

# FOR LEASE

2990 Apalachee Parkway Tallahassee, FL 32301

# NAI TALCOR

**14,704 SF  
AVAILABLE**

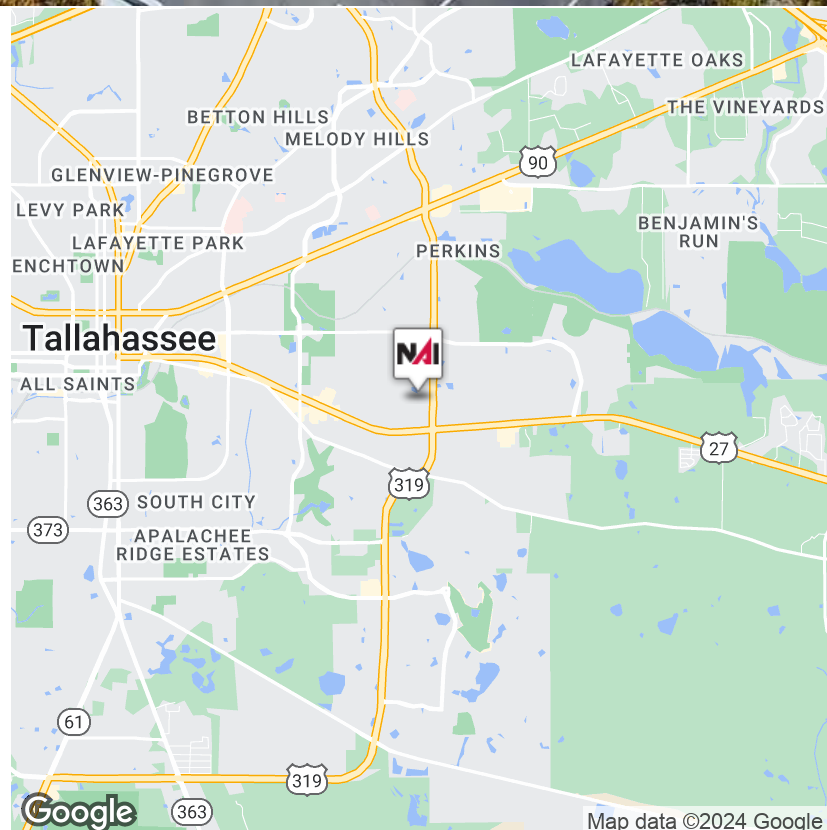


## Retail | 14,704 SF

Located at the intersection of Apalachee Parkway and Capital Circle SE. Great access, parking, and visibility. Anchor tenants include Planet Fitness, Dollar Tree, Beef O' Bradys and more.... Great location for discount retailer, furniture store or warehouse.

- Dock High Loading
- Large Open Retail Space
- New HVAC, Roof, & Bathrooms
- Part of a Thriving Shopping Center across the street from Sam's Club
- Apalachee Parkway AADT: 32,000
- Capital Circle SE AADT: 41,500

**Lease Rate: \$10.00 SF/Yr + NNN**



**Debbie Ashlin**  
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ashlin@talcor.com

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**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
talcor.com

