



COMMERCIAL REAL ESTATE

MIXED-USE INVESTMENT OPPORTUNITY FOR SALE



Marché @ Midtown
1303-1309 Thomasville Rd, Tallahassee, FL 32303

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Marché @ Midtown

Executive Summary

1303-1309 Thomasville Rd, Tallahassee, FL 32303



OFFERING SUMMARY

| | |
|-----------------------|----------------------------------|
| Sale Price: | \$11,330,000 |
| Cap Rate: | 6.73% |
| NOI: | \$762,881.41 |
| Lot Size: | 0.9 Acres |
| Building Size: | 30,280 SF |
| Renovated: | 2021 |
| Zoning: | CU-45 |
| Traffic Count: | 18,800 |
| APN: | 1130203050000 & 1130203060000 |

PROPERTY OVERVIEW

Marché at Midtown is a recently renovated five-story mixed-use investment opportunity featuring retail, office, fitness, and residential use. The ground floor includes retail and restaurant space (F45, Push Pilates and The Link), mid-level floors contain office/co-working suites (The Hub), and the upper floors contain luxury loft apartments (Skylofts).

LOCATION OVERVIEW

The property is located along **Thomasville Road in Tallahassee's Midtown district**, one of the city's most active commercial corridors. The area is a dense, walkable hub known for restaurants, retail, bars, and offices, serving as a key lifestyle destination between downtown and surrounding neighborhoods. It benefits from strong local and student-driven traffic from nearby universities and adjacent residential communities.

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Tenant Overview - Retail

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PUSH PILATES

PUSH Pilates is a boutique reformer Pilates studio offering low-impact, full-body workouts focused on core strength, flexibility, balance, and muscle tone. Classes use the reformer and light resistance equipment and emphasize controlled, form-focused movement.

Sessions are typically 45–50 minutes and are scalable for all fitness levels, with modifications offered throughout class. The workouts are slower-paced than HIIT but still highly challenging for muscle endurance and stability.

PUSH Pilates has a **small but growing presence in the southeastern U.S., with a handful of studio locations across Florida, Georgia, and Alabama.**



F45 TRAINING

F45 Training is a high-intensity, functional group training studio that combines circuit and HIIT-style workouts in 45-minute classes. Sessions are designed to improve strength, cardio endurance, and overall athletic performance using a mix of bodyweight movements and equipment-based exercises.

The workouts are structured, fast-paced, and team-based, with daily changing programming to keep training varied and challenging. It's scalable for all fitness levels since exercises can be modified based on ability.

F45 has **hundreds of locations across the United States and thousands of studios worldwide**, making it one of the largest boutique fitness franchises globally.



LINK SAUSAGES & BEER

Link Sausages & Beer is a casual counter-service restaurant in Tallahassee known for its gourmet house-made sausages, specialty hot dogs, smash burgers, and pub-style favorites such as fries, mac & cheese, and onion rings, complemented by a curated selection of craft beer. Designed around a simple, high-quality comfort food concept, the restaurant offers a relaxed indoor/outdoor patio atmosphere that creates a laid-back, beer-forward dining experience. The restaurant is operated by **Seven Hills Hospitality Group**, the local hospitality company behind several well-known Tallahassee establishments, including Liberty Bar & Restaurant, Black Radish, The Hawthorn Bistro & Bakery, and Bar 1903. **Link Sausages & Beer** remains a **one-of-a-kind, standalone local concept**, rather than a multi-unit or franchised brand.

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Tenant Overview - Skylofts & The Hub

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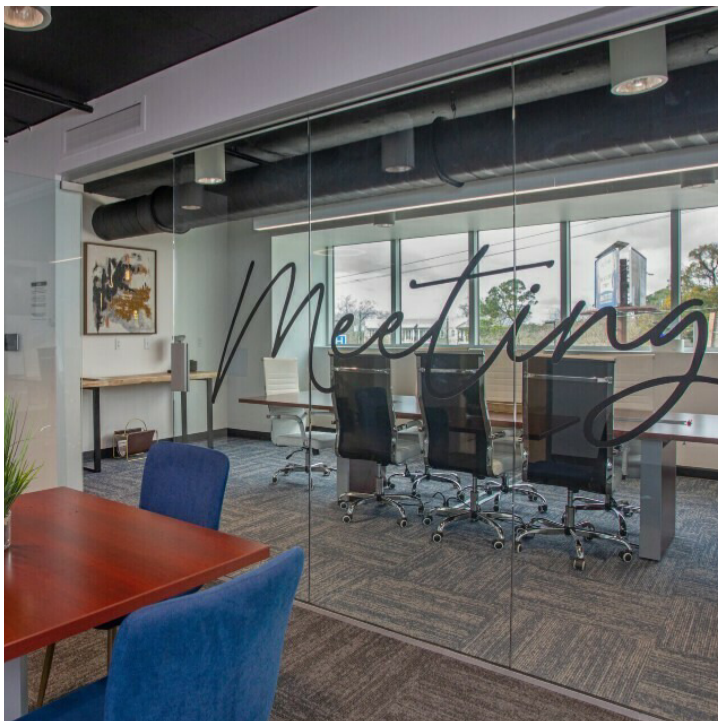
SKYLOFTS

