

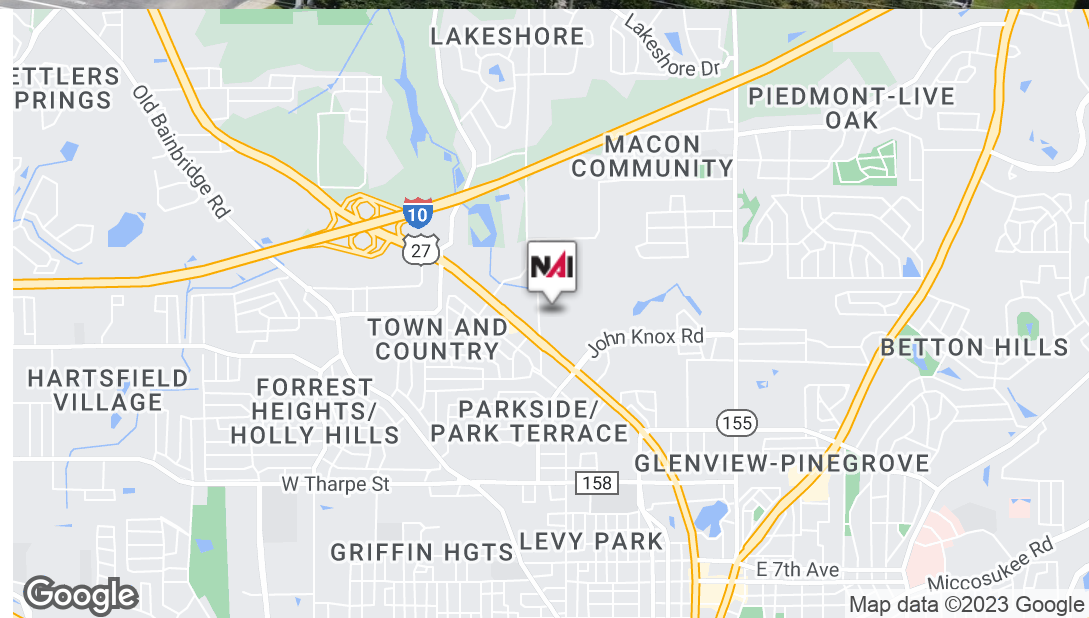
# SPACE FOR LEASE

2415 N Monroe St Tallahassee, FL 32303



## THE CENTRE OF TALLAHASSEE

- Located on North Monroe Street, a Primary Commercial Corridor
- High Traffic Area With Traffic Counts at +/- 38,000 CPD
- Plenty of pylon signage available
- Extremely high concentration of State Office employees on site
- Inline Space Available
- Traffic Lights At Corners For Easy Accessibility
- Close Proximity to I10
- Spaces can be combined into a 120,000 SF single-tenant option



