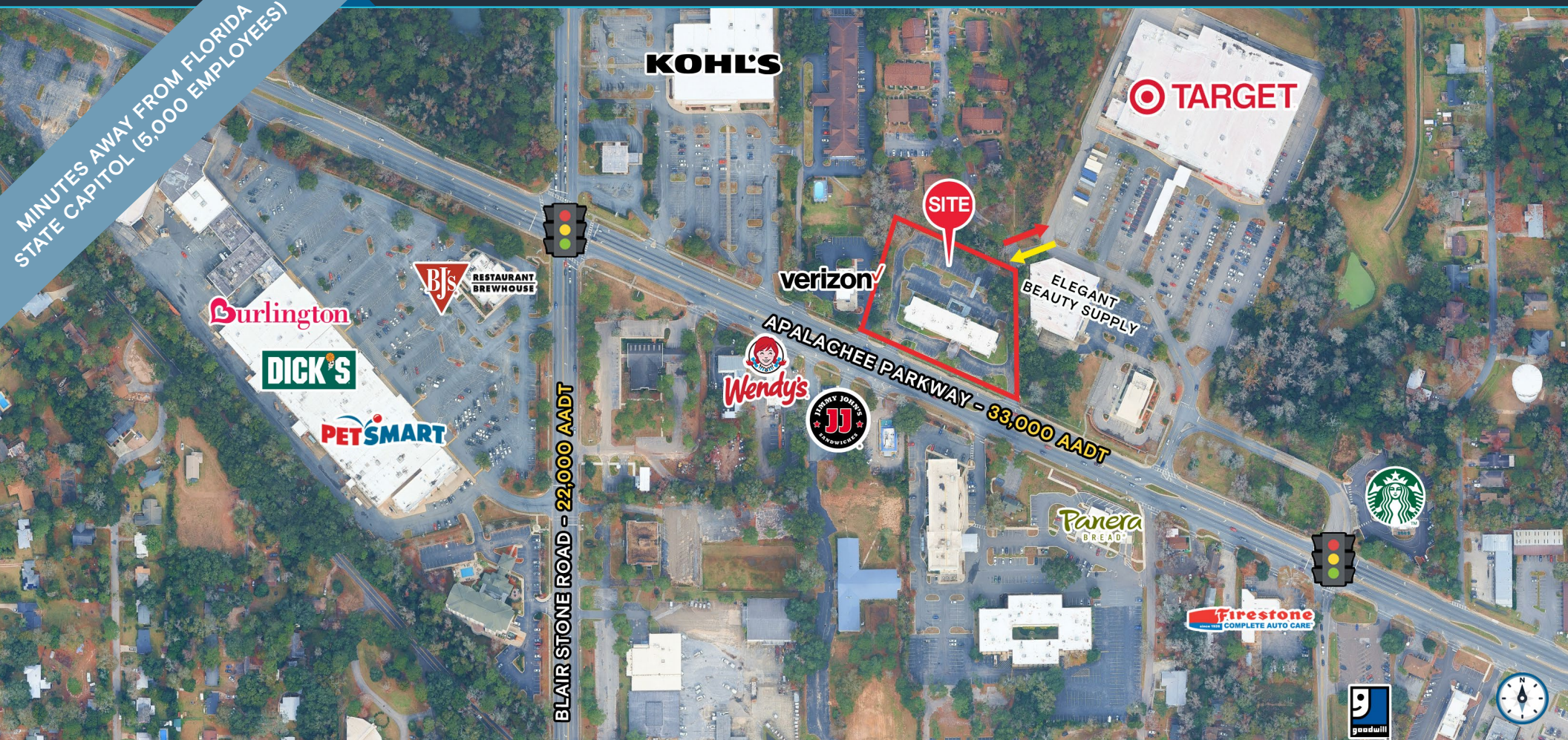


FOR SALE OR LEASE

±0.88 ACRES AVAILABLE

2020 Apalachee Parkway, Tallahassee, FL 32301

MINUTES AWAY FROM FLORIDA STATE CAPITOL (5,000 EMPLOYEES)