Skylofts at Marché at Midtown is a boutique luxury residential component within the Marché at Midtown mixed-use development in Tallahassee's Midtown district. It includes **12 total loft-style apartments** located on the **4th and 5th floors** above the retail and restaurant spaces.

The units feature modern loft-style layouts with open floor plans, high ceilings, large windows, and upscale finishes such as stainless steel appliances, quartz or stone countertops, and contemporary fixtures. The design emphasizes a clean, urban aesthetic with strong natural light and functional living space.

Residents have direct access to the walkable Midtown area, with restaurants, retail, coffee shops, bars, and fitness options all within steps of the building. It sits within one of Tallahassee's most active lifestyle districts, making it attractive for those wanting an urban, low-maintenance living experience.

Skylofts is a **single, limited-availability residential offering within one mixed-use development**, making it a relatively exclusive housing option in Midtown due to its small unit count and prime location.



THE HUB

The Hub at Marché at Midtown is a boutique office and retail component within the Marché at Midtown mixed-use development in Tallahassee's Midtown district. It consists of a collection of modern office suites and ground-floor retail space integrated into the same urban project as Skylofts.

The office spaces feature contemporary finishes, open layouts, and a flexible design geared toward professional tenants such as boutique firms, creative offices, and service-based businesses. The layout emphasizes walkability, natural light, and direct access to Midtown's dense retail and dining environment.

Tenants benefit from being positioned in one of Tallahassee's most active mixed-use corridors, with immediate access to restaurants, coffee shops, fitness, and entertainment options within Marché at Midtown and the surrounding Midtown district.

The Hub is a **single, integrated office/retail offering within the Marché at Midtown development**, making it a limited and highly walkable commercial component of one of Midtown's key mixed-use properties.

Seller agrees to a 7-year leaseback, commencing at the sale of the property.

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Marché @ Midtown

Rent Roll

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COMMERCIAL RENT ROLL

| TENANT | LEASED SF | \$/SF | ANNUAL GROSS RENT | LEASE START | LEASE END | ANNUAL ESCALATIONS | TERM | NNN REIMBURSEMENTS |
|-------------------|-----------|---------|---------------------|-------------|-----------------|--------------------|-------|--------------------|
| THE HUB COWORKING | 12,000 | \$31.40 | \$376,800.00 | AT SALE | 7 YRS FROM SALE | - | GROSS | - |
| F45 | 3,453 | \$20.33 | \$70,212.96 | 2/1/2020 | 12/31/2033 | 2% ANNUAL | NET | \$6.53 / SF |
| PUSH PILATES | 3,453 | \$23.17 | \$80,006.01 | 9/1/2025 | 12/31/2033 | 3% ANNUAL | NET | \$6.53 / SF |
| THE LINK | 3,453 | \$32.06 | \$56,874.44 | 1/1/2021 | 8/31/2028 | 4% BI-ANNUAL | NET | \$6.53 / SF |
| TOTAL | | | \$583,893.41 | | | | | |

SKYLOFT RENT ROLL - 100% OCCUPIED

| SKYLOFT | LEASED SF | MONTHLY RENT | ANNUAL GROSS RENT |
|--------------|-----------|--------------|---------------------|
| 401 | 800 | \$2,250.00 | \$27,000.00 |
| 402 | 800 | \$2,150.00 | \$25,800.00 |
| 403 | 800 | \$2,100.00 | \$25,200.00 |
| 404 | 800 | \$2,350.00 | \$28,200.00 |
| 405 | 800 | \$2,000.00 | \$24,000.00 |
| 406 | 800 | \$2,200.00 | \$26,400.00 |
| 501 | 800 | \$2,500.00 | \$30,000.00 |
| 502 | 800 | \$2,325.00 | \$27,900.00 |
| 503 | 800 | \$2,350.00 | \$28,200.00 |
| 504 | 800 | \$2,000.00 | \$24,000.00 |
| 505 | 800 | \$2,150.00 | \$25,800.00 |
| 506 | 800 | \$2,385.00 | \$28,620.00 |
| TOTAL | | | \$321,120.00 |

