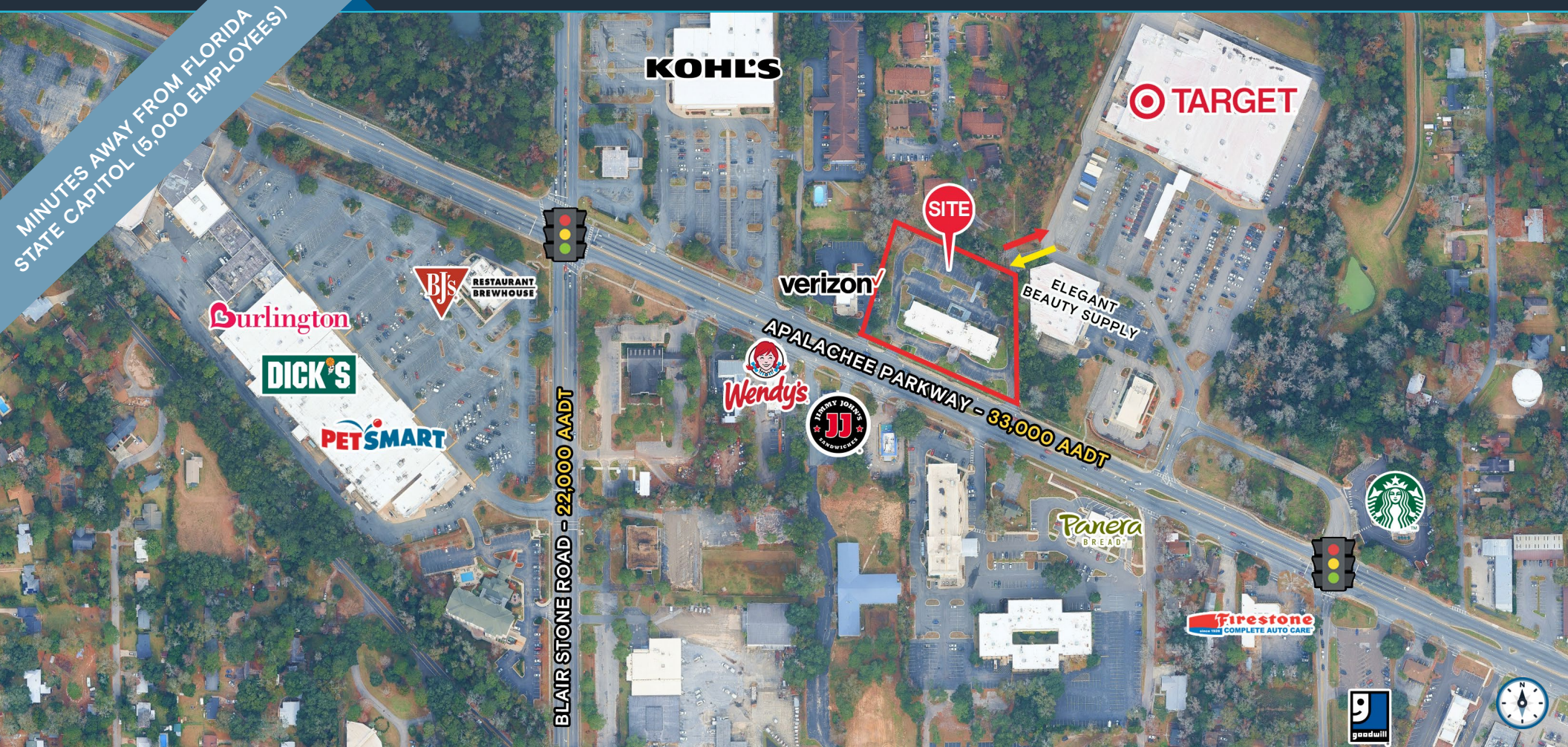


FOR SALE OR LEASE

±0.88 ACRES AVAILABLE

2020 Apalachee Parkway, Tallahassee, FL 32301

MINUTES AWAY FROM FLORIDA
STATE CAPITOL (5,000 EMPLOYEES)