±0.88 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

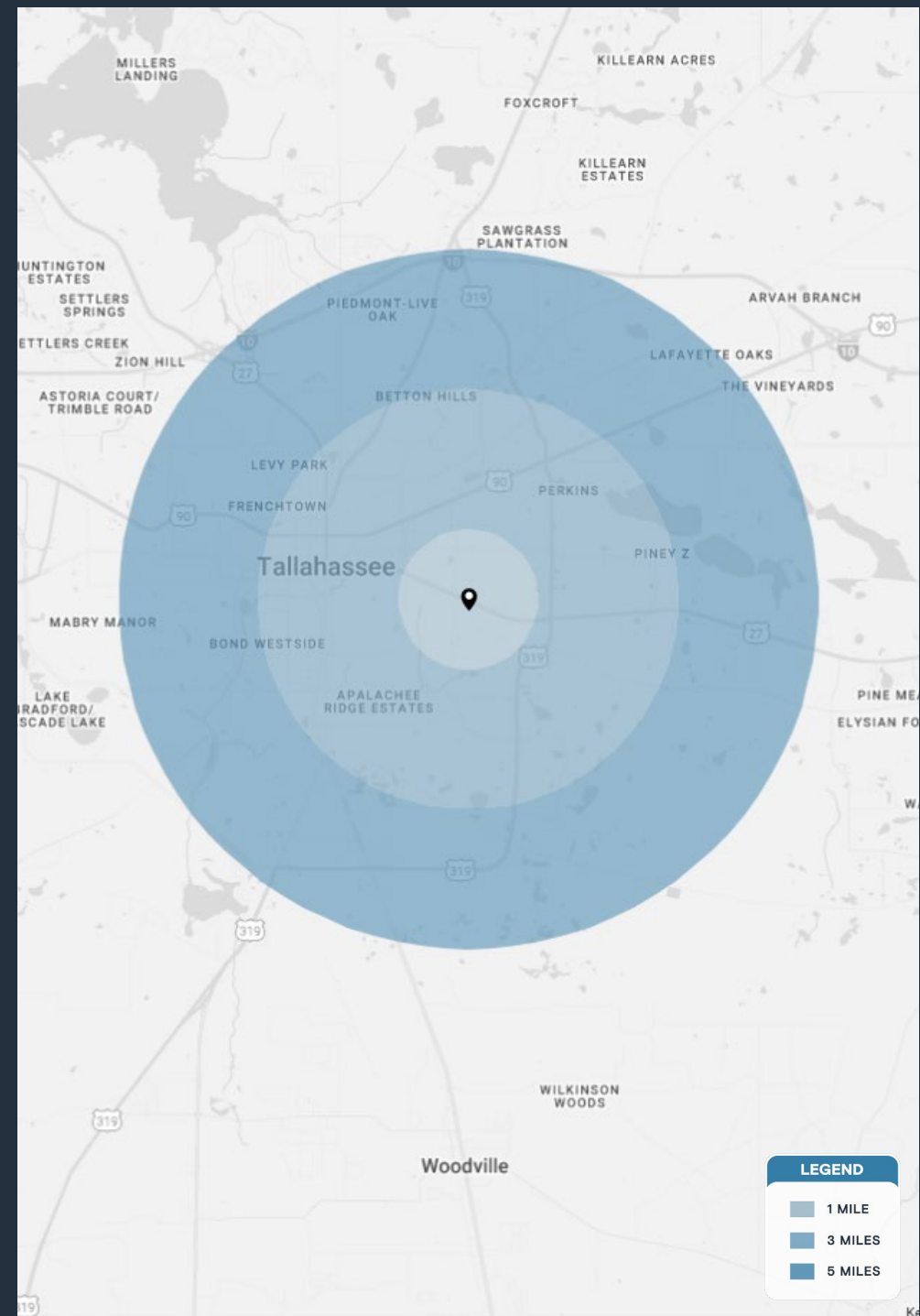
HIGHLIGHTS

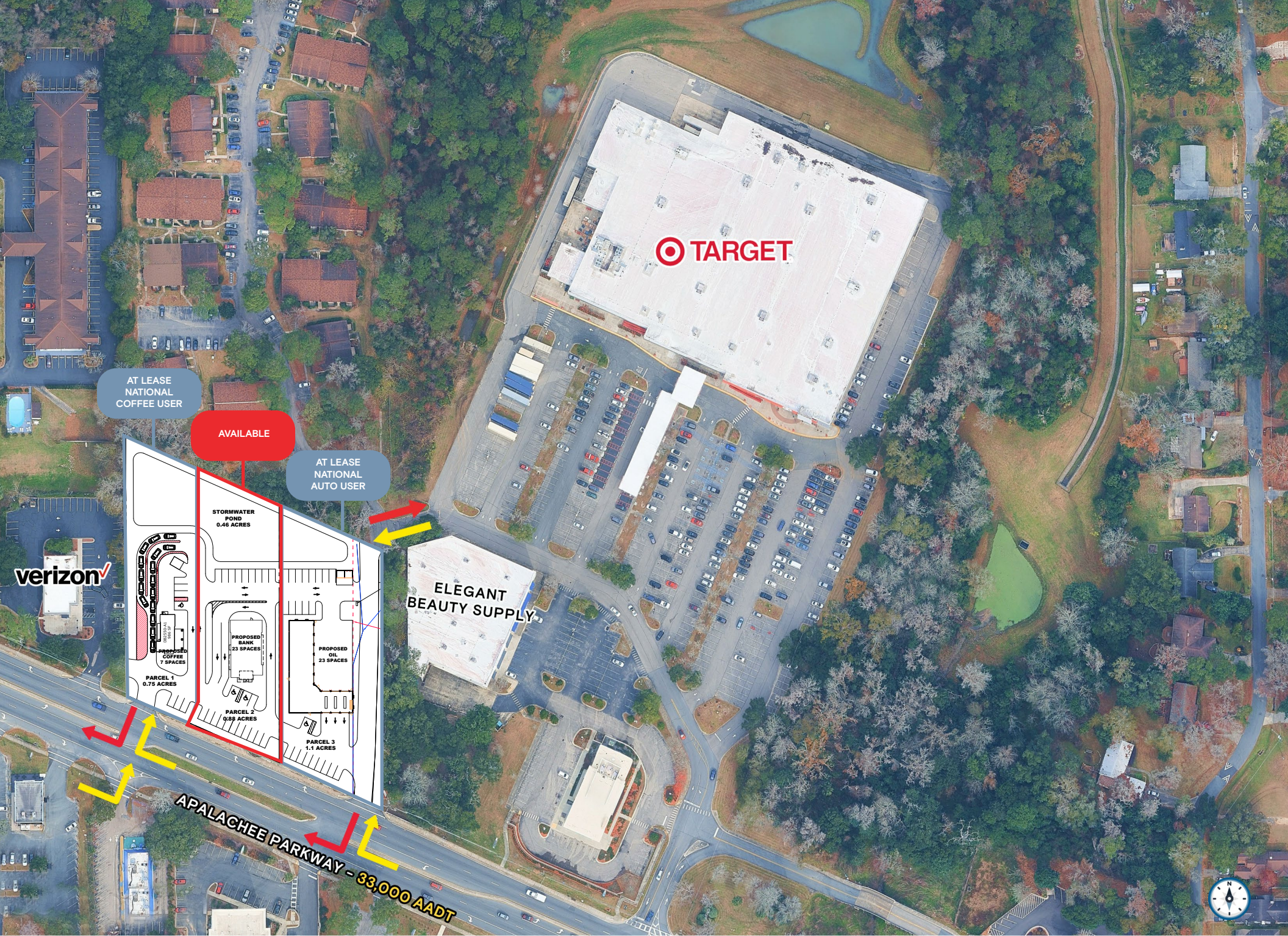
- Outparcels available for sale or lease and utilities stubbed to OP as well as access points
- Adjacent to Governor's Square Mall, the only regional mall in the MSA
- Minutes away from Florida State Capitol (5,000 employees)
- Over 70,000 students attending Florida State University (43,234 students), Florida A&M University (9,265 students) and Tallahassee Community College (11,699 students), and seven other colleges and technical schools
- Easy access to Apalachee Parkway with 33,000 annual average daily traffic

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 9,988 | 67,418 | 152,841 |
| HOUSEHOLDS | 5,014 | 30,563 | 65,651 |
| EMPLOYEES | 7,141 | 72,518 | 109,278 |
| AVERAGE HH INCOME | \$70,971 | \$90,439 | \$84,956 |