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Marché @ Midtown

Financial Summary

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INCOME OVERVIEW

| | |
|-------------------------------|---------------------|
| Gross Potential Rent | \$905,013.41 |
| NNN Reimbursements | \$57,115.00 |
| EFFECTIVE GROSS INCOME | \$961,228.41 |

EXPENSES

| | |
|-----------------------|---------------------|
| Real Estate Taxes | \$44,247.00 |
| Insurance | \$ 25,000.00 |
| Repairs / Maintenance | \$40,000.00 |
| Utilities | \$50,000.00 |
| Management Fee | \$40,000.00 |
| TOTAL EXPENSES | \$199,247.00 |

NET OPERATING INCOME

\$762,881.41

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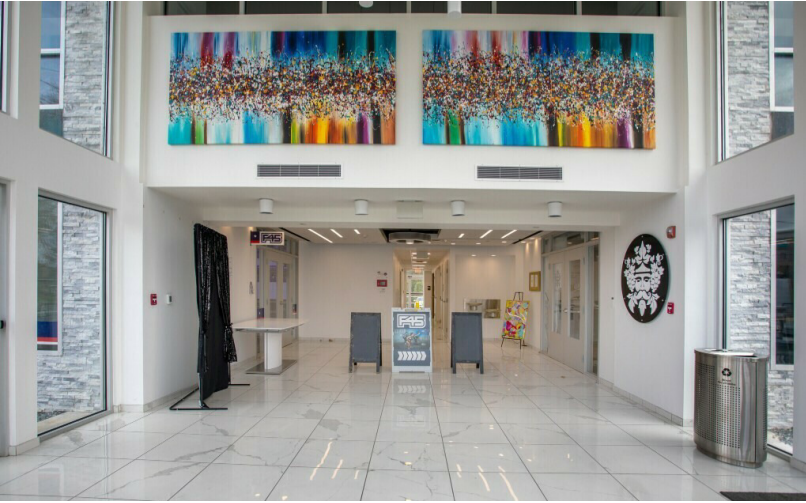
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Additional Photos

