



FOR LEASE
1,650 SF

2221 S MONROE ST
TALLAHASSEE, FL 32301

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Executive Summary



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.89 Acres

Year Built: 2007

Building Size: 6,600 SF

Renovated: 2017

PROPERTY OVERVIEW

This Retail Strip Center is located in Tallahassee, FL off of Monroe St. The site is easily accessible from all areas of town and sees high traffic year round with very high traffic during the Fall and Spring collegiate semesters. The construction, completed in 2007, remains in good condition with upgrades throughout.

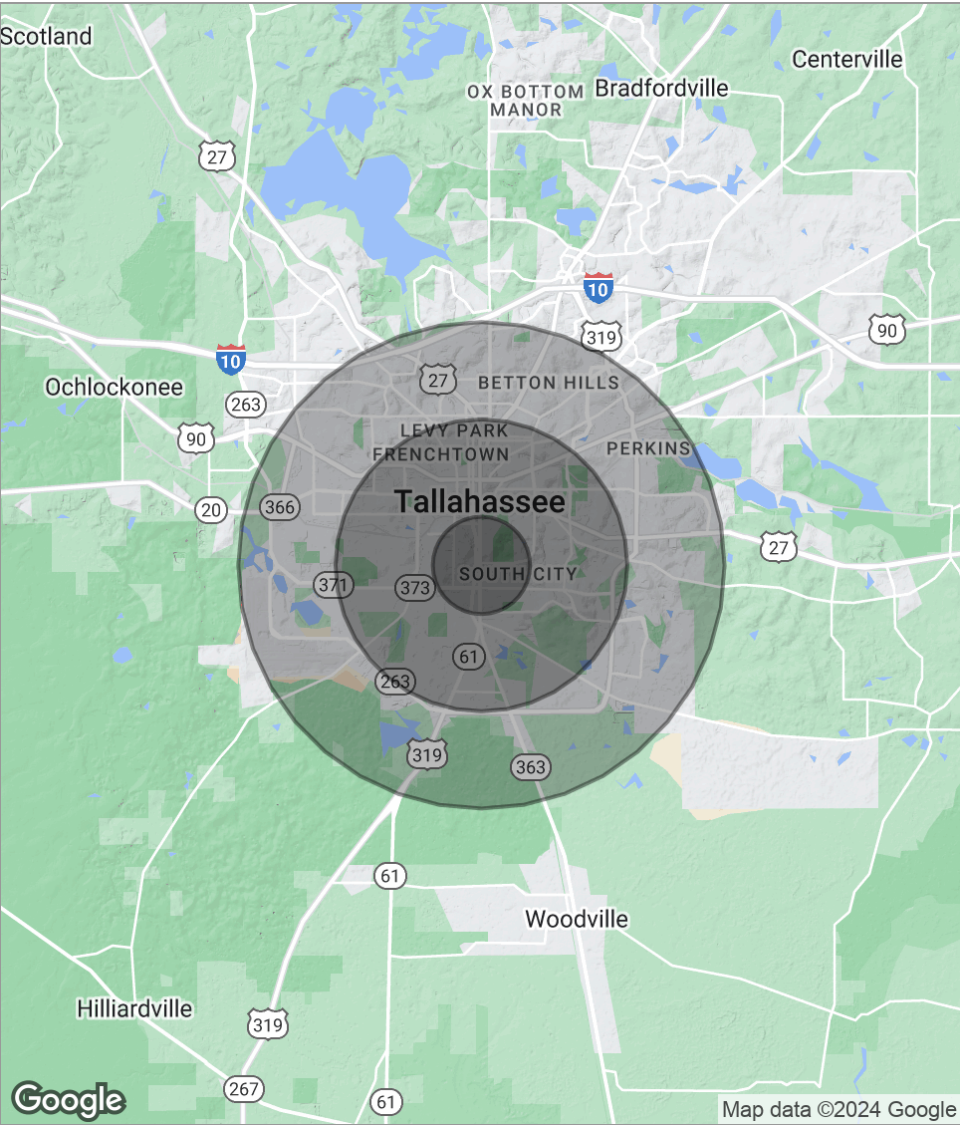
LOCATION OVERVIEW

This property is located at the Northeast intersection of Monroe St. and Yager St. 0.2 of a mile from Florida A & M University and Capital City Country Club 1 mile from Downtown Tallahassee & Gaines Street Redevelopment Neighboring retailers include Walgreens, Advance Auto Parts, O'Reilly Auto Parts, and Marathon Gas.

PROPERTY HIGHLIGHTS

- 1,650 SF Retail Space Currently Available
- Approx. 40 parking places
- Metal Building and Roof
- Annual Daily Traffic 21,016

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,411	75,413	151,260
Median age	23.7	28.2	28.3
Median age [male]	20.5	27.1	27.6
Median age [Female]	26.9	29.2	29.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,325	30,468	63,306
# of persons per HH	3.1	2.5	2.4
Average HH income	\$34,164	\$36,356	\$43,317
Average house value	\$132,214	\$168,015	\$195,404

** Demographic data derived from 2020 ACS - US Census*