✉ **John W. McNeill, SIOR**  
+1 850 224 2300  
jmcneill@talcor.com

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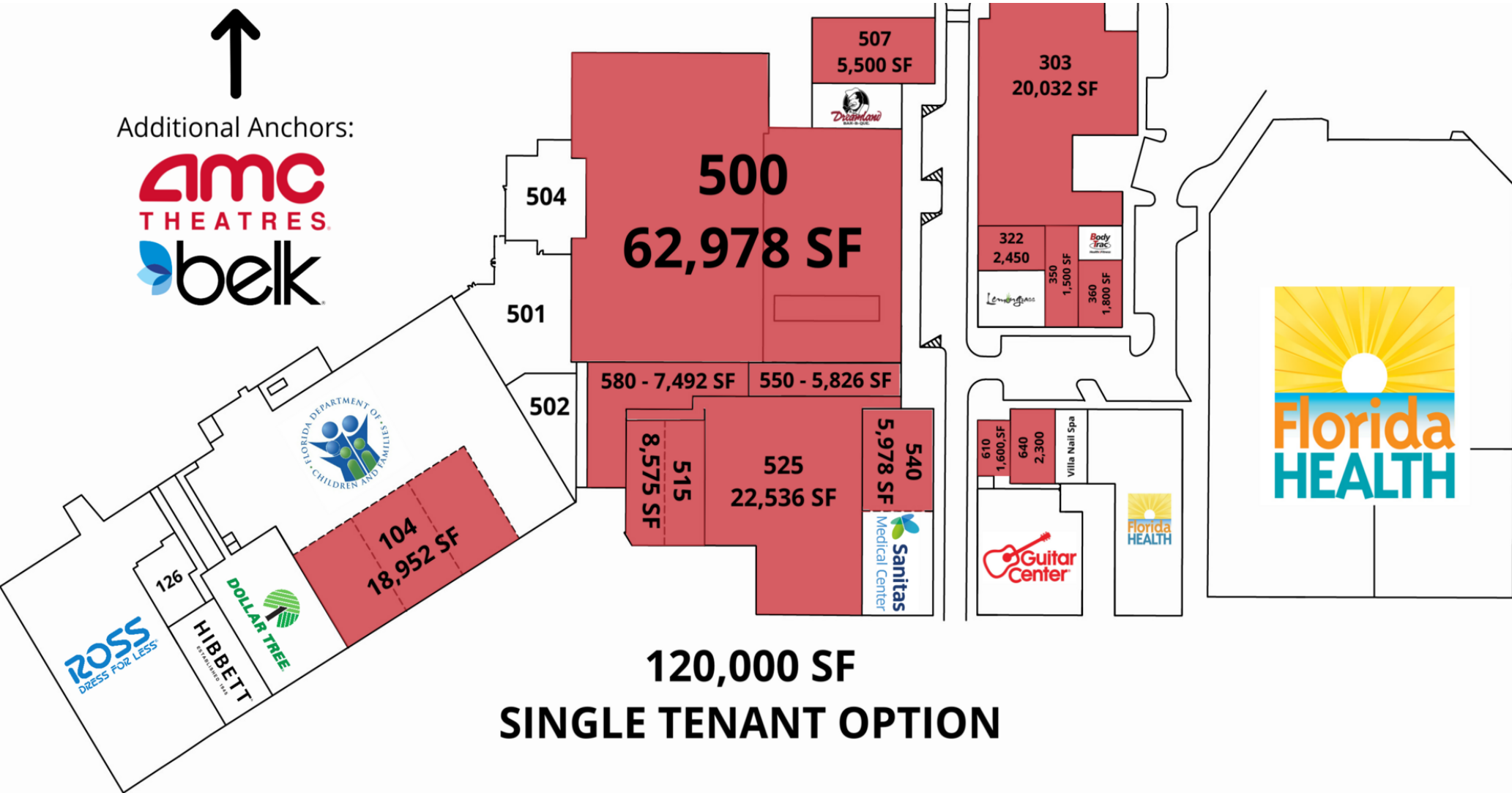
**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
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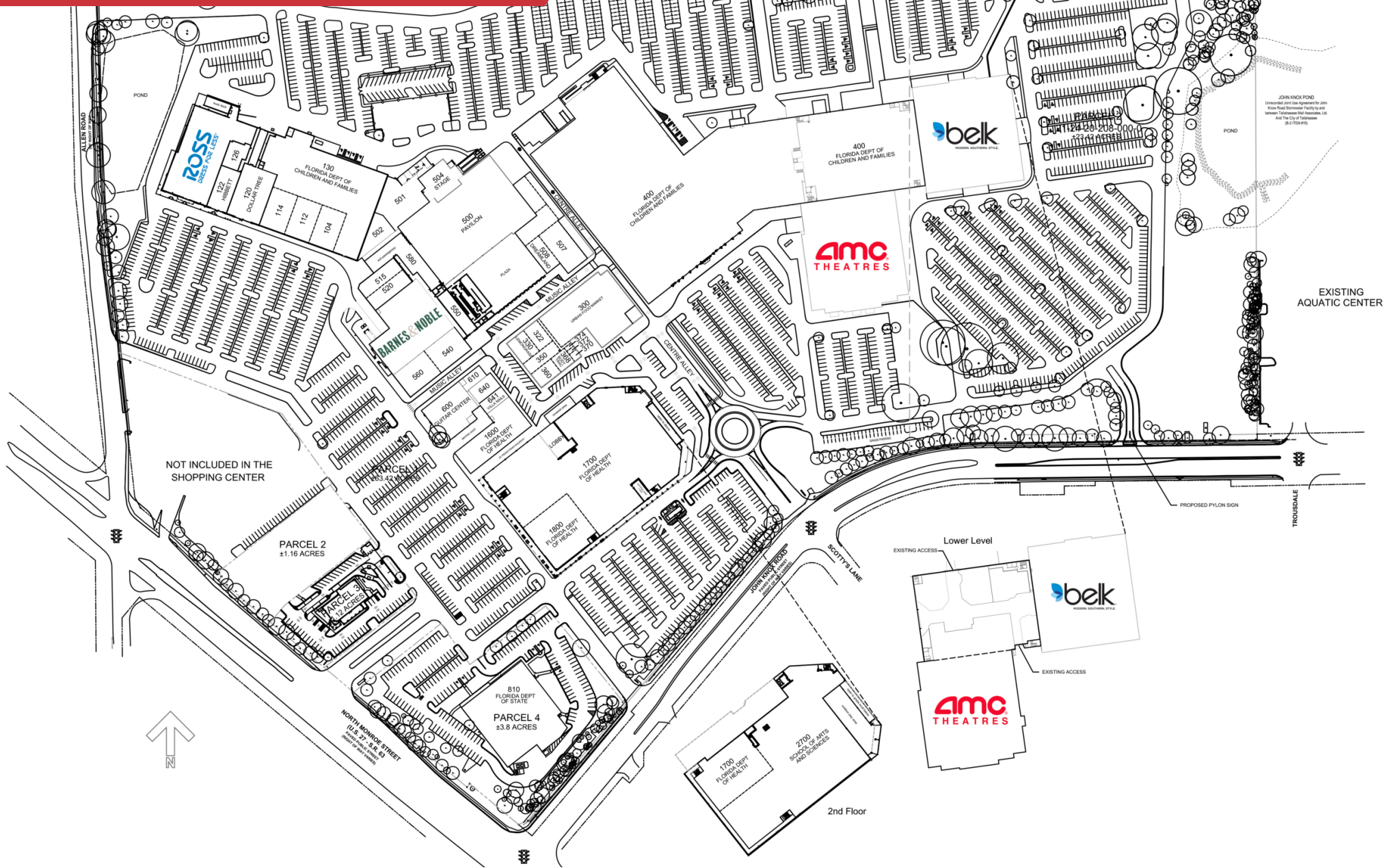


