

SHOPPES @ SUMMERFIELD

4910 N MONROE ST

TALLAHASSEE, FL 32308



NAITALCOR

All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

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PROPERTY OVERVIEW

Shoppes at Summerfield is a neighborhood retail, office, and medical development featuring five buildings totaling 43,200 square feet. The project offers a mix of restaurant, end cap, and inline spaces designed to support a variety of uses. Located along the growing North Tallahassee/US-27 corridor, the development will serve as a central hub for the surrounding community, with green space for outdoor seating, markets, and events, all within a walkable setting. Lots are available for purchase individually at \$350,000 or together for \$650,000.

PROPERTY HIGHLIGHTS

- Retail/Office/Medical Center Ready to Develop
- Signage directly on US-27
- 38,000 Daily Traffic Counts
- Adjacent new construction of 170 single-family homes & 300-unit apartments
- Lots available for \$350,000 each or \$650,000 for both

OFFERING SUMMARY

Sale Price:	\$650,000.00
Building Size:	426,275 SF
Lot size:	4.89 Acres
Zoning:	PUD-68
Best Use:	Retail
APN:	21052600M0010 & 21052600N0010



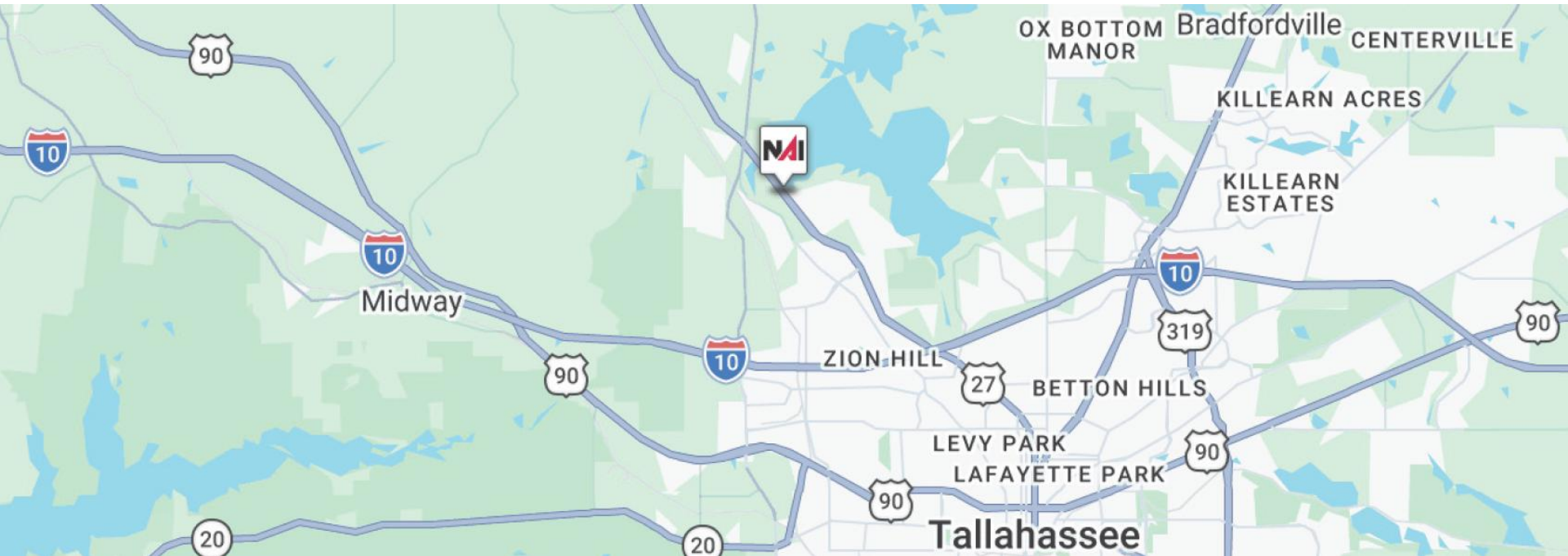
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PROPERTY/LOCATION DESCRIPTION

This retail development includes three buildings totaling 43,200 SF. The site is designed to attract the Tallahassee community and is well suited for destination users such as breweries, large restaurants, and medical or dental offices. Spaces range from a minimum of 1,200 SF up to 16,800 SF contiguous. Two of the three standalone buildings offer drive-through capability.

Located just off North Monroe Street (US-27), this retail development is surrounded by strong residential and commercial growth, including nearby Walmart, Publix, and an executive office park. The site benefits from approximately 38,000 vehicles per day (combined AADT) and direct frontage on US-27. Shoppes at Summerfield is connected to an existing 300+ unit apartment community and 170 new single-family homes, positioning it as a key driver of commercial growth along the northern gateway between Tallahassee and Georgia.



