

# FOR LEASE

2525 South Monroe St Tallahassee, FL 32301

# NAI TALCOR

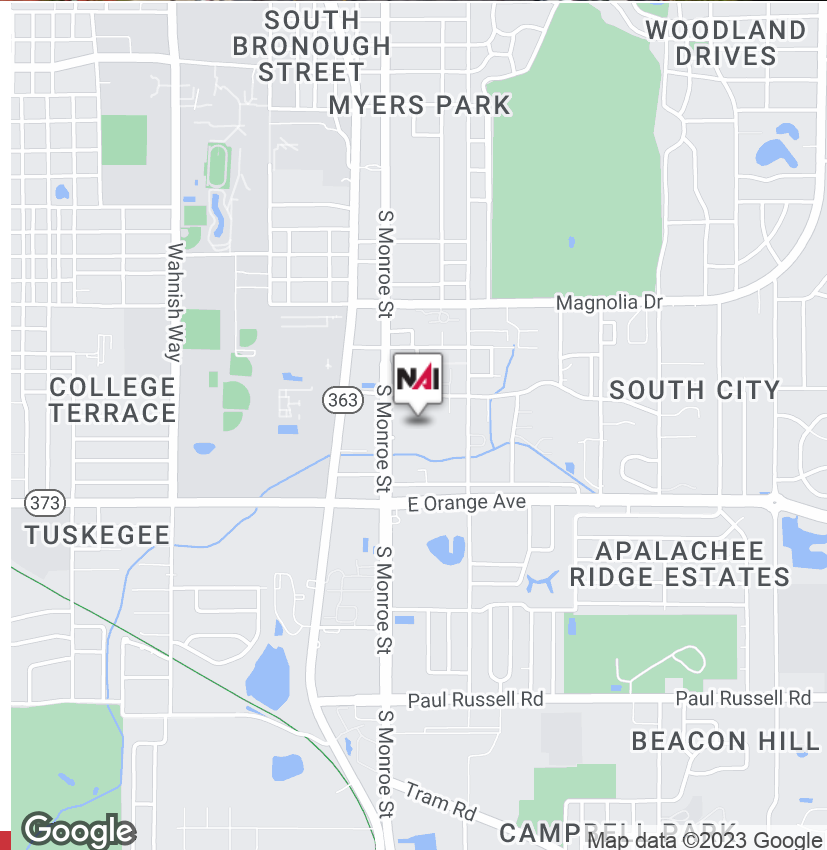


## Retail | 1,400 - 50,000 SF

- Current tenants include Dollar General, CSL, Citi Trends, and WellCare.
- On the corner of S Monroe St (AADT: 18,100) and E Orange Ave (AADT: 22,000).

### Available Spaces

Spaces	Lease Rate	Size (SF)
Space 1	\$6.00 SF/yr NNN	50,000
Space 3	\$10.00 SF/yr NNN	5,135
Space 5	\$10.00 SF/yr NNN	2,100
Space 6	\$8.00 SF/yr NNN	16,975
Space 7	\$12.00 SF/yr	1,400



✉ **Jimmy Nystrom, SIOR**  
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No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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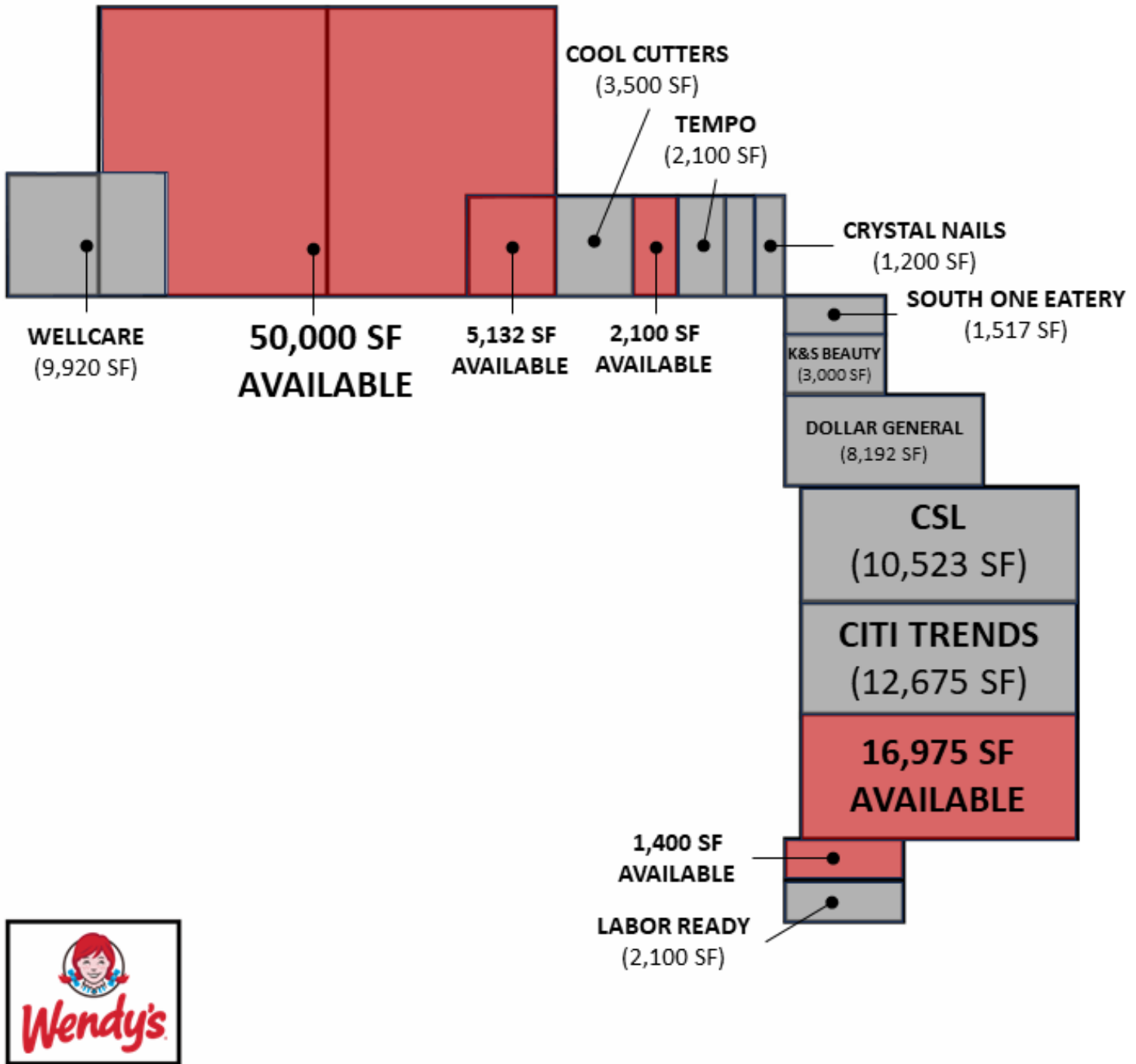
# NAITACOR