Map data ©2024 Google

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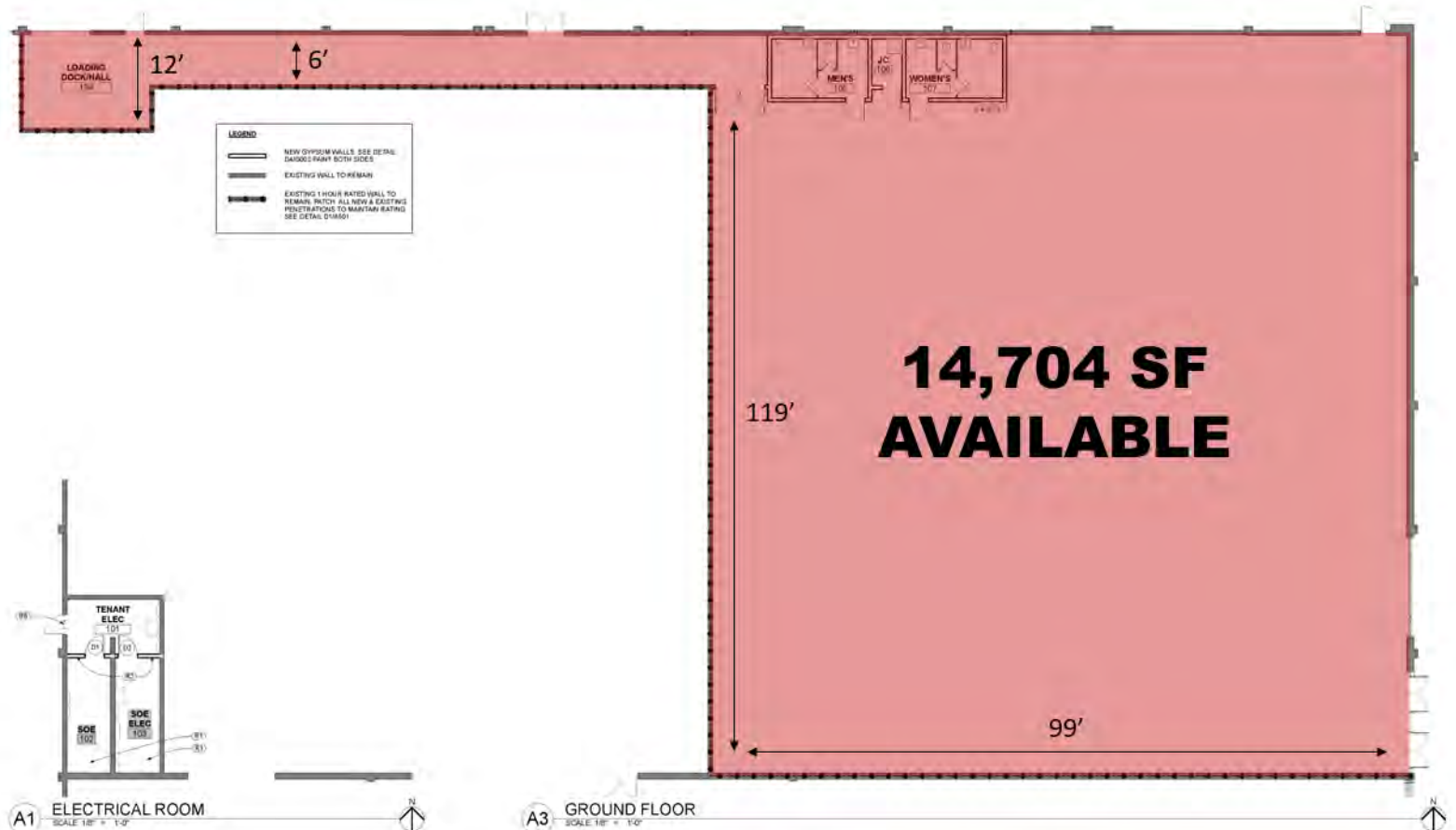
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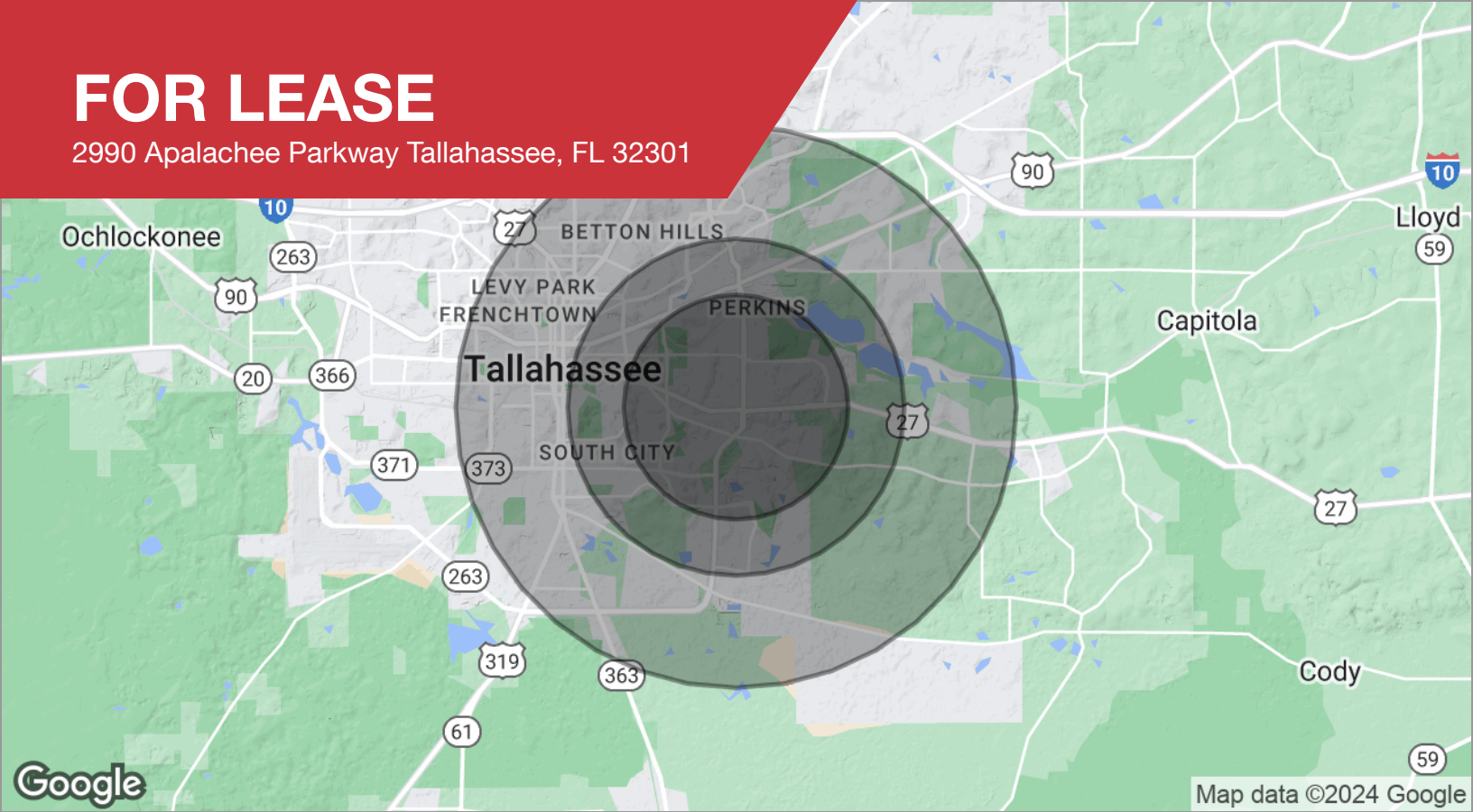
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**NAITALCOR**

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## DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	22,975	46,072	120,910
Median age	32.6	33.2	33.7
Median age (male)	31.1	31.3	32.4
Median age (Female)	33.6	34.7	34.7
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	11,739	23,121	56,385
# of persons per HH	2.0	2.0	2.1
Average HH income	\$58,300	\$62,217	\$62,200
Average house value	\$143,221	\$177,540	\$191,505

\* Demographic data derived from 2020 ACS - US Census