

LAFAYETTE PLACE

3111 Mahan Drive | Tallahassee, Leon County, FL

OM VENTURES



ANCHORED BY SPROUTS FARMERS MARKET®

1,400 – 20,000 SF Available

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

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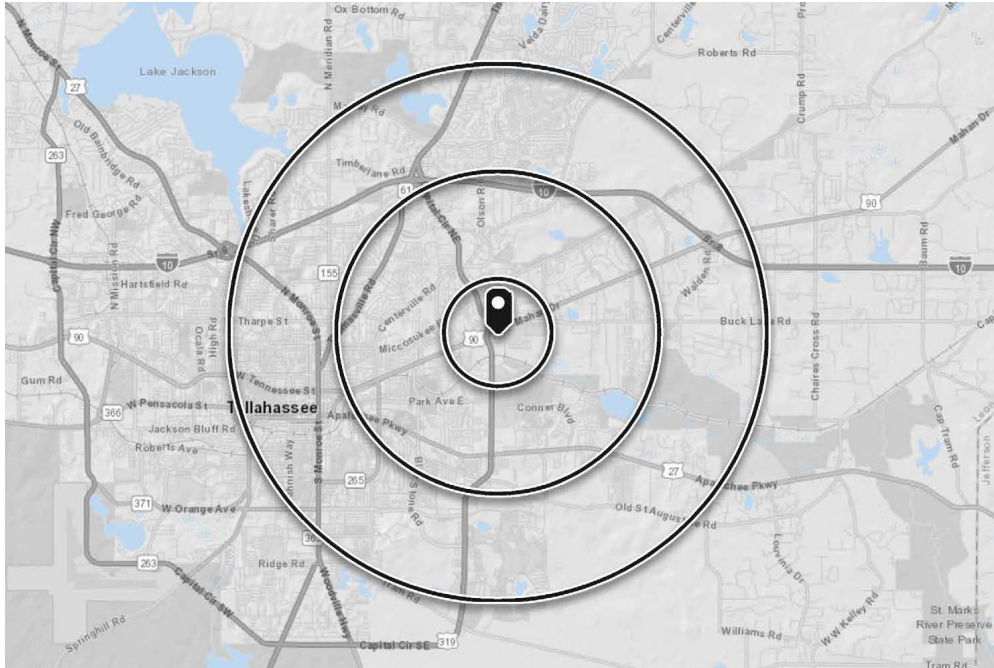
813-676-4951

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Now Leasing



2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	6,230	54,729	141,119
Daytime Population	10,663	68,492	187,665
Total Households	3,098	25,619	60,279
Average HH Income	\$103,223	\$113,349	\$105,310



LOCATION

SEQ of Mahan Drive & Capital Circle
3111 Mahan Dr, Tallahassee, Florida 32308



AVAILABLE

- Unit 18B: 17,693 SF
- Unit 25: 1,400 SF
- Unit 33 (2nd generation restaurant): 2,035 SF



RATE

Call for Details



HIGHLIGHTS

- 13.90 ± AC Sprouts Farmers Market–Anchored Shopping Center
- Ample On-Site Parking
- 3 Miles East of Downtown Tallahassee
- 400,000 MSA population



TRAFFIC COUNTS (FDOT)

Mahan Dr: 35,500 VPD
Capital Cir: 46,500 VPD

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Unit	Tenant	Size
1	Custom Care Dry Cleaning	1,000 SF
2	Neptune Society	1,080 SF
4	Alterations & Kids Fashions	900 SF
5	Perfection Nails	900 SF
12	YouFit Gym	19,800 SF
13	Kyoto Japanese Cuisine	5,760 SF
17	Great Clips	1,440 SF
18A	National Grocer Coming Soon	22,347 SF
18B	AVAILABLE	17,693 SF
19	Rajdhani South Asian Groceries	2,400 SF
20	Doctors Diet Program	1,650 SF
21	Wingstop	2,100 SF
23	Tropical Smoothie Cafe	1,050 SF
24	Hungry Howies	1,400 SF
25	AVAILABLE	1,400 SF
26	Bayleaf & Beyond	2,800 SF
28	Advance America	1,300 SF
29	Chens Massage Clinic	3,350 SF
33	AVAILABLE	2,035 SF
35	Goodwill Bookstore	4,215 SF



