



FORMER VERIZON STORE

1889 N. MARTIN LUTHER KING JR BLVD
TALLAHASSEE, FL 32303

Matt Fleck
Associate Advisor
O: 850.508.5941
fleck@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	1,350 - 2,150 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.59 Acres
Year Built:	2000
Building Size:	3,500 SF
Zoning:	AC - Activity Center
Traffic Count:	33,500 ADT

PROPERTY OVERVIEW

3,500 SF of Retail space available for lease.

LOCATION OVERVIEW

Located in the heart of Tallahassee near many local businesses, and restaurants. It is close proximity to downtown, Midtown and Florida State University, with access from Tharpe St., Monroe St. and Interstate 10. The property sits on an island between two of the most heavily traveled roads in Tallahassee. This property is also directly across the street from the Northwood Centre, a 500,000 SF mixed use campus, office/retail center.

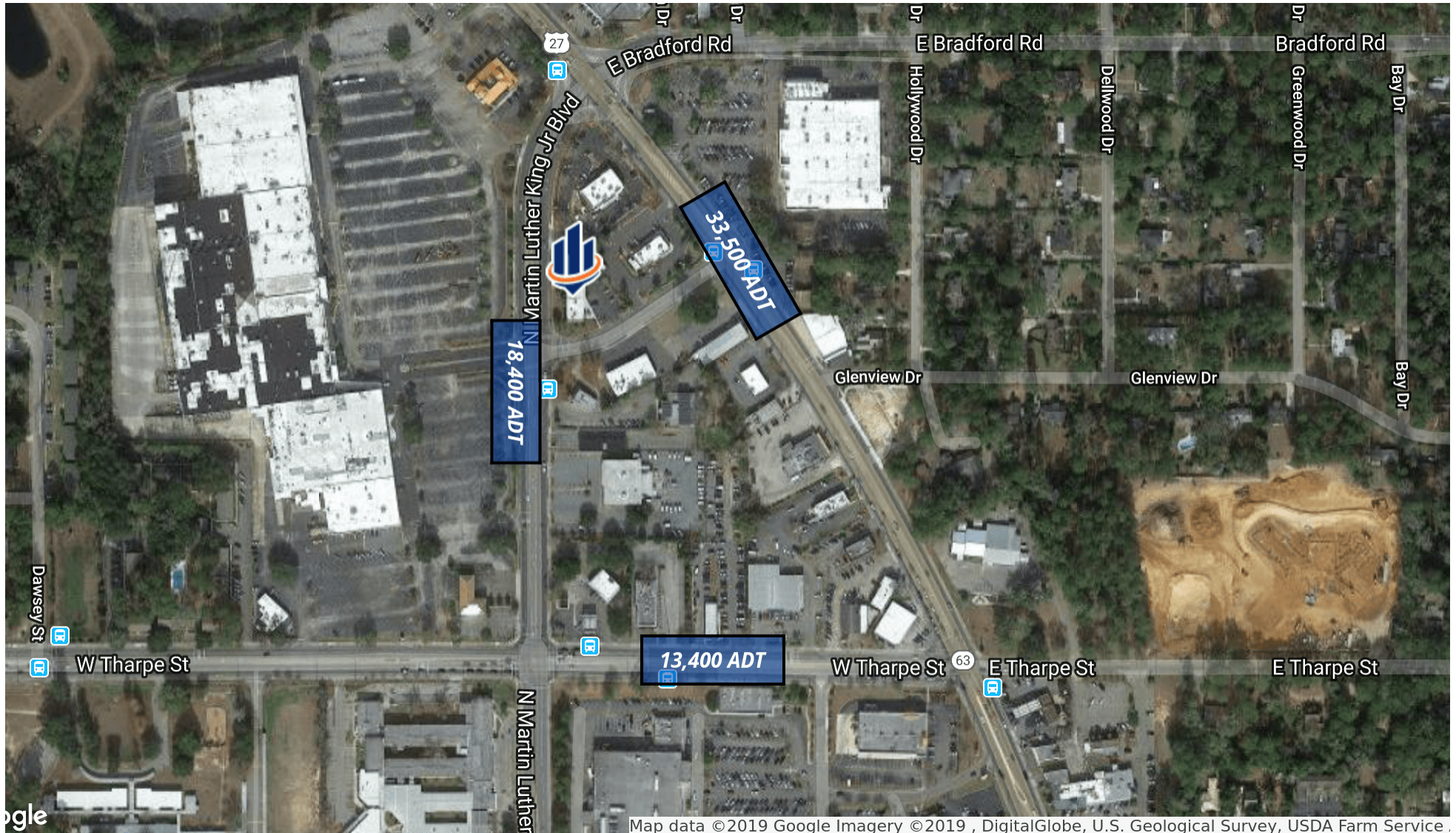
PROPERTY HIGHLIGHTS

- High Traffic Area
- 24 Parking Spaces
- Central Location in Tallahassee
- Open Floor Plan