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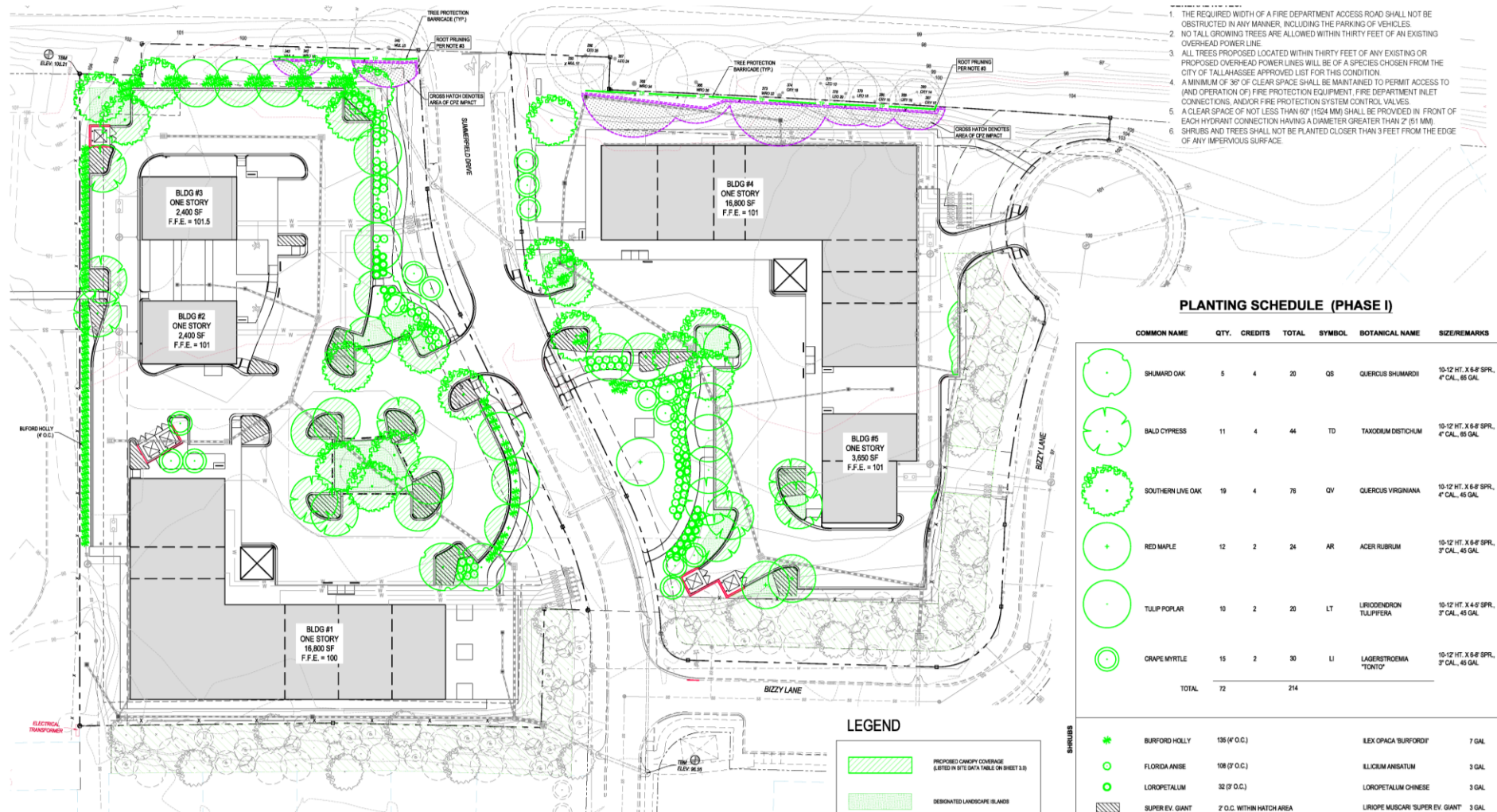
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SITE PLAN



1. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
2. NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
3. ALL TREES PROPOSED LOCATED WITHIN THIRTY FEET OF ANY EXISTING OR PROPOSED OVERHEAD POWER LINES WILL BE OF A SPECIES CHOSEN FROM THE CITY OF TALLAHASSEE APPROVED LIST FOR THIS CONDITION.
4. A MINIMUM OF 30' OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
5. A CLEAR SPACE OF NOT LESS THAN 90" (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2" (51 MM).
6. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS SURFACE.

RETAILER MAP



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ARIEL IMAGE



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,325	21,300	61,964
MEDIAN AGE	33.4	37.0	33.0
MEDIAN AGE (MALE)	32.9	36.0	32.6
MEDIAN AGE (FEMALE)	35.3	38.2	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,742	9,040	26,471
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$99,037	\$91,261	\$78,154
AVERAGE HOUSE VALUE	\$276,655	\$249,938	\$360,071



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