±0.88 ACRES AVAILABLE FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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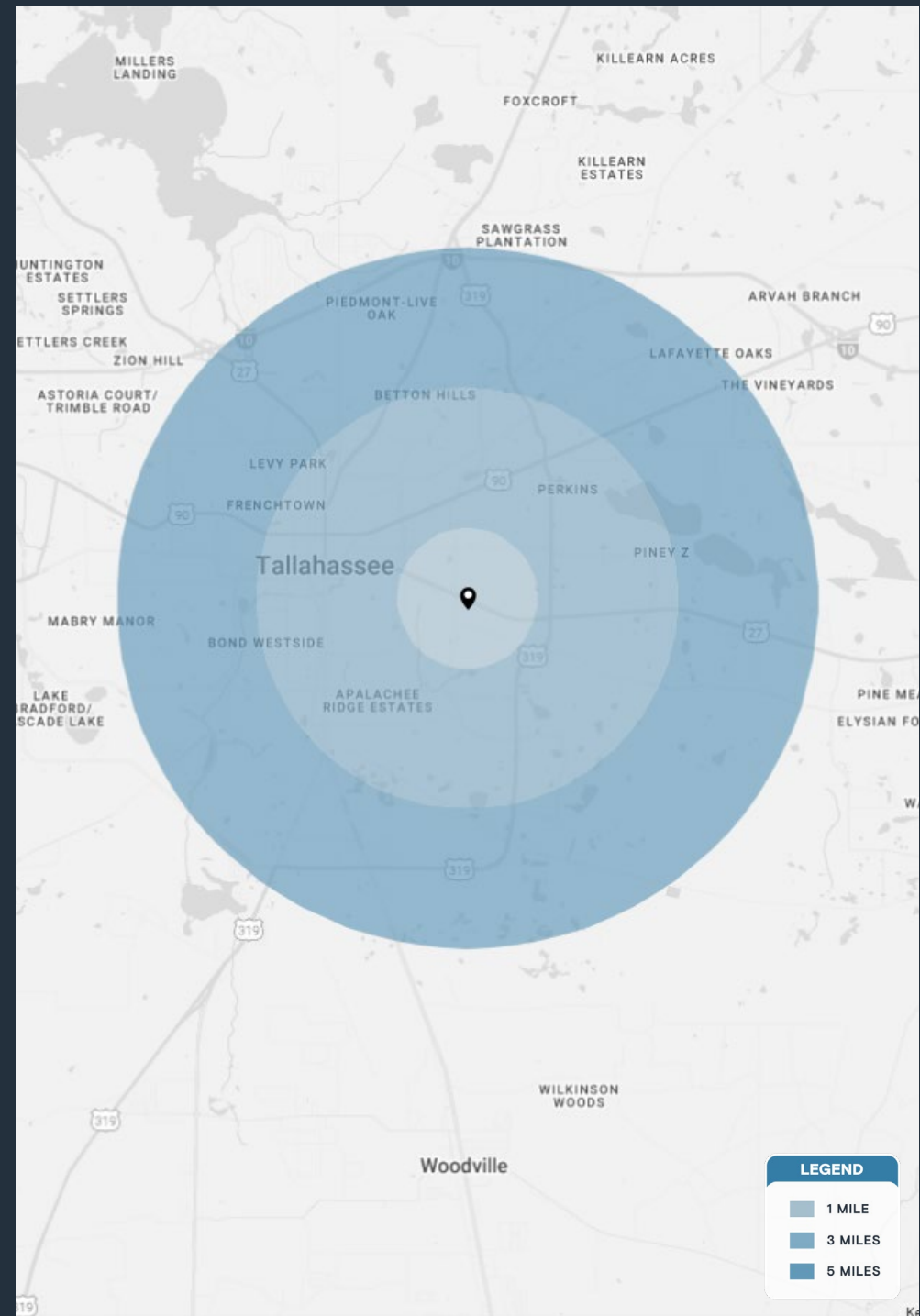
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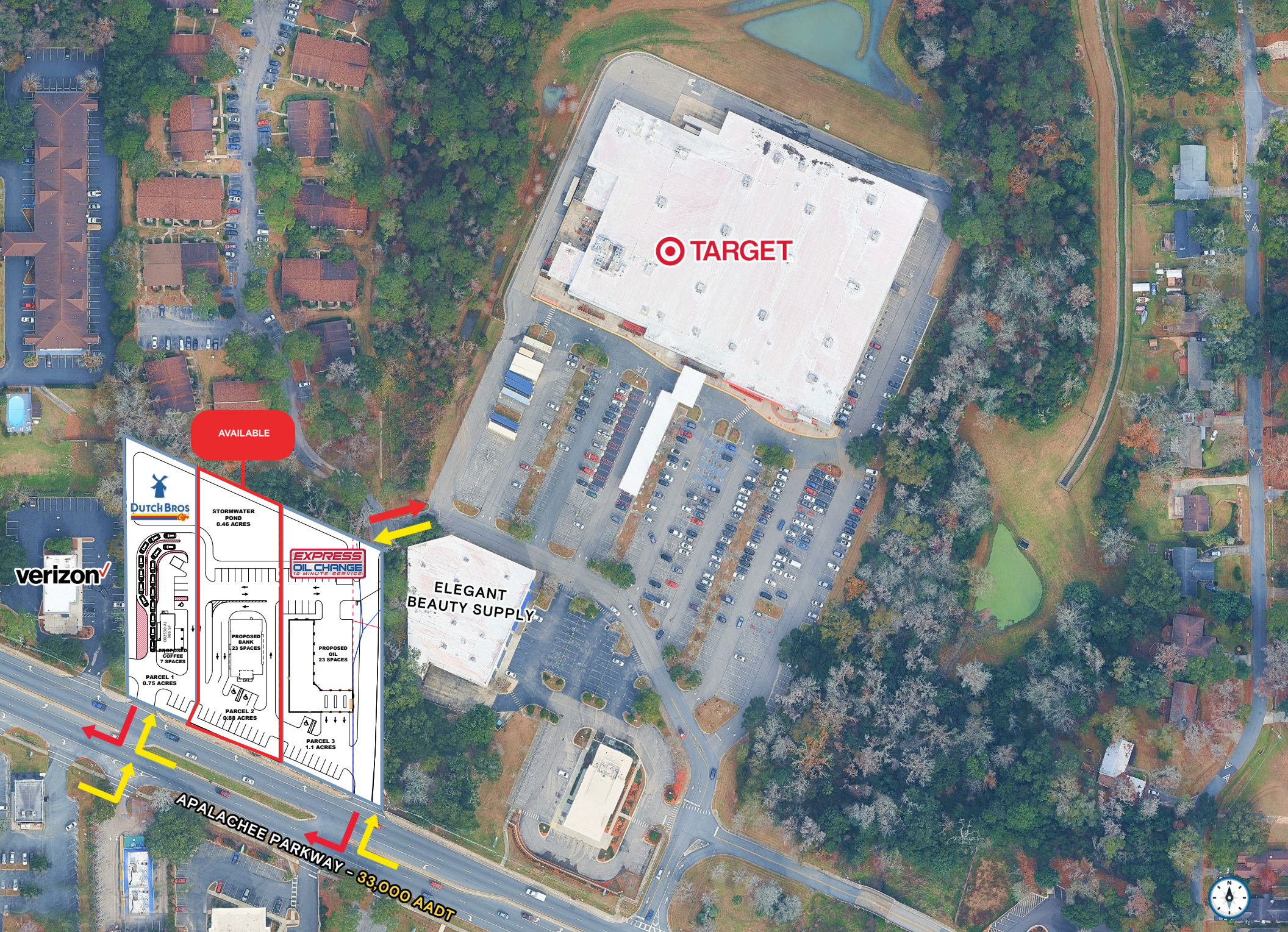
Property Overview

HIGHLIGHTS

- Outparcels available for sale or lease and utilities stubbed to OP as well as access points
- Adjacent to Governor's Square Mall, the only regional mall in the MSA
- Minutes away from Florida State Capitol (5,000 employees)
- Over 70,000 students attending Florida State University (43,234 students), Florida A&M University (9,265 students) and Tallahassee Community College (11,699 students), and seven other colleges and technical schools
- Easy access to Apalachee Parkway with 33,000 annual average daily traffic

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,988	67,418	152,841
HOUSEHOLDS	5,014	30,563	65,651
EMPLOYEES	7,141	72,518	109,278
AVERAGE HH INCOME	\$70,971	\$90,439	\$84,956
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,309	97,242	170,990
HOUSEHOLDS	11,791	41,636	73,296
EMPLOYEES	23,549	85,567	141,499
AVERAGE HH INCOME	\$82,966	\$85,893	\$82,872







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 07/15/26