

Executive Summary



LEASE OVERVIEW

SALE PRICE:	\$1,900,000.00
AVAILABLE SF:	7,914 SF
LEASE RATE:	\$23.00 SF/Yr (NNN)
LOT SIZE:	1.82 Acres
YEAR BUILT:	2006
ZONING:	CU-45
CROSS STREETS:	Broward Street
TRAFFIC COUNT:	39,238

PROPERTY DESCRIPTION

Capitol Building and Central Business District less than 1/2 mile away. Fronts on Apalachee Parkway - Strong Day Time Pop - Over 6.0 million SF Office Space along arterial road. Other retailers and restaurants in the area include: Chilis, Olive Garden, Ross Stores, BJs Brewhouse, Chuys Tex Mex, Dillard's, Macy's, and many other Governor's Square Mall tenants. Part of 2 out parcel development, next to Millers Ale House. Nearby Hotels: Doubletree by Hilton, Hotel Duval, Four Points by Sheraton, Hilton Garden Inn, Wyndam Garden, Hampton Inn, Aloft, Marriott Courtyard, Comfort Suites, Home2 by Hilton, Springhill Suites, Best Western, Homewood Suites, and Governor's Inn



FOR LEASE | RETAIL

LOGAN'S ROAD HOUSE TALLAHASSEE

738 Apalachee Pkwy, Tallahassee, FL 32301



MILLER'S
ALE HOUSE



738 Apalachee Pkwy,
Tallahassee, FL 32301

chji's

EconoLodge



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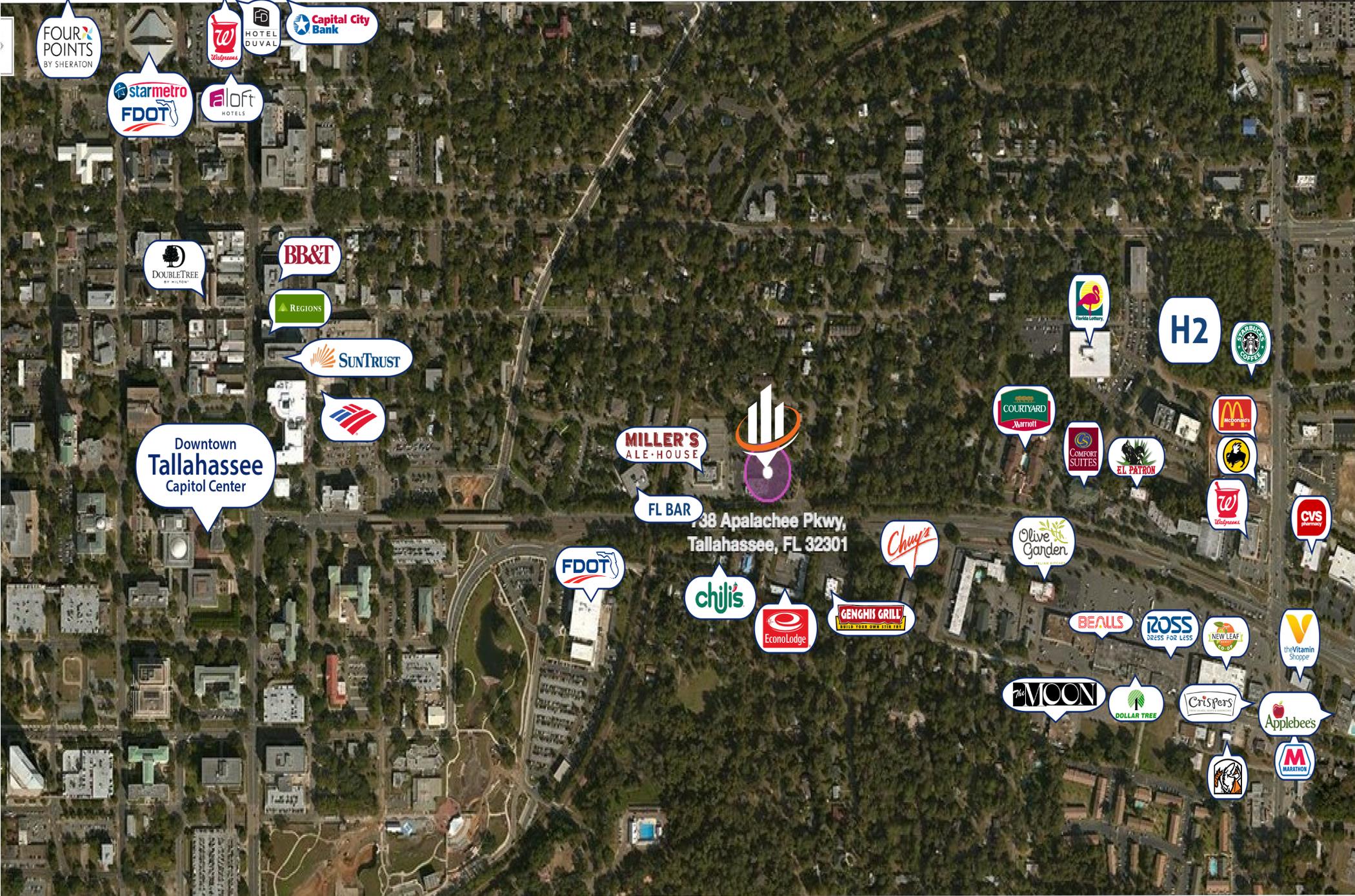


