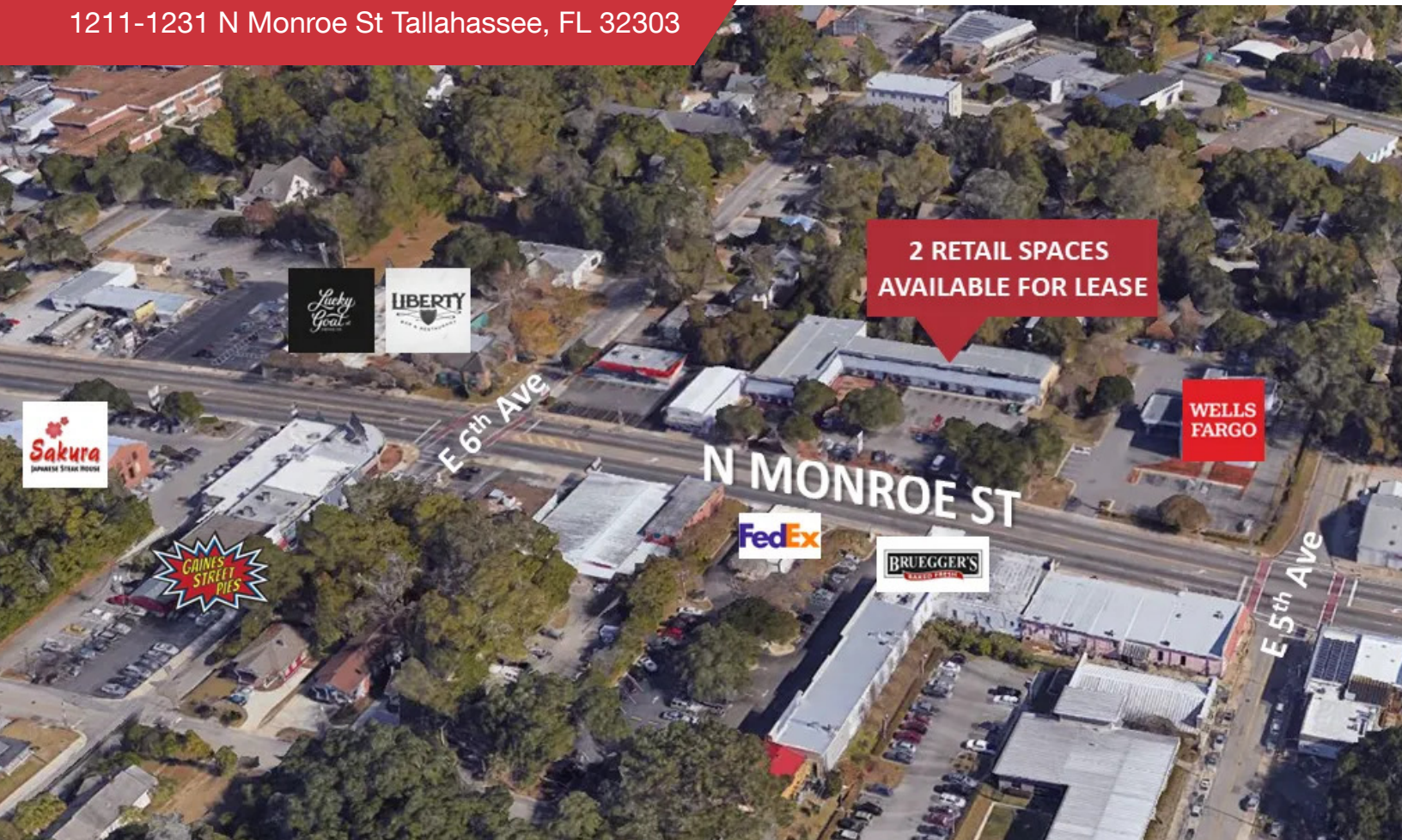


FOR LEASE

1211-1231 N Monroe St Tallahassee, FL 32303

NAI TALCOR



Retail | 2,000 - 2,112 SF

A well-established shopping center located on North Monroe Street in one of Tallahassee's most desirable retail corridors. The property offers excellent visibility, pylon signage, ample parking, and convenient access surrounded by restaurants, retailers, offices, and dense residential neighborhoods.

