



EXECUTIVE SUMMARY

VILLAGE AT APALACHEE

1435 E LAFAYETTE ST, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	2,570 SF
Lease Rate:	\$29.50 SF/yr Plus \$4.60 CAM
Building SF:	+/- 9,000 SF
Zoning:	Urban Pedestrian
Year Built:	2015
Leon County APN:	310550 I0080

PROPERTY HIGHLIGHTS

- Located at 1435 E Lafayette St, in the largest retail corridor in Tallahassee and is also across from Governor's Square Mall (1,020,000 SF), the dominant regional mall in Tallahassee!
- Join BJ's, Red Robin, Vertigo Burgers, Chipotle, Party City, Olive Garden, and more!
- Close proximity to Florida State University, 49,989 students & faculty and Florida A&M, 13,709 students & faculty.
- Access to two traffic light intersections and excellent visibility from Apalachee Pkwy.

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

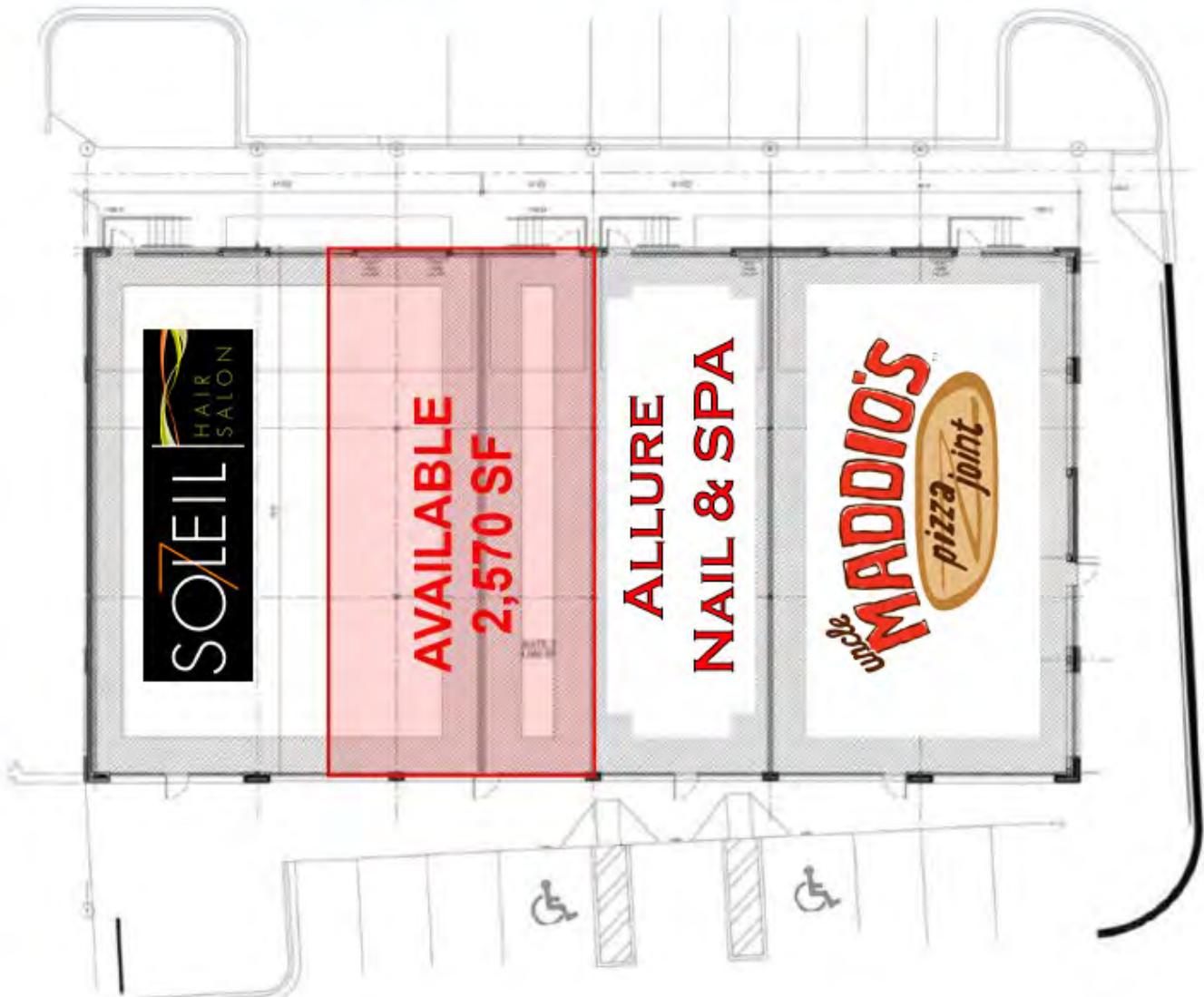




TENANT MIX

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ADDITIONAL PHOTOS

VILLAGE AT APALACHEE

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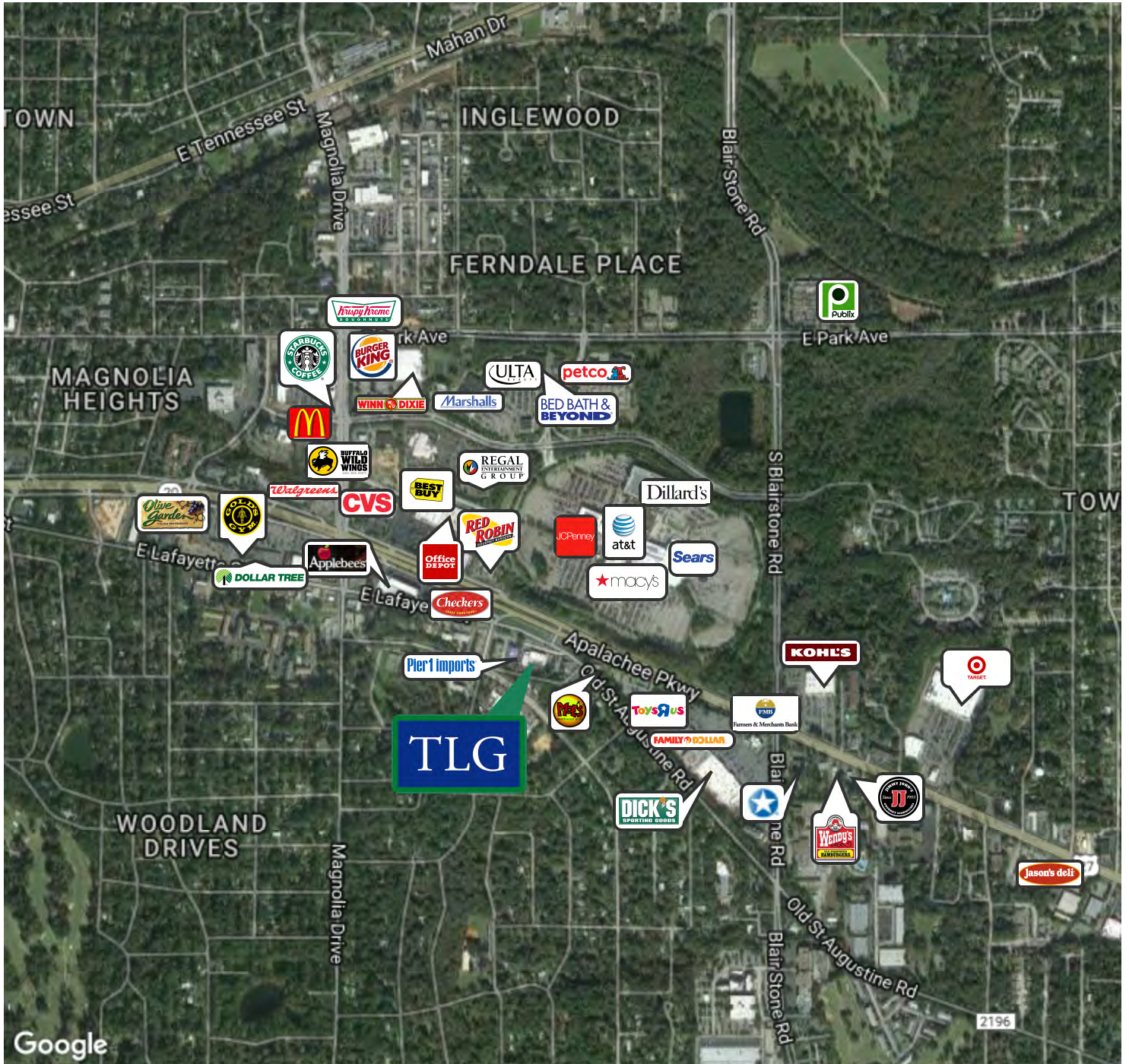




