



# Canopy Town Center.

*A ±19-acre town center at the heart of Tallahassee's fastest-growing master-planned community.*

**0 Welaunee Boulevard • Tallahassee, FL 32308**

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# A Town Center for Canopy.

±19 acres at the civic heart of Northeast Tallahassee's growth.

Canopy Town Center is a ±19-acre commercial development at the geographic and civic center of Canopy — a 500-acre master-planned community in Northeast Tallahassee. Planned for 12 commercial buildings across 14 pad sites, it will become the retail, dining, medical and service hub for thousands of current and future residents. Pads are available for ground lease or purchase and flex from 1,500 SF small-shop space to 100,000+ SF large-format anchors. Momentum is already real — two pads leased, one sold, and retailers including SonoBello and The Learning Experience signed or in active negotiations.

## AT A GLANCE

Total Site	±19 Acres
Entitled	170,000 SF
Buildings	12 Commercial
Pad Sites	14
Activity	2 Leased · 1 Sold
Pad Range	1,500–100,000+ SF
Ground Lease	\$110,000 NNN / Ac
Land Sale	\$1.4M / Acre

±19<sup>AC</sup>

TOWN CENTER SITE

14<sup>PADS</sup>

12 BUILDINGS PLANNED

1,900+<sup>HOMES</sup>

PLANNED WITHIN CANOPY

## AT THE HEART OF

# Canopy

*a 500-acre master-planned community*

1,900+ residential units planned · 600 apartments & 450 homes already occupied

Medical, retail, dining, hospitality and entertainment uses · future I-10 interchange

### PROPERTY TYPE

Commercial Development Land · Pad Sites for Lease or Sale

### PERMITTED USES

Medical · QSR · Grocery · Retail · Hospitality · Restaurant · Entertainment

### LOCATION

0 Welaunee Blvd · Canopy · Northeast Tallahassee, FL 32308



# Why Canopy Town Center.

Six reasons this is Northeast Tallahassee's defining commercial site.

**01** **The Civic Heart of Canopy**  
A ±19-acre Town Center at the geographic and civic center of Canopy – a thriving 500-acre master-planned community in Northeast Tallahassee.

**02** **12 Buildings, 14 Pad Sites**  
Planned for 12 commercial buildings across 14 flexible pad sites – accommodating uses from 1,500 SF small-shop space to 100,000+ SF large-format anchors.

**03** **Proven Early Momentum**  
Two pads are already leased and one is sold, with national and regional retailers – including SonoBello and The Learning Experience – signed or in active negotiations.

**04** **A Trade Area Already Here**  
More than 1,900 residential units are planned within Canopy; 600 apartments and 450 homes are already occupied – the customer base is built in, not projected.

**05** **Anchored by Institutions**  
ATallahassee Memorial medical campus, Tallahassee Orthopedic Clinic, a 40,000 SF city senior center and a church site anchor the community with steady daily traffic.

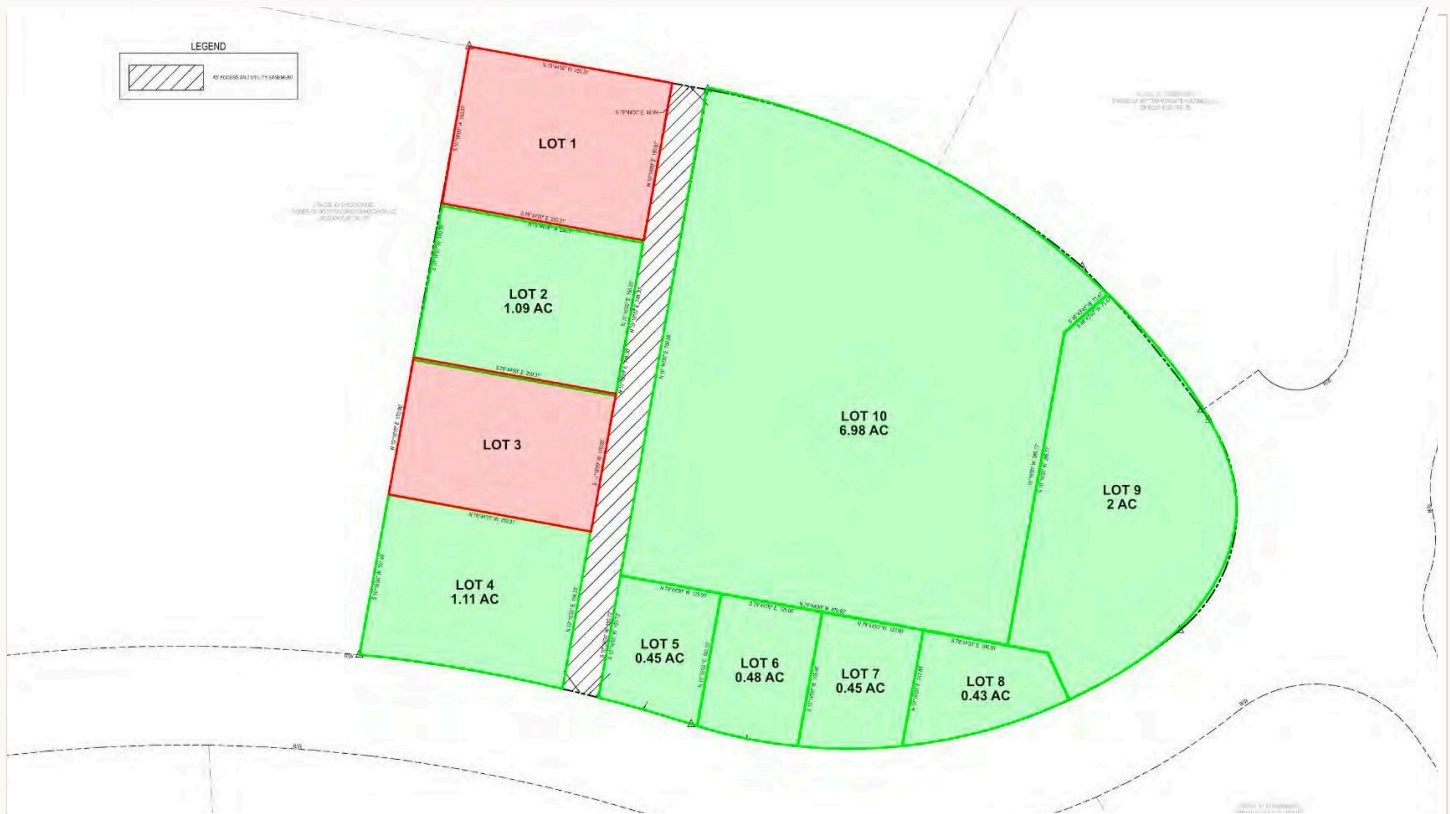
**06** **Flexible Lease or Sale Terms**  
Ground lease at \$110,000 NNN per acre or land purchase at \$1.4M per acre, with single-pad minimums – terms structured for developers, owner-users and operators.

