



**FOR SALE / LEASE**

**Regal**

**1501 GOVERNORS SQUARE BLVD**

Tallahassee, FL 32301

**PRESENTED BY:**

**MATT FLECK**

O: 850.508.5941

fleck@svn.com

**FRANCIS RENTZ, CCIM**

O: 850.933.3281

frentz@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

PURCHASE PRICE:	\$4,600,000
LEASE RATE:	\$8.00/SF NNN
BUILDING SIZE:	43,242 SF
LOT SIZE:	5.91 Acres
YEAR BUILT:	1996
ZONING:	AC - Activity Center
APN:	1132206210000
VIDEO:	<a href="#">View Here</a>

LOCATION OVERVIEW

This property is located on the Governors Square Mall ring road. Governors Square Boulevard is the main thoroughfare used to access the Governor’s Square Mall (JC Penney, Macy’s, and Dillard’s) and across the street is Governor’s Marketplace power center (Marshall’s, ULTA, Old Navy, Five Below, Petco, Urban Air). The Florida State Capitol Building and Downtown Tallahassee is 1.5 miles East which consists of over 1.5 Million square feet of state owned/leased office space, and approximately 2.5 miles East is the Florida State University Campus (44,597 students) and Florida A&M University (10,028 students).

PROPERTY HIGHLIGHTS

- Prime Retail Location - High Daytime Traffic
- Dense Population - 163,000 within 5 miles
- 1.5 Miles from the State Capitol Building - 1.5 Million SF of State Office Space
- Florida State University - 2.5 Miles East

NORTHEAST VIEW



## EAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW



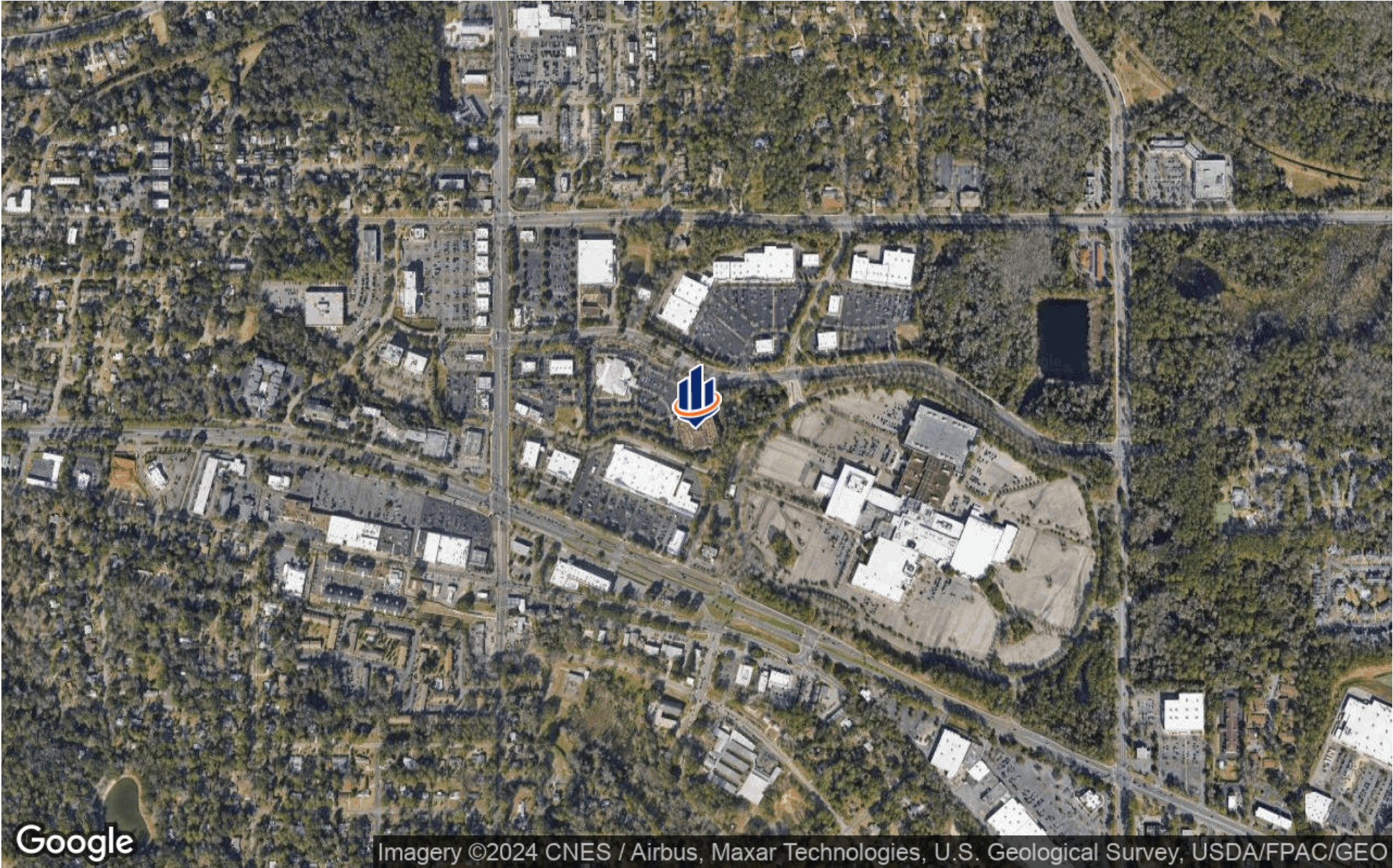
RETAILER MAP



PROPERTY BOUNDARIES



AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,188	162,902	263,192
AVERAGE AGE	33.7	31.8	34.9
AVERAGE AGE (MALE)	32.2	30.6	33.6
AVERAGE AGE (FEMALE)	35.4	33.0	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,643	77,262	119,574
# OF PERSONS PER HH	1.7	2.1	2.2
AVERAGE HH INCOME	\$55,504	\$54,679	\$65,654
AVERAGE HOUSE VALUE	\$151,972	\$161,661	\$178,746

\* Demographic data derived from 2020 ACS - US Census