RETAILER MAP

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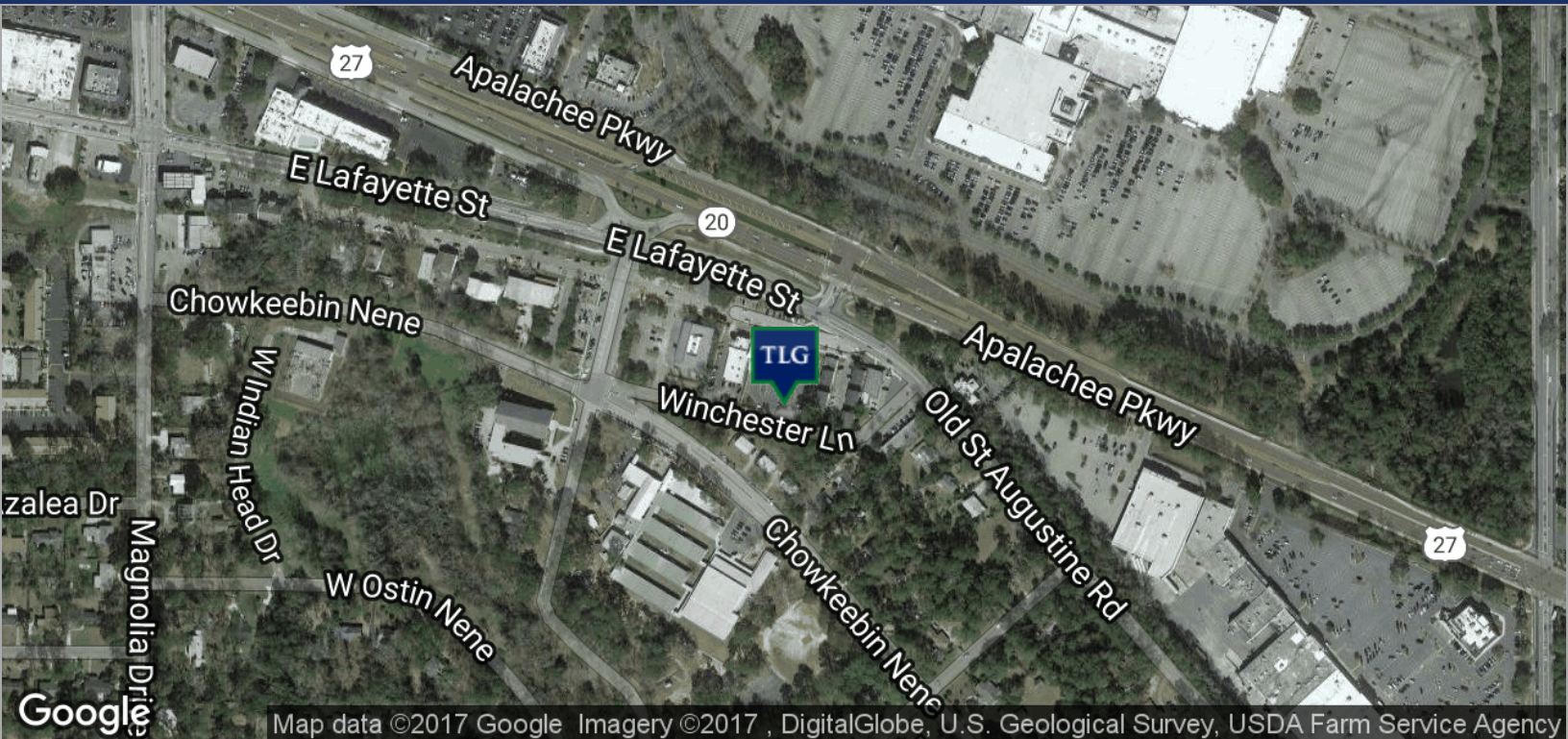