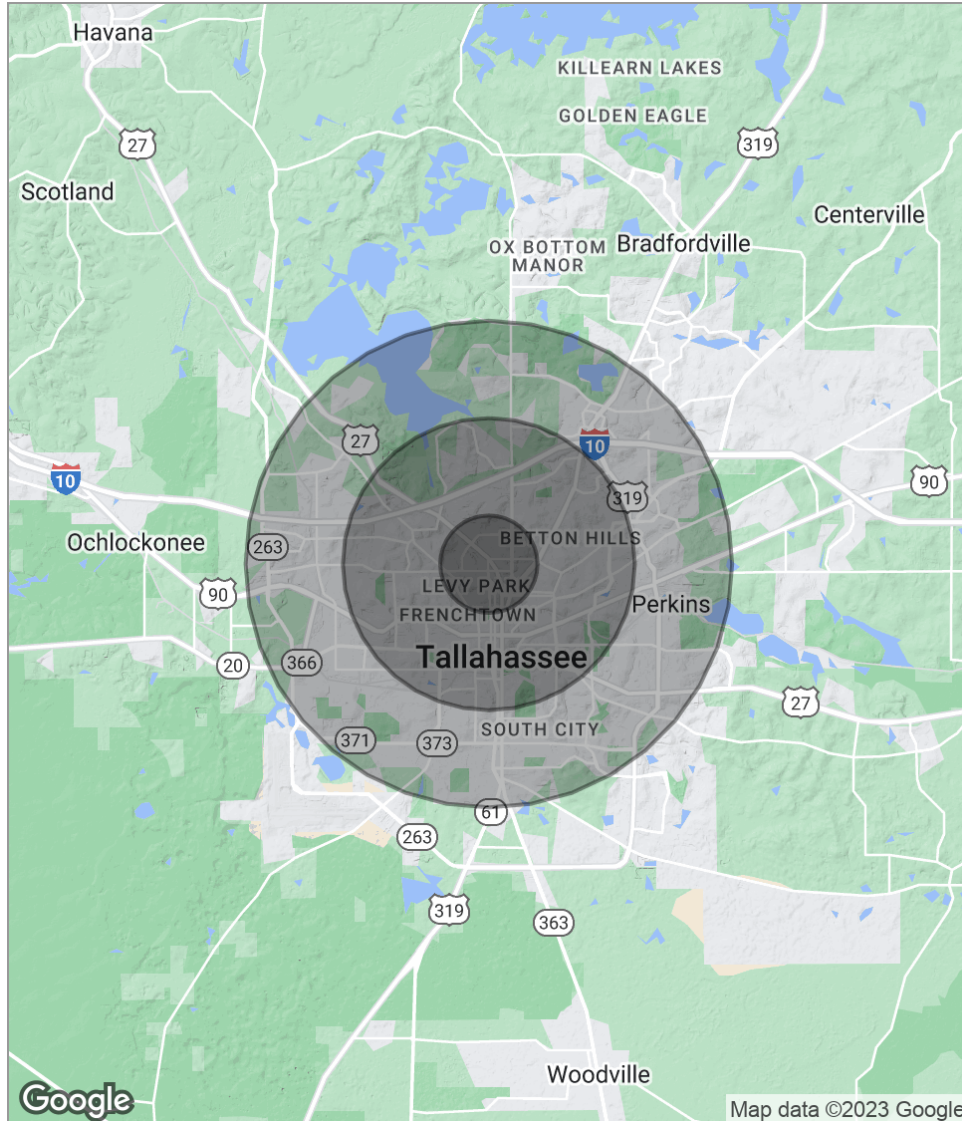
Retailer Map



Annual Daily Traffic Counts



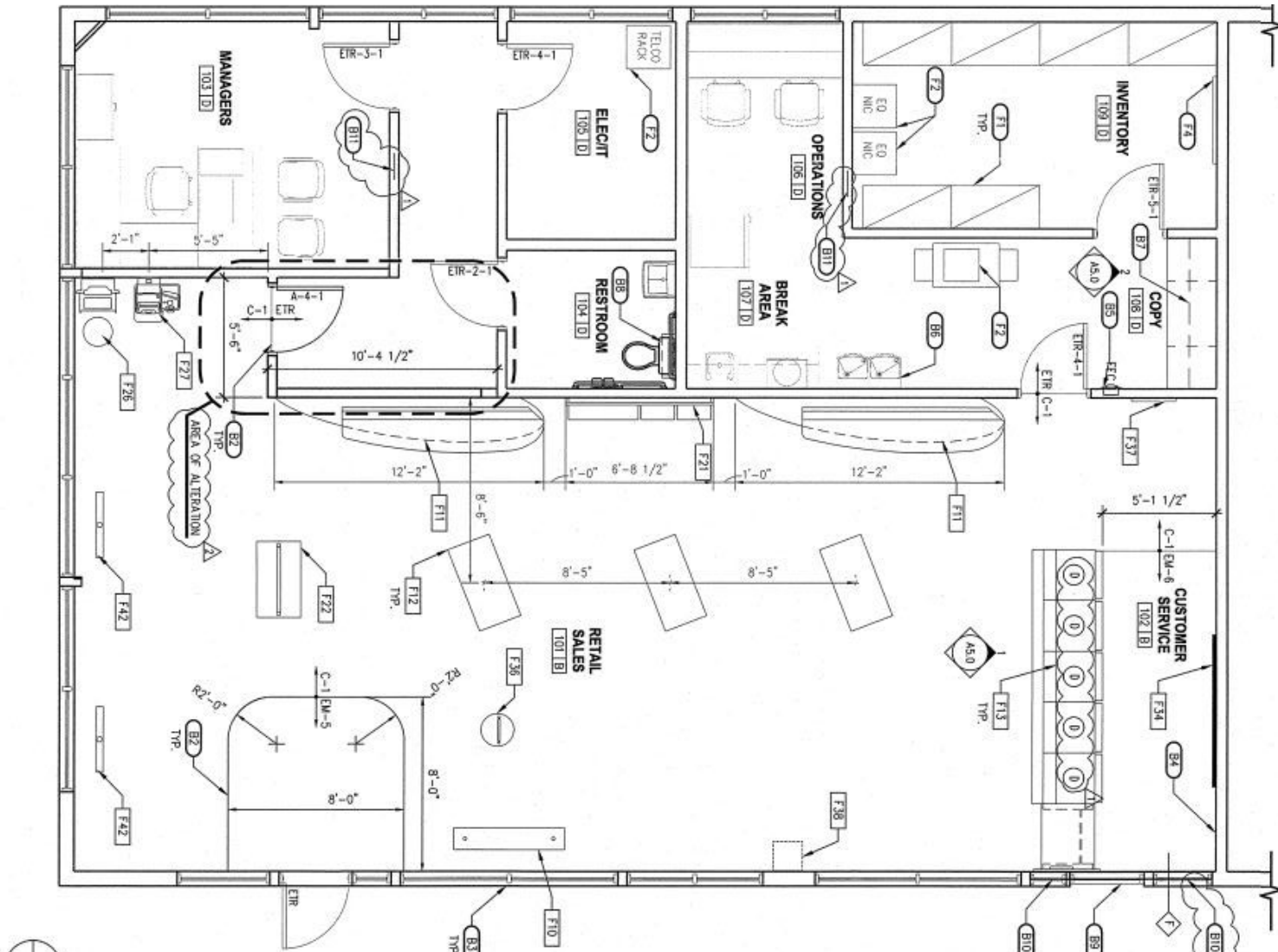
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,234	87,196	174,415
Median age	29.3	28.5	29.4
Median age [Male]	29.3	28.7	28.8
Median age [Female]	29.4	28.2	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,571	34,867	72,765
# of persons per HH	2.2	2.5	2.4
Average HH income	\$49,806	\$48,518	\$49,272
Average house value	\$226,289	\$253,342	\$222,613

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

Floor Plan



Property Photos



Interior Photos

