

# FOR LEASE

1160 Apalachee Pkwy. Tallahassee, FL 32301

# NAI TALCOR



## Office | 3,500 SF

- Former Patient's First
- 9 Exam Rooms
- Nurses Station
- Lab Area
- 3 Doctor Offices
- AADT Apalachee Pkwy: 31,235
- Great location near retail and downtown!

**Lease Rate: \$15.00 SF/Yr NNN**



✉ **Jimmy Nystrom, SIOR**  
+1 850 570 5837  
nystrom@talcor.com

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.



**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
talcor.com



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3,500 SF  
AVAILABLE

Winn-Dixie

Chick-fil-A

El Patron

Walgreens

CVS  
pharmacy

Olive  
Garden

BEALLS

Sahara Cafe

Dollar Tree

ROSS  
DRESS FOR LESS

Community  
Coop Market

Vitamin  
Shoppe

Aaru's

Aaru's  
Authentic Restaurant

Vitamin  
Shoppe

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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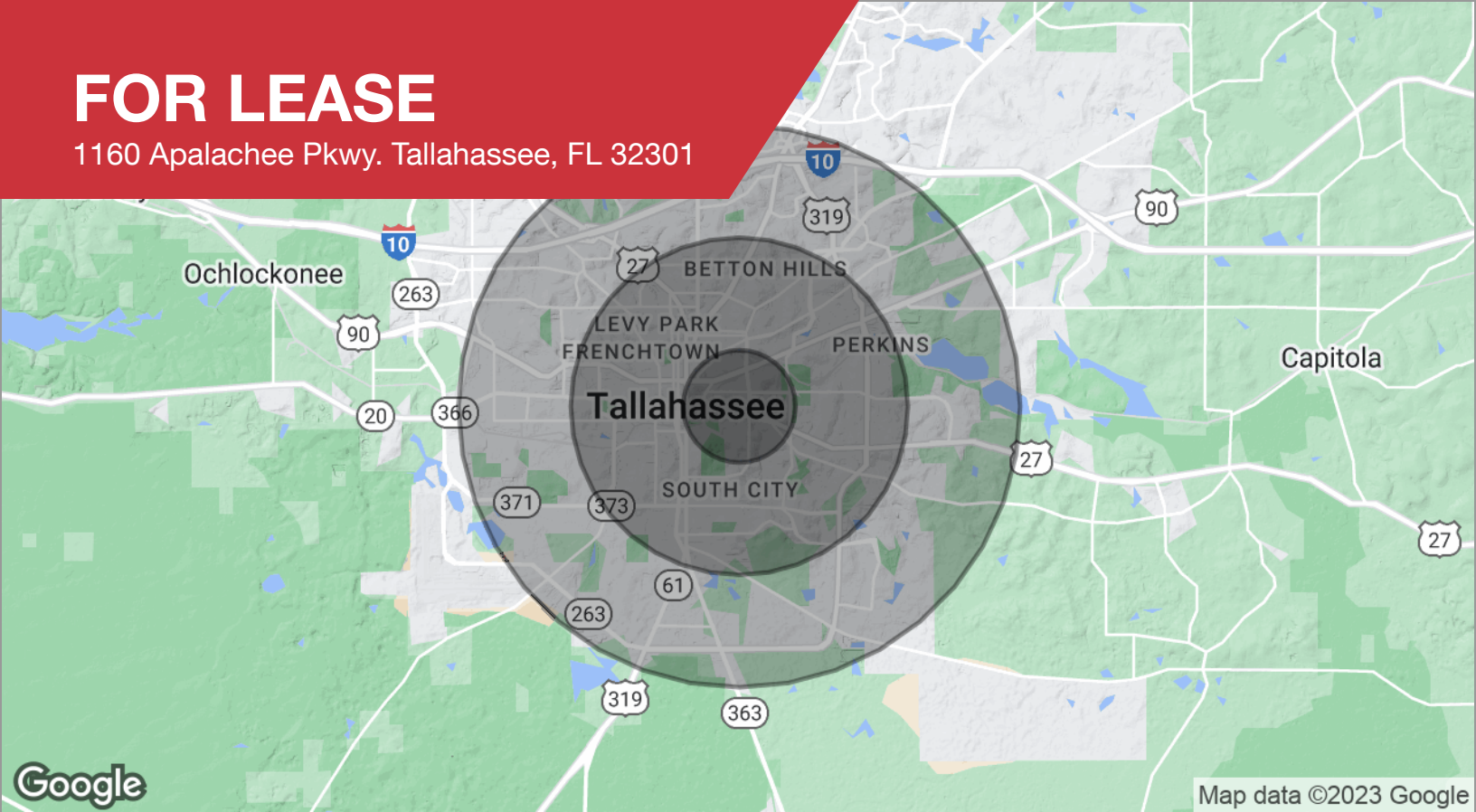
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,410	78,737	161,339
Median age	36.5	29.7	29.7
Median age (male)	34.6	28.8	28.9
Median age (Female)	38.8	30.5	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,094	33,124	68,254
# of persons per HH	1.7	2.4	2.4
Average HH income	\$52,798	\$47,407	\$47,599
Average house value	\$255,555	\$219,733	\$212,155

\* Demographic data derived from 2020 ACS - US Census