LOCATION MAPS

VILLAGE AT APALACHEE

1435 E LAFAYETTE ST, TALLAHASSEE, FL 32301



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Map data ©2017 Google

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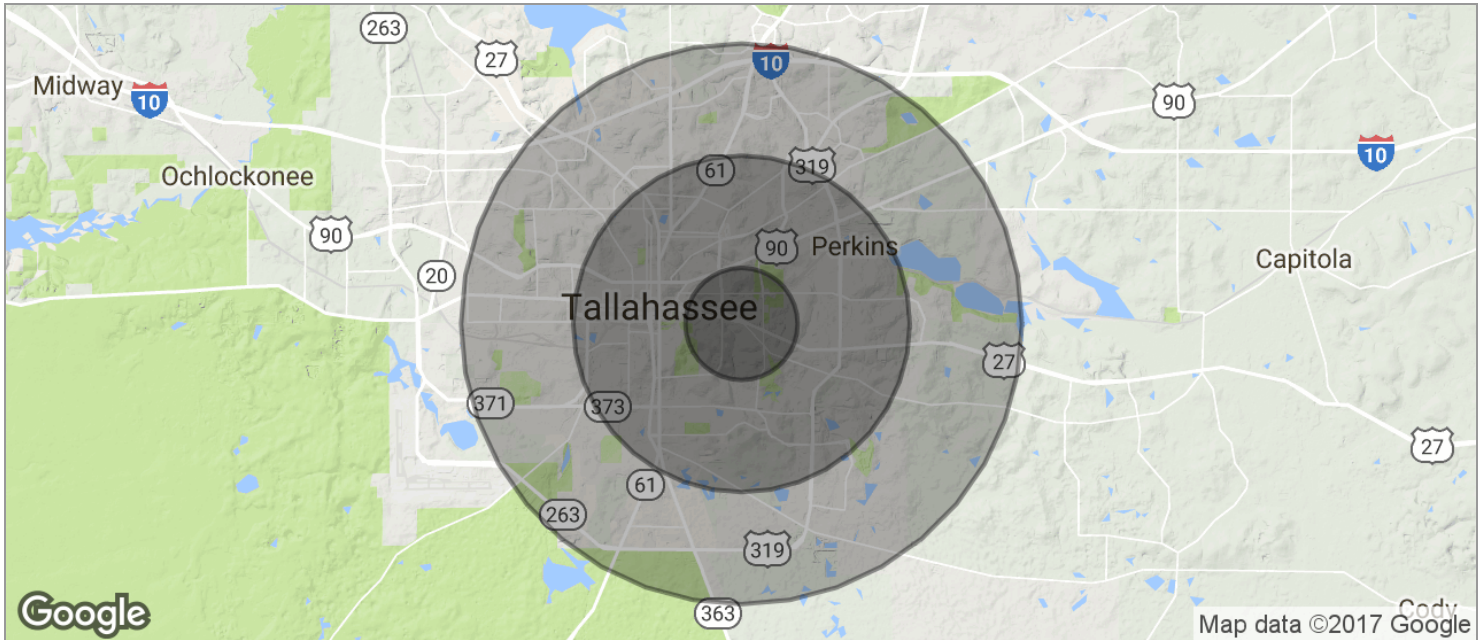




DEMOGRAPHICS MAP

VILLAGE AT APALACHEE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,906	64,224	151,545
MEDIAN AGE	34.6	30.9	30.1
MEDIAN AGE (MALE)	32.8	29.6	29.3
MEDIAN AGE (FEMALE)	35.7	32.1	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,174	28,892	64,436
# OF PERSONS PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$52,361	\$49,026	\$48,317
AVERAGE HOUSE VALUE	\$236,888	\$213,224	\$214,446

* Demographic data derived from 2010 US Census

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