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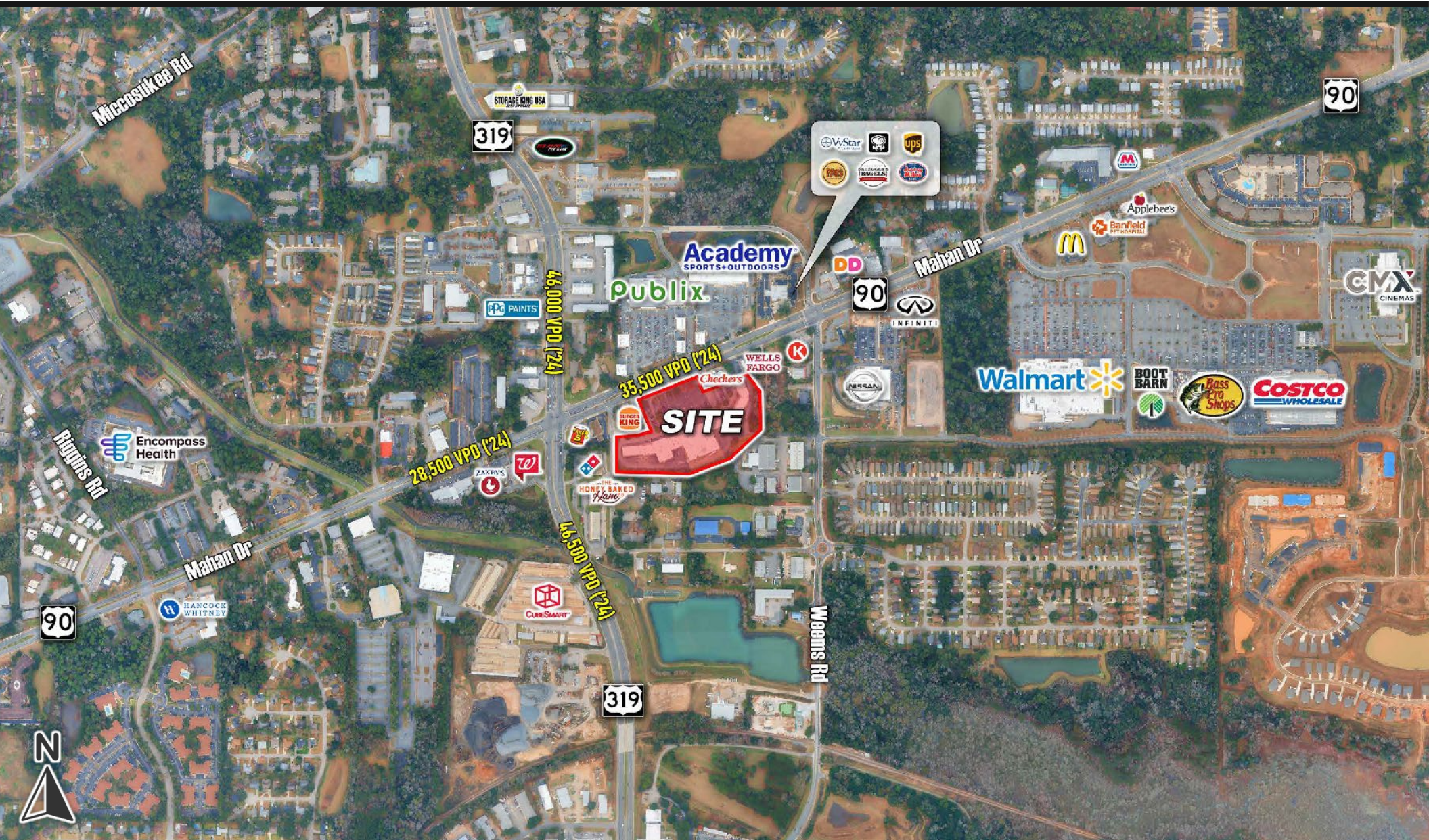
