

**AVAILABLE****SUBWAY**

3808

N Monroe Street.

Divisible retail on N Monroe — sharing a site with Subway and newly opened 7 Brew Coffee.

3808 N Monroe Street • Tallahassee, FL 32303

LOGAN SHORT

850.566.3782 • lshort@teampcg.com

PREMIER COMMERCIAL GROUP

850.205.2150 • teampcg.com

Divisible Retail on N Monroe.

1,200 – 3,200 SF sharing a site with Subway and 7 Brew Coffee.

Premier Commercial Group is pleased to offer ±1,200 – 3,200 SF of retail space for lease at 3808 N Monroe Street in Tallahassee, Florida. This ±3,200 SF move-in ready building features two units and offers flexible leasing options with a minimum divisible space of ±1,200 SF, well suited for retail, service, or restaurant users. The site is shared with national sandwich chain Subway and the newly constructed 7 Brew Coffee drive-thru — which recently opened for business and drives consistent daily traffic to the property. Positioned along N Monroe Street, one of Tallahassee's primary commercial corridors, the property offers excellent visibility, strong frontage, and convenient parking. Offered at \$22.00/SF/yr NNN.

AT A GLANCE

Lease Rate	\$22.00/SF/yr NNN
Available SF	1,200 – 3,200 SF
Units	2 — divisible
Building Size	3,200 SF
Delivery	Move-in ready
On-Site Tenants	Subway • 7 Brew Coffee
Corridor	N Monroe Street
Best Uses	Retail • Service • Restaurant
Trade Area	North Tallahassee

3,200 SF

BUILDING DIVISIBLE

\$22 /SF NNN

ANNUAL LEASE RATE

2 SUITES

MOVE-IN READY

THE OPPORTUNITY

Move-in ready divisible retail on N Monroe St — sharing a site with Subway and newly opened 7 Brew Coffee.

PROPERTY TYPE

Multi-Tenant Retail (Divisible)

SUBMARKET

N Monroe St • Tallahassee, FL 32303

TRAFFIC

N Monroe — primary N-side corridor

DEMAND

Population 122,947 (5 Mi) • HHI \$74,001 (5 Mi)



Why 3808 N Monroe.

Six reasons this divisible retail suite stands apart.

01 Flexible 1,200 – 3,200 SF

Two divisible retail suites with a minimum divisible size of $\pm 1,200$ SF — right-sized for boutique retail, service, or fast-casual users.

02 \$22.00/SF/yr NNN

Priced at \$22.00 per SF NNN — a clean, hands-off structure with the tenant responsible for taxes, insurance, and maintenance.

03 Move-In Ready

Move-in ready delivery in a $\pm 3,200$ SF freestanding building — meaningful capital savings on build-out for incoming tenants.

04 Shared Site with Subway

On-site with national sandwich chain Subway — proven daily traffic and pre-established food-service co-tenancy.

05 Newly Opened 7 Brew Coffee

Newly constructed 7 Brew Coffee drive-thru just opened on site — a fresh national-brand traffic driver from morning through evening.

06 N Monroe Corridor Frontage

Direct frontage on North Monroe Street — one of Tallahassee's primary commercial corridors — with strong daily visibility.

THE OPPORTUNITY

Flexible move-in ready retail on N Monroe with Subway & 7 Brew on-site — ideal for retail, service, or fast-casual users at \$22.00/SF/yr NNN.



TALLAHASSEE, FL 32303

N Monroe Street — Tallahassee's N-side commercial spine.

On N Monroe Street — Tallahassee's Primary N-Side Corridor.

01 N Monroe Corridor

North Monroe Street is one of Tallahassee's primary commercial corridors — established retail synergy, strong daily traffic, and long-standing national-brand demand.

02 Subway + 7 Brew On-Site

Immediate cross-shop from Subway plus newly opened 7 Brew Coffee — morning through evening co-tenant demand already in place.

03 Lake Jackson Trade Area

Serves the Lake Jackson and north Tallahassee submarkets — an established residential base of 122,947 in 5 miles.

DEMOGRAPHICS

Established, traffic-rich, and stable.

122,947

PEOPLE

POPULATION IN 5 MILES

\$74,001

AHI

AVG HH INCOME (5 MI)

51,315

HH

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	5,147	43,836	122,947
Total Households	2,160	19,027	51,315
Average HH Income	\$87,060	\$79,676	\$74,001

Source: 2025 Estimates — AlphaMap / U.S. Census

In Good Company.

The retail and service mix surrounding 3808 N Monroe.

ON-SITE TENANTS

Subway
7 Brew Coffee — newly opened

NEARBY NATIONALS

Publix
Walmart
CVS Pharmacy
Walgreens
Capital City Bank
Dollar General

DINING & QSR

McDonald's
Burger King
Waffle House
Taco Bell
Panera Bread
Chevron
Exxon
Shell



N MONROE STREET

Tallahassee's primary N-side commercial spine — traffic-rich, nationally anchored, and established for the long haul.

A Closer Look.

The site, the tenants, and the corridor.



LET'S TALK

Let's talk about 3808 N Monroe.

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sharing a site with Subway and newly opened 7 Brew Coffee.



COMMERCIAL ADVISOR

Logan Short

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