## THE OPPORTUNITY

*With 1,900+ homes planned, institutional anchors in the ground, and a future I-10 interchange, Canopy Town Center's trade area is not a forecast – it is already arriving.*

# Pad Sites for Lease or Sale.

*Flexible parcels – delivered pad-ready, entitled and serviced.*



PROPOSED PARTITION – 14 PAD SITES ACROSS ±19 ACRES

## PRICING

### LAND SALE

**\$1.4M per acre**

\$1,000,000 minimum single-pad purchase

### GROUND LEASE

**\$110,000 NNN per acre**

\$70,000 NNN minimum annual – single pad

### PERMITTED USES

Medical · QSR · Grocery · Large-Format & Small-Shop Retail · Hospitality · Restaurant · Entertainment · Institutional · Service

## SITE FEATURES & INFRASTRUCTURE

- Entitled for 170,000 SF of mixed-use commercial space
- Delivered with rough grading, utilities and storm drain stubs
- Off-site stormwater management – 60% impervious coverage
- Entitlements and school / traffic concurrency mitigation in place
- Centered in Canopy for high visibility and accessibility



**CANOPY** A 500-acre master-planned community in Northeast Tallahassee

# The Demand Engine.

*Canopy Town Center's customers already live next door.*

## RESIDENTIAL GROWTH

### 1,900+ homes planned

600 apartments are built with 300 more under construction. 450 single-family homes are occupied, 100 lots are ready to build, and 400+ more are planned for future phases — a fast-filling base of families, professionals and retirees.

## INSTITUTIONAL ANCHORS

### Built-in daily traffic

A 100,000 SF Tallahassee Memorial medical campus, Tallahassee Orthopedic Clinic, a 40,000 SF city senior center, a church site and a 180-bed assisted living community anchor Canopy with steady, all-day visitation.

## REGIONAL MOMENTUM

### The corridor is opening

A future Interstate 10 interchange is planned just north of Canopy. A 100,000 SF entertainment complex adds experiential draw, and thousands of acres north of I-10 have been annexed for decades of continued growth.

## ALREADY ANCHORING CANOPY

- Tallahassee Memorial Medical Campus
- Tallahassee Orthopedic Clinic
- 60,000 SF Church Site
- 180-Bed Assisted Living Community
- 100,000 SF Entertainment Complex

## THE NEWEST ANCHOR · OPENING THIS SUMMER

*A new 40,000 SF city senior center — a \$25-28M Blueprint-funded facility — anchors the community.*

# A Town Center Takes Shape.



# In Excellent Company.

The Northeast Tallahassee retail corridor surrounding Canopy.

## GROCERY & RETAIL

- Publix
- The Home Depot
- Lowe's
- CVS Pharmacy

## DINING

- Carrabba's Italian Grill
- Panda Express
- Ruby Tuesday
- McDonald's
- Firehouse Subs
- Dunkin'
- Smoothie King

## FITNESS · FUEL · BANKING

- Momentum Fitness
- Chevron
- Circle K
- Regions Bank
- Ameris Bank
- TownePlace Suites by Marriott



## TRADE AREA · DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	4,778	45,695	130,455
Total Households	2,123	20,296	55,231
Average HH Income	\$83,357	\$110,800	\$101,598

Demographics derived from AlphaMap.

GET IN TOUCH

# Let's talk about Canopy Town Center.

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*Pad sites for ground lease from \$110,000NNN/acre or purchase from \$1.4M/acre.  
Inquiries welcome from developers, owner-users and operators.*



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