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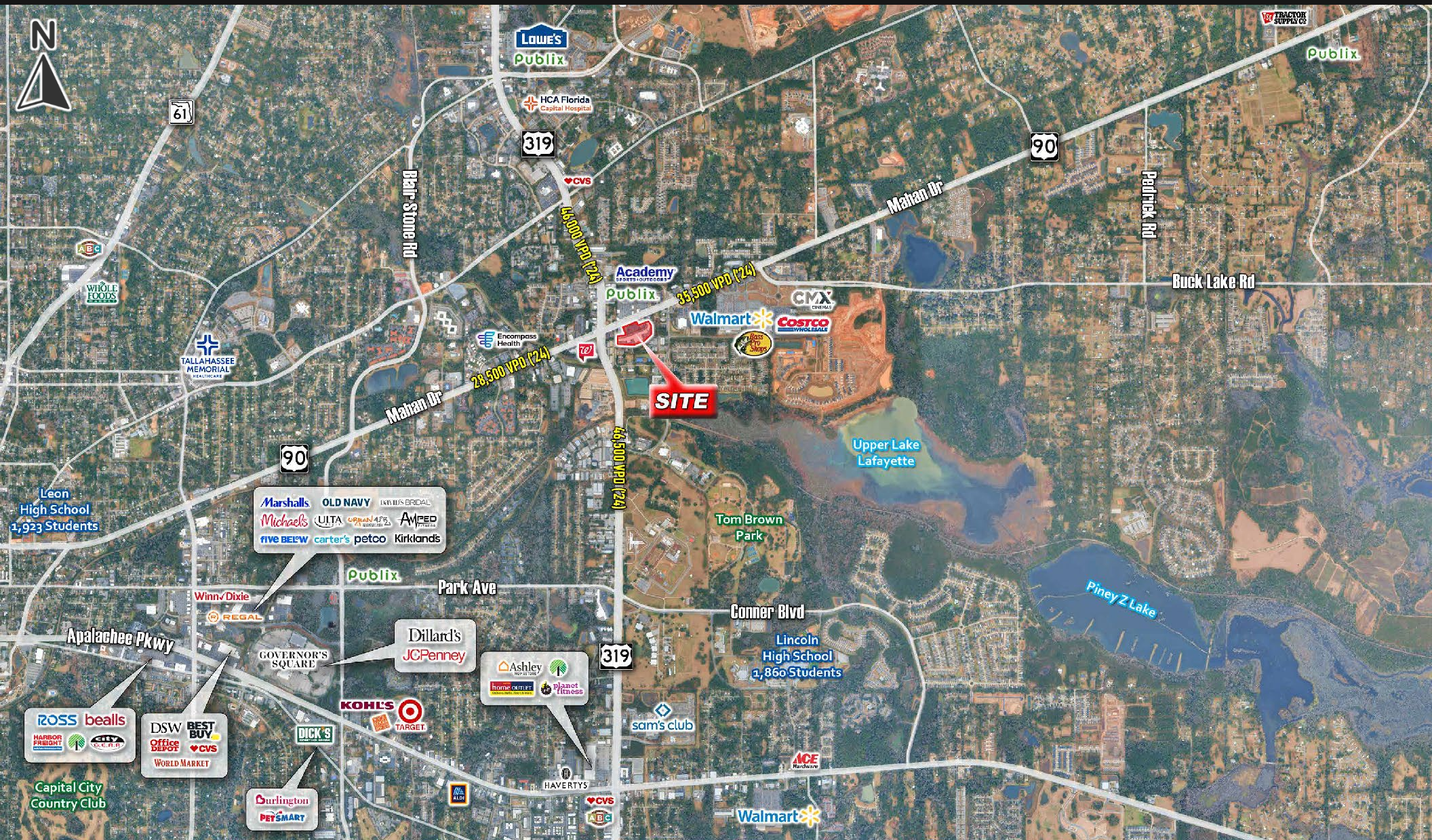
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