- Prime Midtown Location on North Monroe Street
- Open Retail Floor Plans
- Monument/Pylon Signage Available
- Surrounded by Established Restaurants, Retailers, Offices, and Residential Neighborhood
- Ideal for Tattoo Studio, Fitness Studio, Dance Studio, Hair Salon, Liquor Store, Specialty Retail, Wellness, Medical, or Service-Oriented Users

OFFERING SUMMARY

AVAILABLE SF	2,000 - 2,112 SF
LEASE RATE	\$20 SF/yr (NNN)
ZONING	CU-45
BUILDING SIZE	13,174 SF
LOT SIZE	0.5 Acres

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1215 N Monroe St	\$20.00 SF/yr	2,000
1211 N Monroe	\$20.00 SF/yr	2,112

✉ **Debbie Ashlin**
+1 850 544 5677
ashlin@talcorm.com

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NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

FOR LEASE

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2,000 SF FOR LEASE



2,112 SF FOR LEASE

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NAITALCOR

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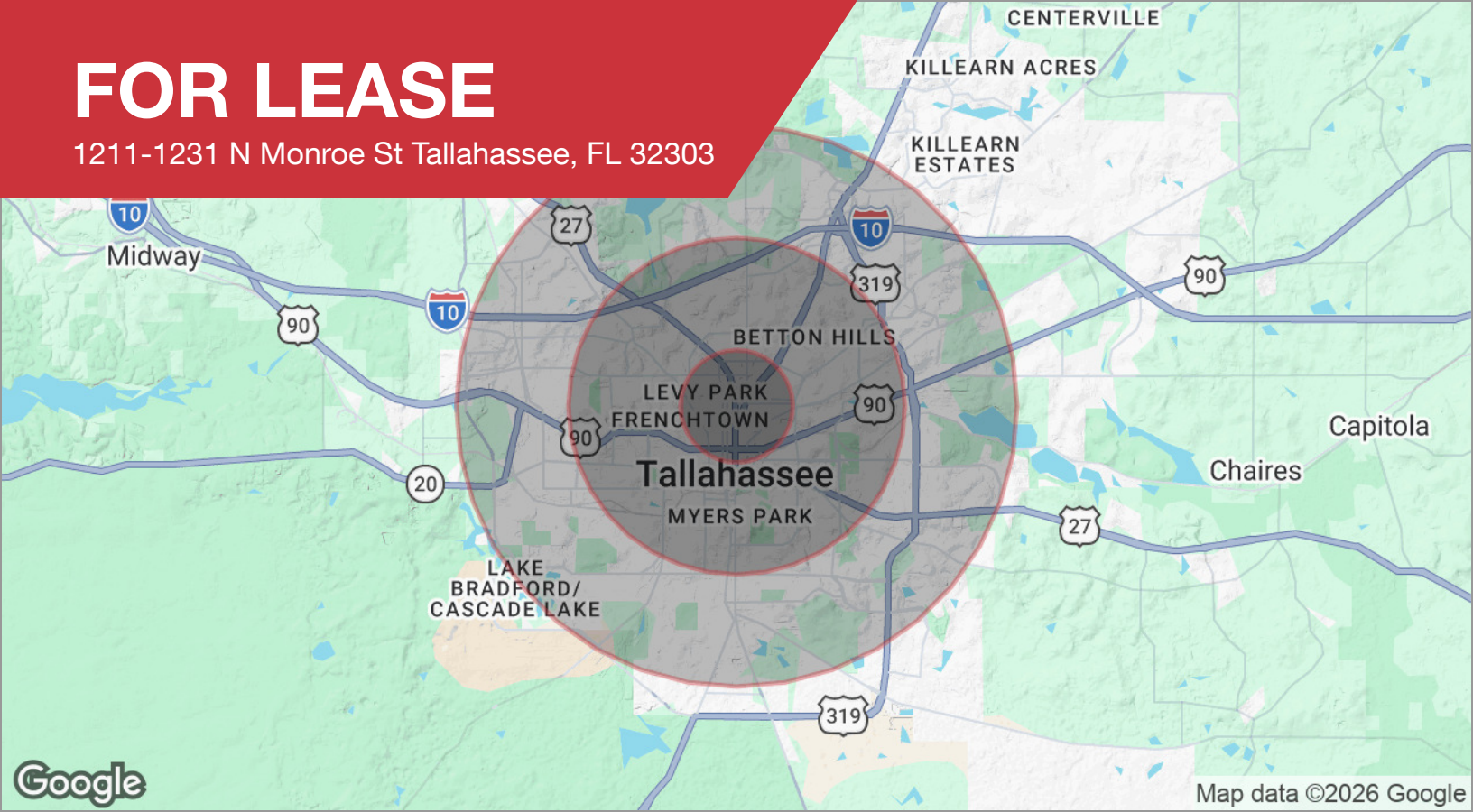
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TALCOR

FOR LEASE

1211-1231 N Monroe St Tallahassee, FL 32303



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,019	91,768	174,280
Median age	33.4	28.3	29.3
Median age (male)	34.4	28.0	28.7
Median age (Female)	32.6	28.4	29.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,860	37,246	72,879
# of persons per HH	2.1	2.5	2.4
Average HH income	\$44,819	\$45,770	\$48,325
Average house value	\$275,207	\$239,477	\$216,796

* Demographic data derived from 2020 ACS - US Census