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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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Downtown Tallahassee Capitol Center

MILLER'S ALE-HOUSE

FL BAR

chili's

EconoLodge

GENGHI GRILL

Chuy's

Olive Garden

BEALLS

ROSS DRESS FOR LESS

NEW LEAF CO-OP

theVitamin Shoppe

The MOON

DOLLAR TREE

Crispers

Applebee's

MARATHON

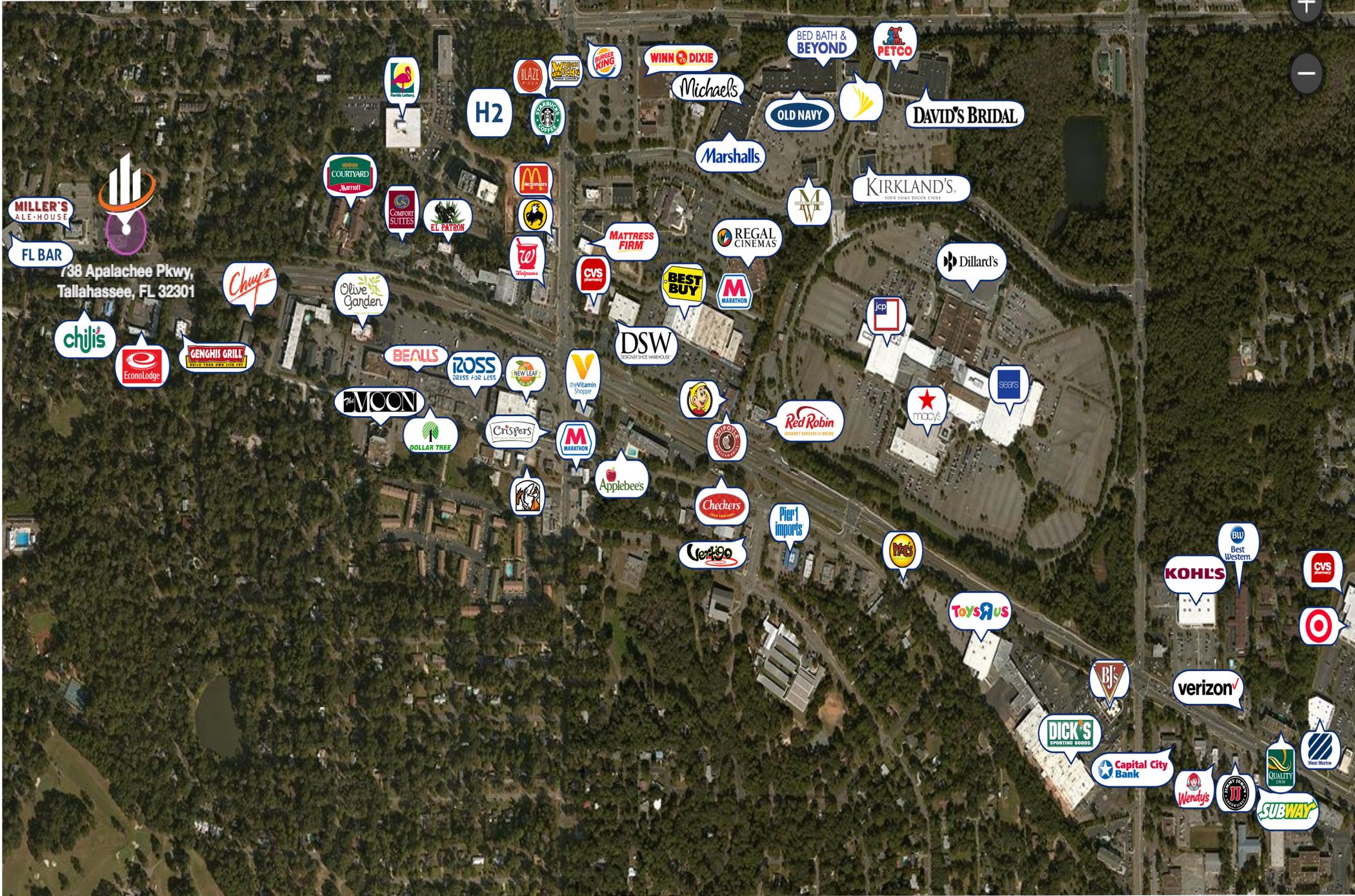


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First Team Commercial

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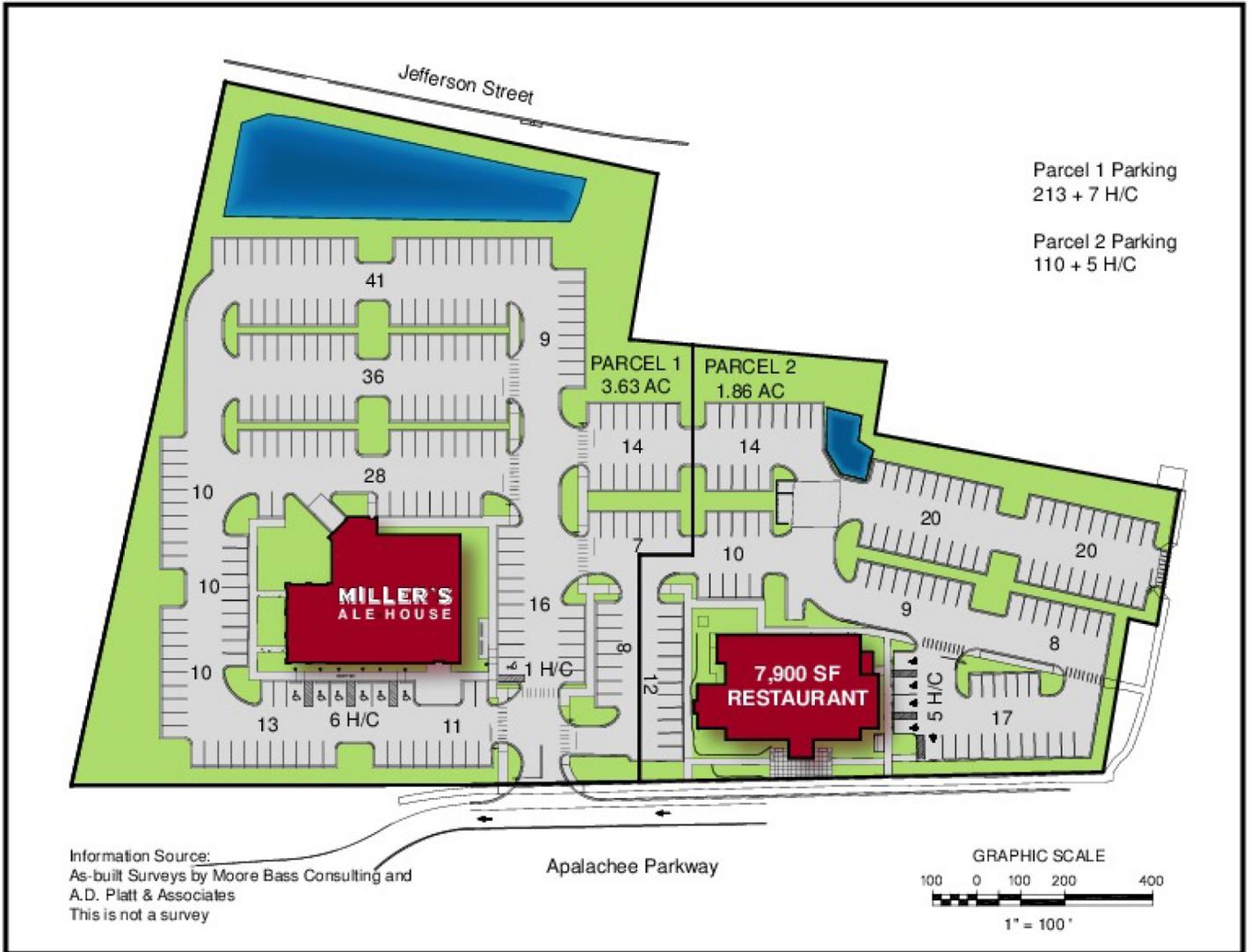