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Skylofts

The Hub Co-Working

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Retailer Map

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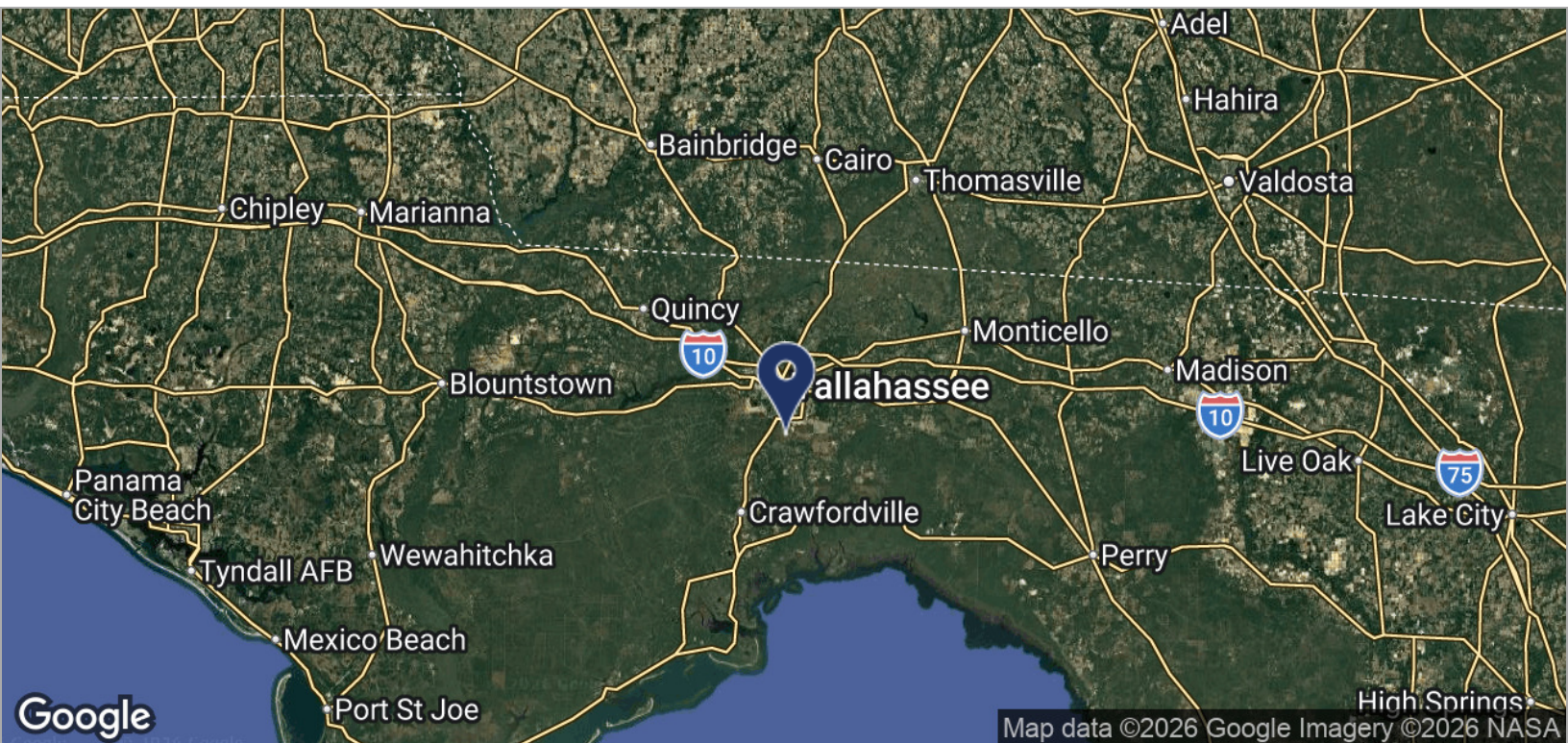
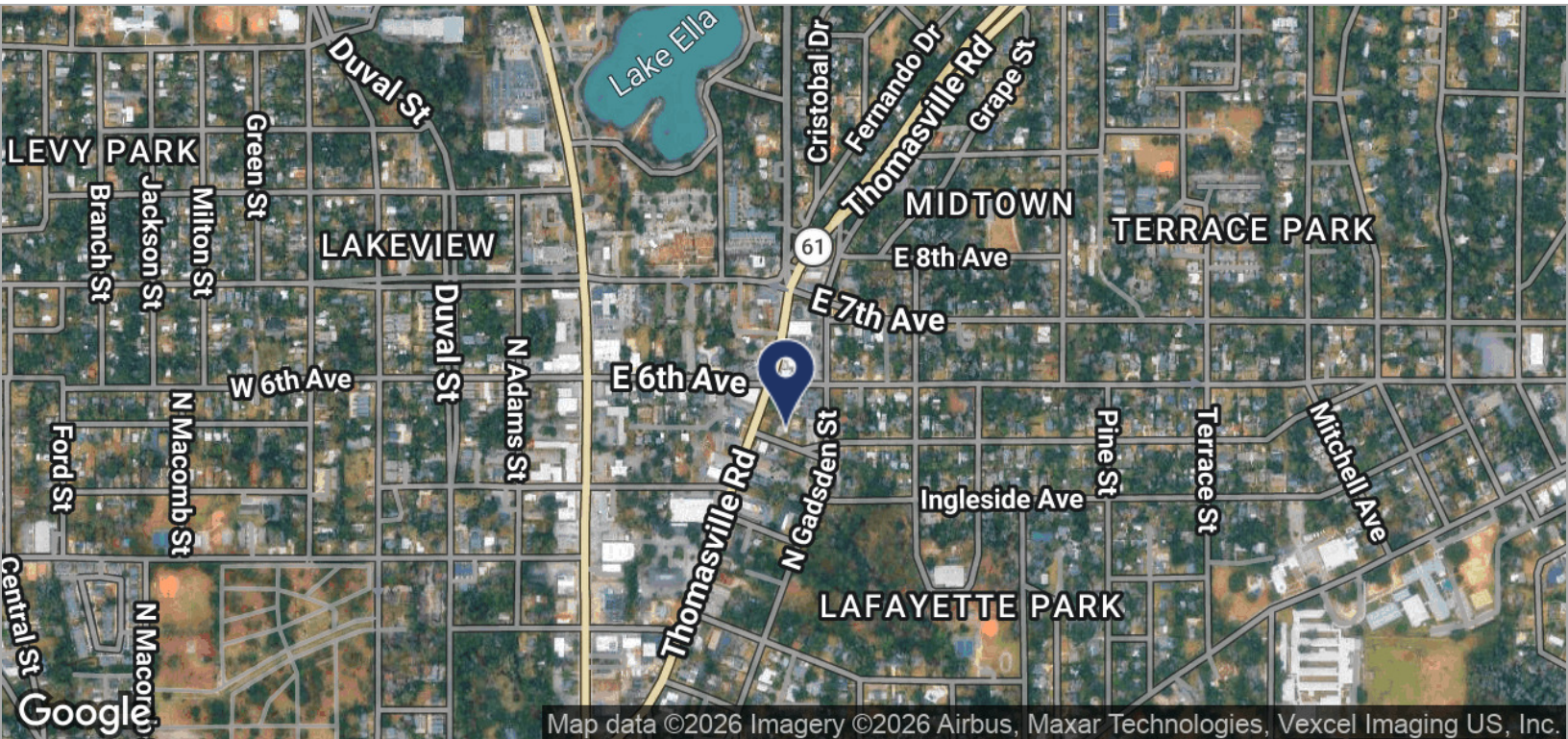
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Location Maps

