



MAHAN COMMONS

2819 MAHAN DR
TALLAHASSEE, FL 32308

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MAHAN DRIVE

CAPITAL CIRCLE

MAHAN COMMONS | TALLAHASSEE, FL



LEASE SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$14 PSF Monthly-NNN
Lot Size:	2.01 Acres
Year Built:	2007
Building Size:	17,800 SF
Zoning:	Commercial Parkway
Market:	Northeast Tallahassee
CAM Fee (Pass Thru's)	\$6.00 per sq foot

LEASE OVERVIEW

Units available are currently configured for device repairs with retail/display space, restaurant space, and open retail space. There is loading in rear with standard 3' door as well as front standard glass entrance door in each unit as well as 1 restroom.

Unit Dimensions are 15 feet wide x 80 feet deep [1200 SF Units] & 17 feet wide x 80 feet deep [1400 SF Unit].

LOCATION OVERVIEW

This building is on Mahan Dr. near Capital Circle NE lighted intersection. The area has a high daytime population due to the many medical offices, retail centers, and restaurants nearby. The property is conveniently located near major roadways as well as I-10.

Nearby retailers include Walgreens, Zaxby's, Publix, Dominoes, & Moe's

Neighboring Tenants: 7 Day Spa, Habana's Boardwalk, Da Khyber Grill, Whole Health Clinic, Wok N Roll

PROPERTY HIGHLIGHTS

- Very High Traffic Area [ADT 27,500]
- 3.4 Miles to I-10 & 3.8 Miles to FSU
- 2.7 Miles to Tallahassee Memorial Hospital [TMH]
- \$63,548 Annual Household Income within 5 miles

UNIT SUMMARY | UNIT 122



PROPERTY OVERVIEW

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LOCATION OVERVIEW

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UNIT NUMBER	SQUARE FEET	RATE	LEASE TYPE	DIMENSIONS	CURRENT BUILDOUT
122	1200	\$14 PSF	NNN	15 X 80	Open Floor plan/Retail

RETAILER MAP



AERIAL PHOTO

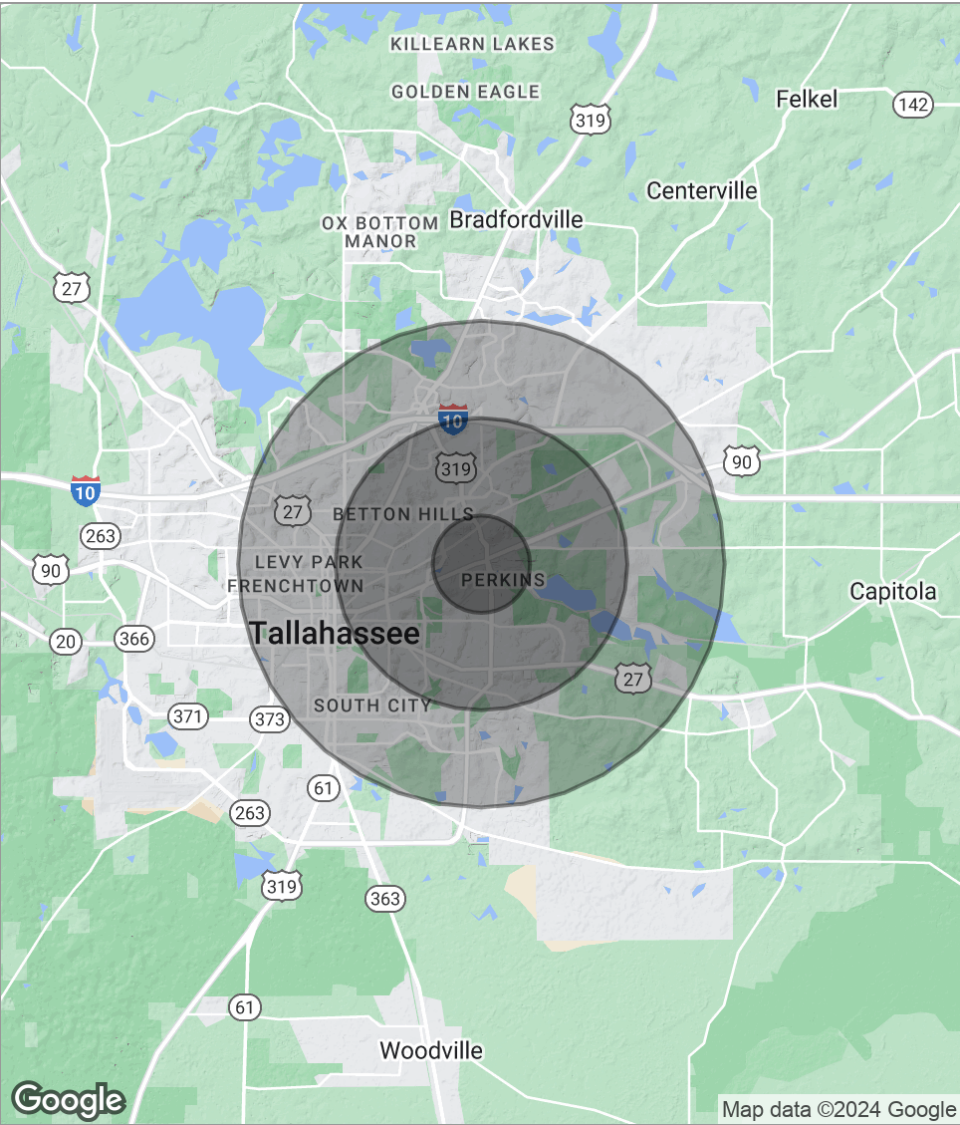


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SVN | SouthLand Commercial

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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,750	45,383	118,655
Median age	35.4	35.9	34.3
Median age (male)	33.7	34.7	33.5
Median age (Female)	36.3	36.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,871	22,261	51,520
# of persons per HH	2.0	2.0	2.3
Average HH income	\$59,392	\$63,004	\$63,578
Average house value	\$210,417	\$240,632	\$246,094

* Demographic data derived from 2020 ACS - US Census