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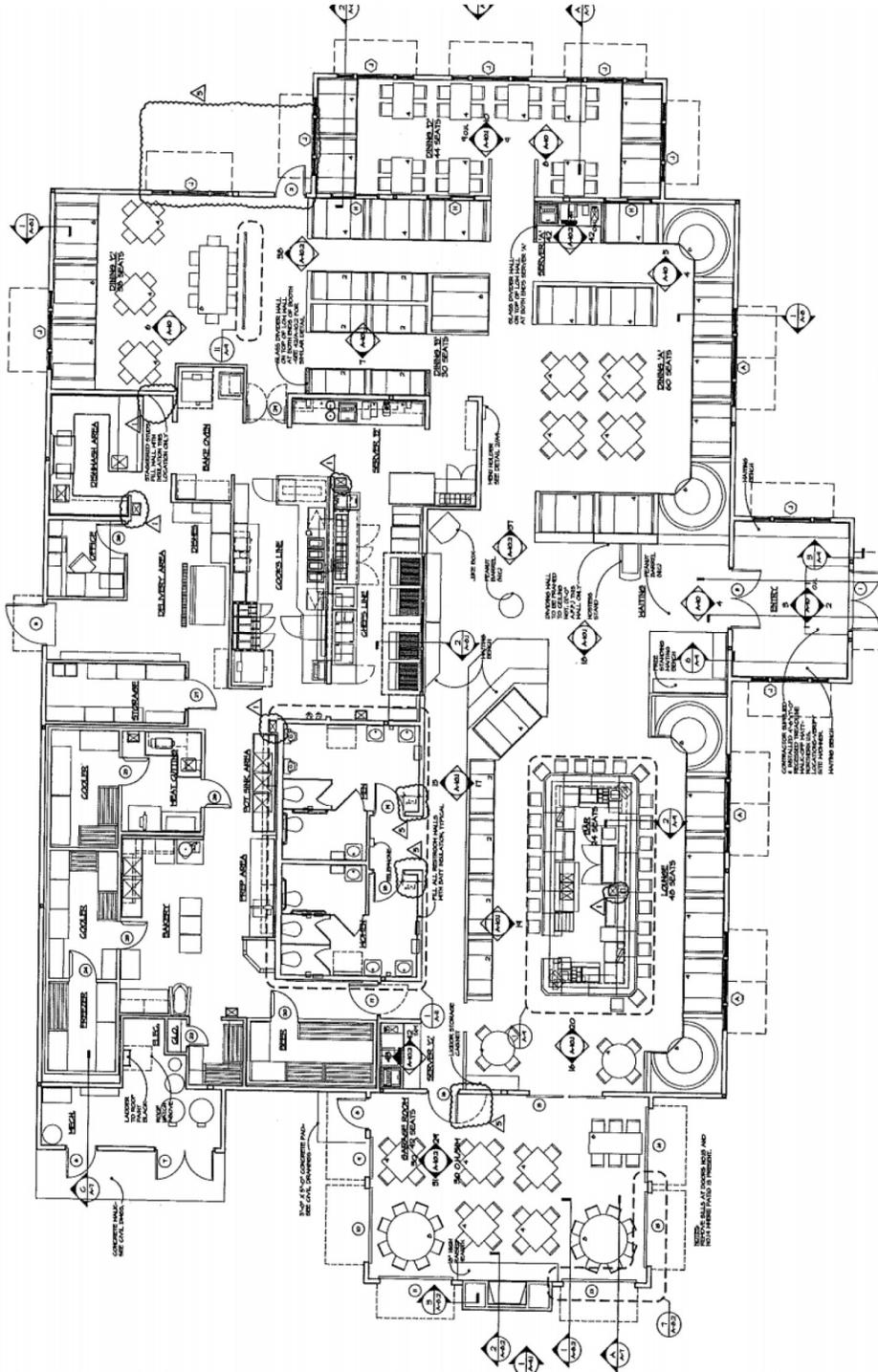