Additional Anchors:



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# NAITALCOR

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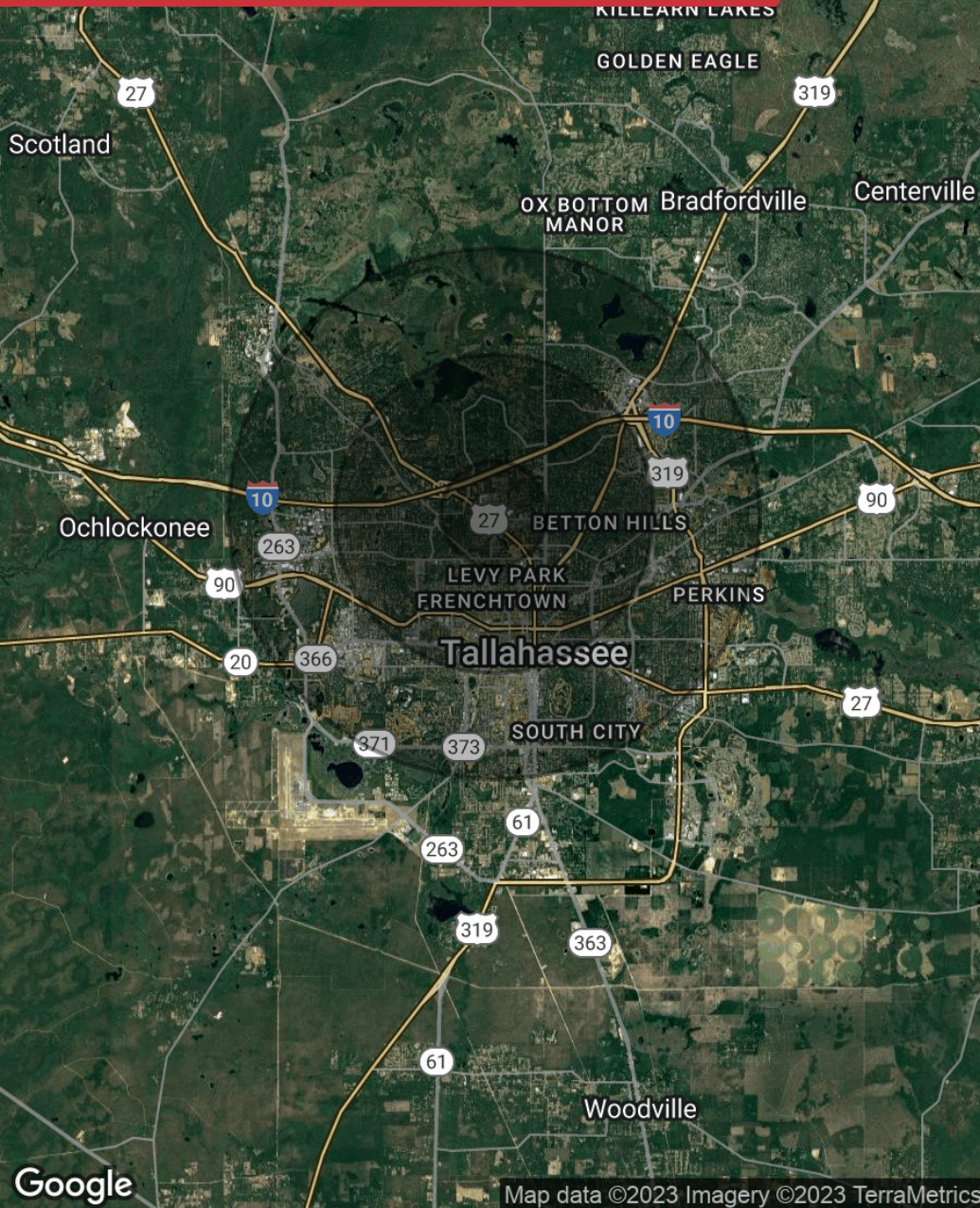
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NAITALCOR

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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,924	84,177	165,189
Median age	29.3	31.6	32.1
Median age (male)	28.2	30.7	30.9
Median age (Female)	30.4	32.9	33.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,329	39,943	78,466
# of persons per HH	2.1	2.1	2.1
Average HH income	\$57,140	\$57,038	\$55,248
Average house value	\$199,784	\$172,900	\$157,680

\* Demographic data derived from 2020 ACS - US Census