### FOR LEASE

3539 Apalachee Parkway Tallahassee, FL 32311

## **N**ITALCOR



#### Retail | 750 SF

Great retail outparcel location in front of Walmart and next to Taco Bell on Apalachee Parkway. Join tenants: Games 4 Less, Advance America, Renegade Barbershop, Centennial Bank and Chopstix. This is the perfect space for a jewelry repair shop, hair salon, eyelash/makeup artist, nail salon, clothing boutique, vape store, tattoo studio, massage therapist, tutoring center or start-up entrepreneur.

- Easy access into the shopping plaza
- Pylon signage on Apalachee Parkway
- Open floor plan, with private bathroom
- AADT: 32,500

OFFERING SUMMARY	
LEASE RATE	Negotiable

# 5 MILES INFORMATION**5** MILES INFORMATION**79,36879,368**TOTAL POPULATIONTOTAL HOUSEHOLDSAVERAGE HH INCOME

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Warranty Or Representation, Express Or Implied, Is Made As Io The Accuracy Of The Information Contained Herein, And The Same Is binited Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Francing, Or Withdrawal Without otice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition of e Property Or Any Hazards Contained Therein Are Any To Be Implied.



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