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Logans' Floor Plan



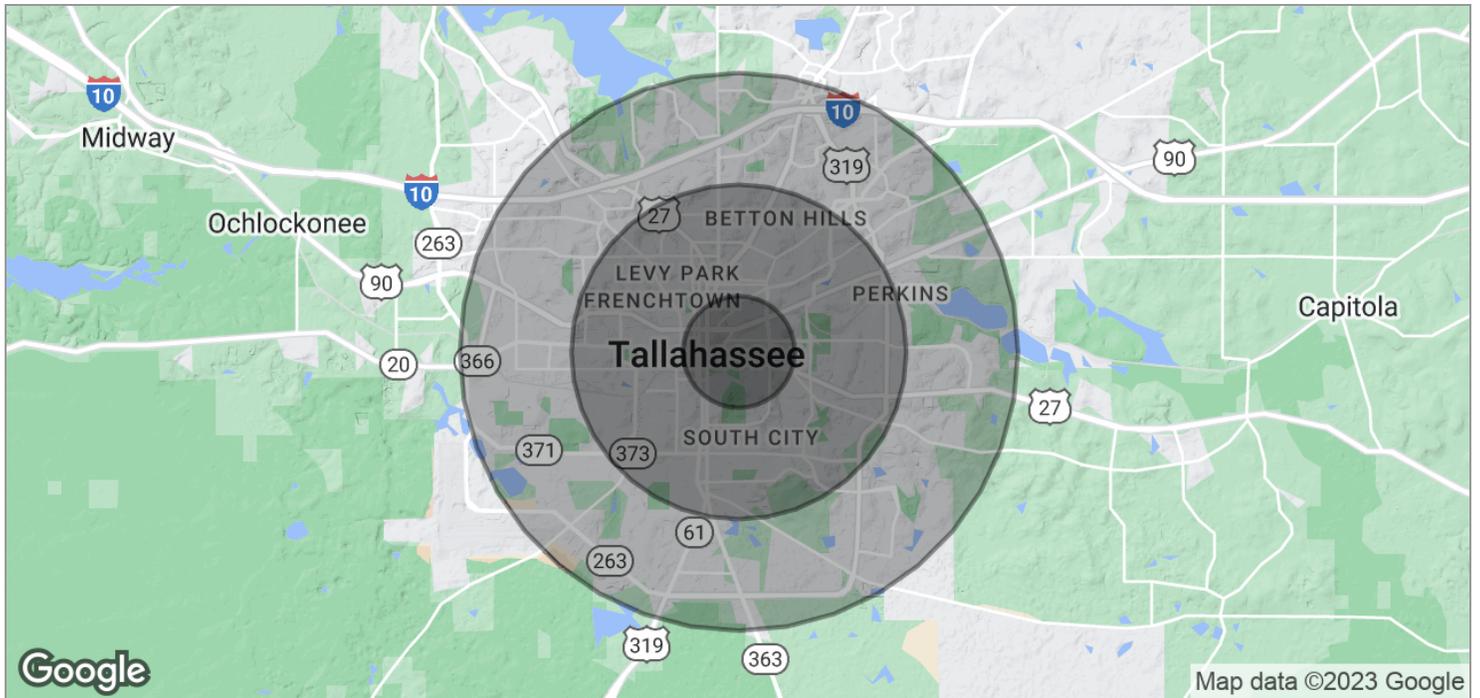
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,825	86,552	166,769
MEDIAN AGE	34.9	28.8	29.2
MEDIAN AGE (MALE)	33.2	28.0	28.5
MEDIAN AGE (FEMALE)	37.8	29.5	29.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,167	36,368	69,899
# OF PERSONS PER HH	1.8	2.4	2.4
AVERAGE HH INCOME	\$51,370	\$44,215	\$46,782
AVERAGE HOUSE VALUE	\$260,621	\$214,757	\$209,664



DISCLAIMER

RESTAURANT AVAILABLE IN TALLAHASSEE, FL | STATE CAPITOL | 7,914 SF | TALLAHASSEE, FL

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