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| POPULATION | 23,309 | 97,242 | 170,990 |
| HOUSEHOLDS | 11,791 | 41,636 | 73,296 |
| EMPLOYEES | 23,549 | 85,567 | 141,499 |
| AVERAGE HH INCOME | \$82,966 | \$85,893 | \$82,872 |





TARGET

ELEGANT BEAUTY SUPPLY

AT LEASE NATIONAL COFFEE USER

AVAILABLE

AT LEASE NATIONAL AUTO USER

verizon

STORMWATER POND
0.46 ACRES

PROPOSED COFFEE
7 SPACES

PARCEL 1
0.75 ACRES

PARCEL 2
0.58 ACRES

PROPOSED BANK
23 SPACES

PROPOSED OIL
23 SPACES

PARCEL 3
1.1 ACRES

APALACHEE PARKWAY - 33,000 AADT





GOVERNOR'S MARKETPLACE

GOVERNOR'S SQUARE

PARK CAPITOL

LINCOLN HIGH SCHOOL
1,861 STUDENTS

KOHL'S **TARGET**

HARBOR FREIGHT **ROSS**
DRESS FOR LESS

CROSS CREEK SQUARE

GULF WIND SHOPPING CENTER

Burlington

APALACHEE PARKWAY - 33,000 AADT

CAPITAL CIRCLE SE - 41,000 AADT

ALDI

CVS

Walmart



Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.01.26