

FOR LEASE

3539 Apalachee Parkway Tallahassee, FL 32311

NAI TALCOR



RETAIL | 750 - 1,625 SF

Great retail outparcel location in front of Walmart and next to Taco Bell on Apalachee Parkway. Join tenants: Games 4 Less, 5 Star Wireless, Elise Nail Spa, and Chopstix.

This is the perfect space for a barbershop, jewelry repair, hair salon, eyelash/makeup artist, clothing boutique, tattoo studio, massage therapist, tutoring center, boutique fitness or start-up entrepreneur.

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

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Unit 6	\$24.00 SF/yr	750
Unit 4	\$16.00 SF/yr	1,625



Debbie Ashlin
+1 850 544 5677
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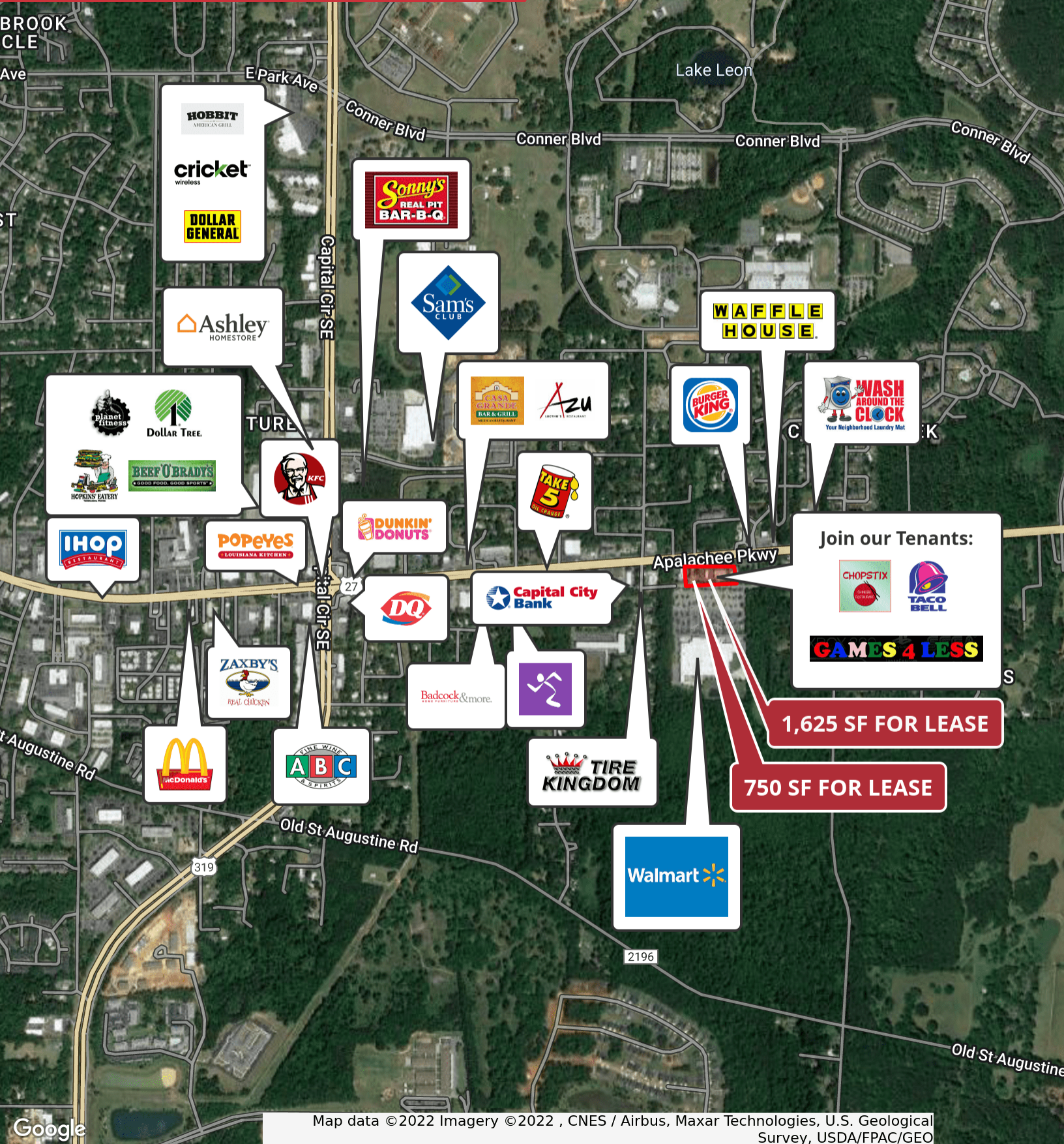
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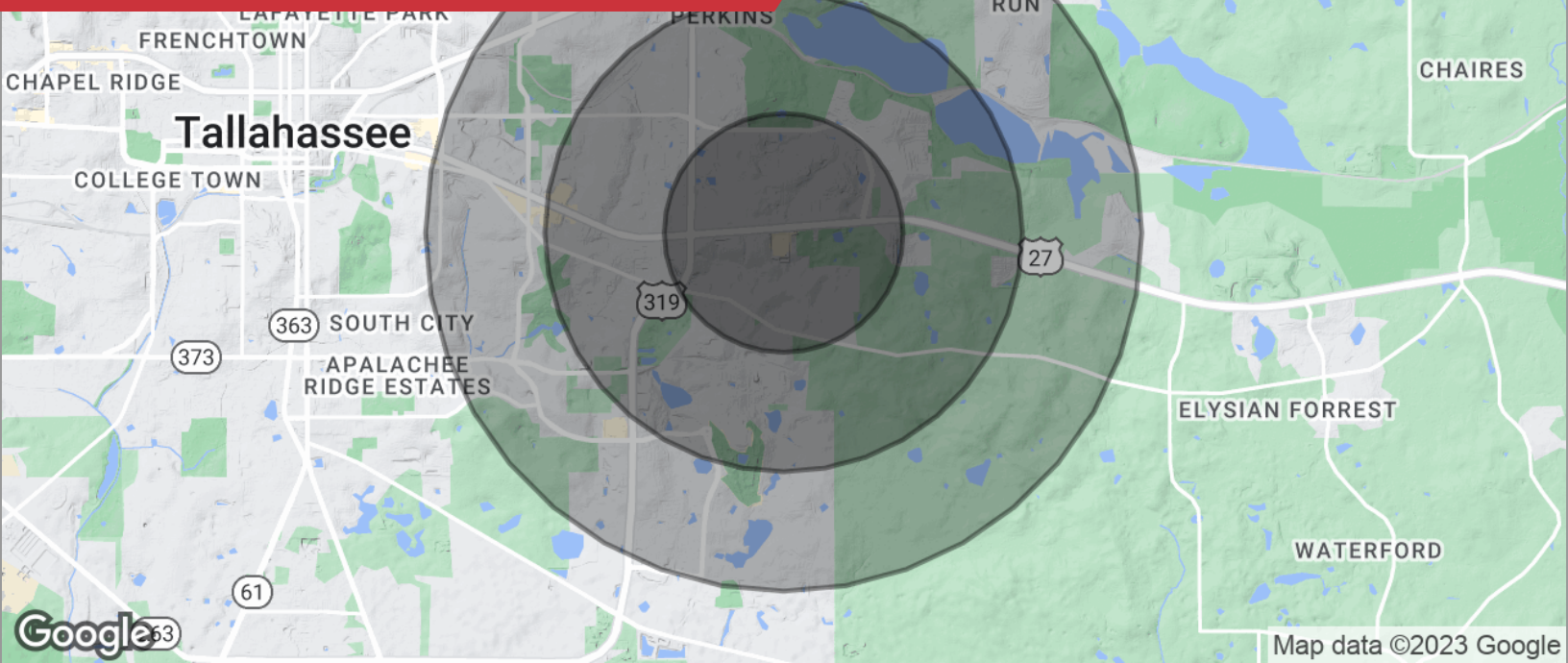
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	4,103	18,193	37,225
Median age	32.3	31.6	34.4
Median age (male)	31.2	30.6	32.5
Median age (Female)	33.4	32.7	35.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,991	8,564	18,297
# of persons per HH	2.1	2.1	2.0
Average HH income	\$56,953	\$63,805	\$68,412
Average house value	\$127,644	\$158,621	\$180,465

* Demographic data derived from 2020 ACS - US Census