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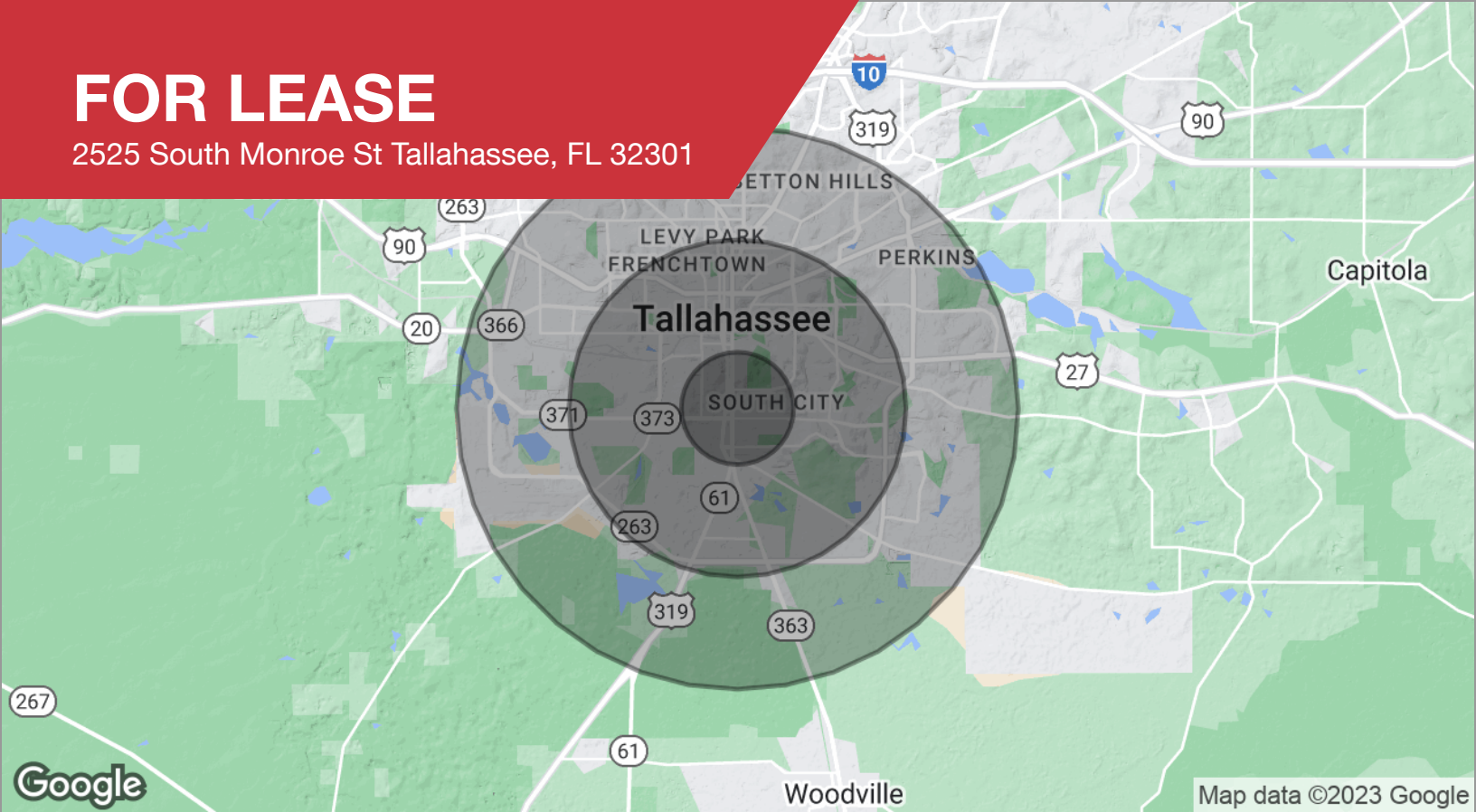
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SOUTH MONROE STREET



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,581	69,000	147,754
Median age	24.4	28.3	28.1
Median age (male)	20.7	27.0	27.3
Median age (Female)	28.3	29.5	28.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,341	27,564	61,327
# of persons per HH	2.9	2.5	2.4
Average HH income	\$32,854	\$36,329	\$42,445
Average house value	\$133,530	\$158,176	\$191,642

\* Demographic data derived from 2020 ACS - US Census