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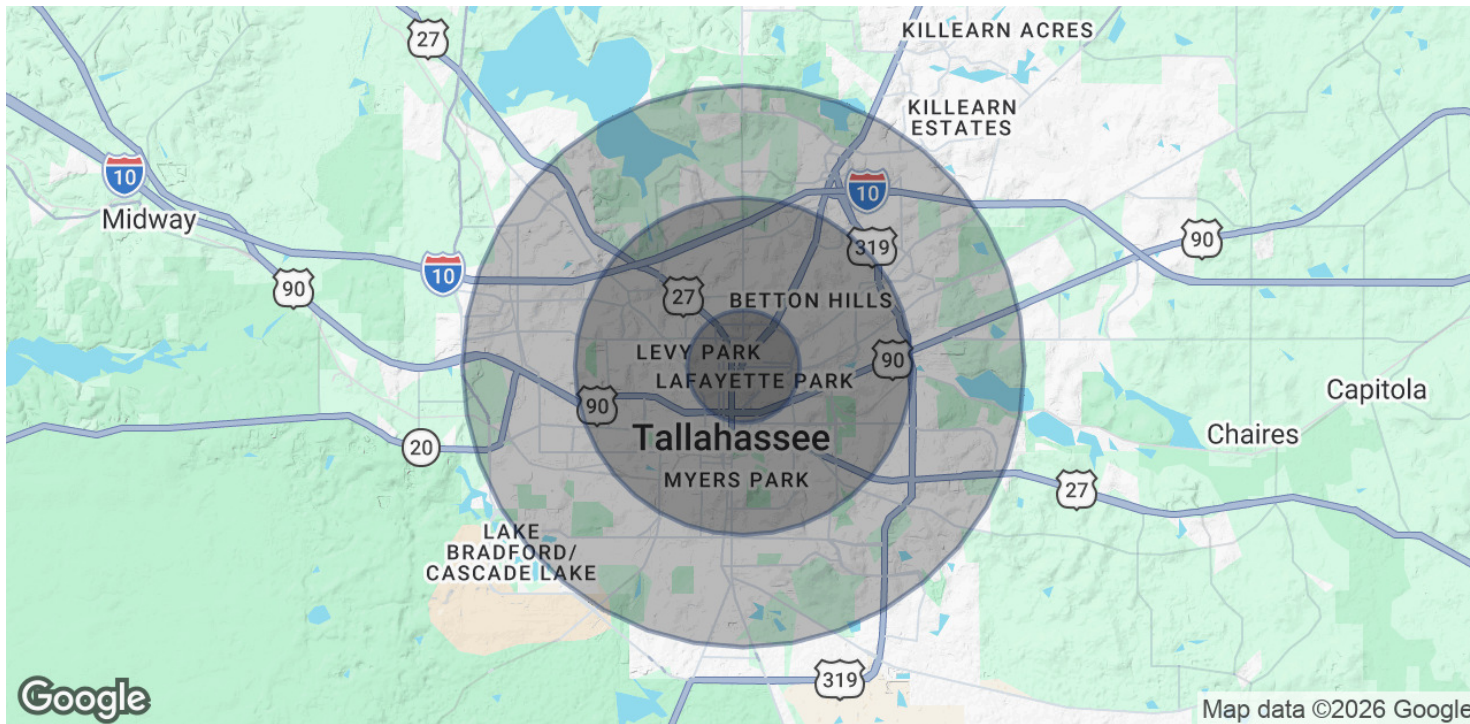
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Demographics Map & Report

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 10,023 | 98,705 | 180,387 |
| Average Age | 36.6 | 30.3 | 32.0 |
| Average Age (Male) | 37.5 | 30.3 | 31.1 |
| Average Age (Female) | 37.8 | 31.4 | 33.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 4,843 | 41,267 | 76,194 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$115,946 | \$76,307 | \$76,892 |
| Average House Value | \$337,038 | \$274,468 | \$263,937 |

2023 American Community Survey (ACS)

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