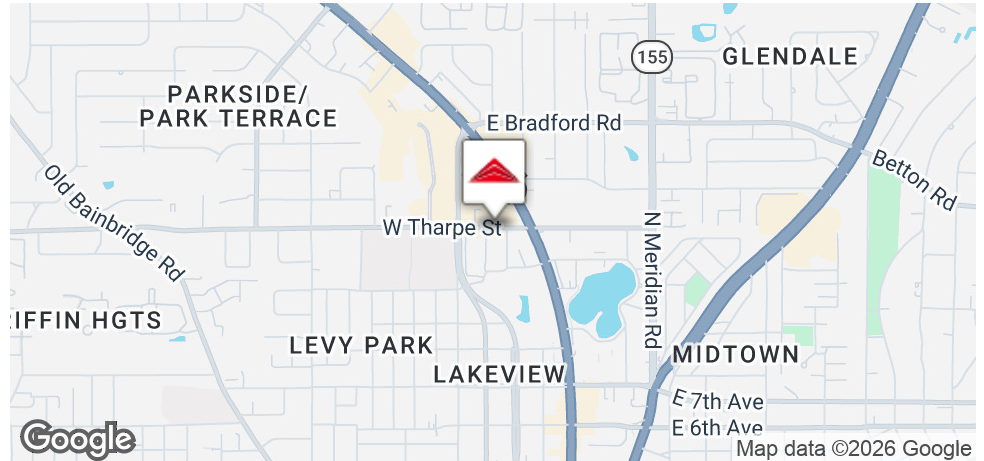


1700 N. MONROE STREET, TALLAHASSEE, FL 32303

LAKE ELLA PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	90,322 SF
Available SF:	900 SF
Lot Size:	11.86 Acres
Year Built:	2002
Zoning:	Activity Center
Market:	Tallahassee, FL
Traffic Count:	35,500

PROPERTY OVERVIEW

Only one space available! 900 SF corner unit in-line with Publix. 15x60. No drive-thru capability but easily accessible rear door for deliveries.

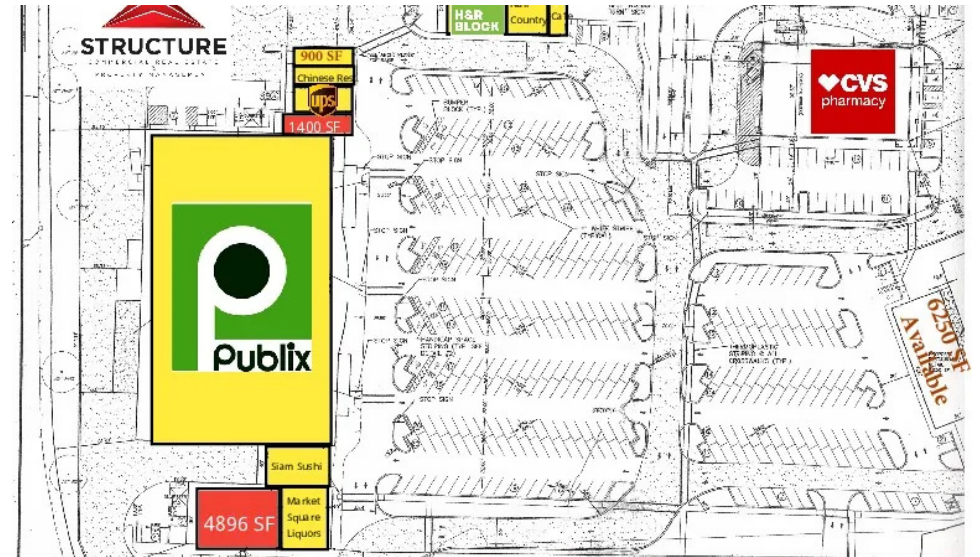
PROPERTY HIGHLIGHTS

- Lake Ella Publix Plaza in midtown Tallahassee
- 900 SF end cap available inline by Publix
- TOC will be opening a clinic by early 2027 or sooner
- Anytime Fitness recently opened a new state of the art fitness center
- Army and Navy Recruitment Centers have opened in the 6250 SF outbuilding
- Anchored by Publix, 1 of the TOP Producing Publix Stores in Tallahassee
- Signalized intersection at MLK Blvd
- Convenient to residential and office development plus FSU, TCC and FAMU

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LAKE ELLA PLAZA

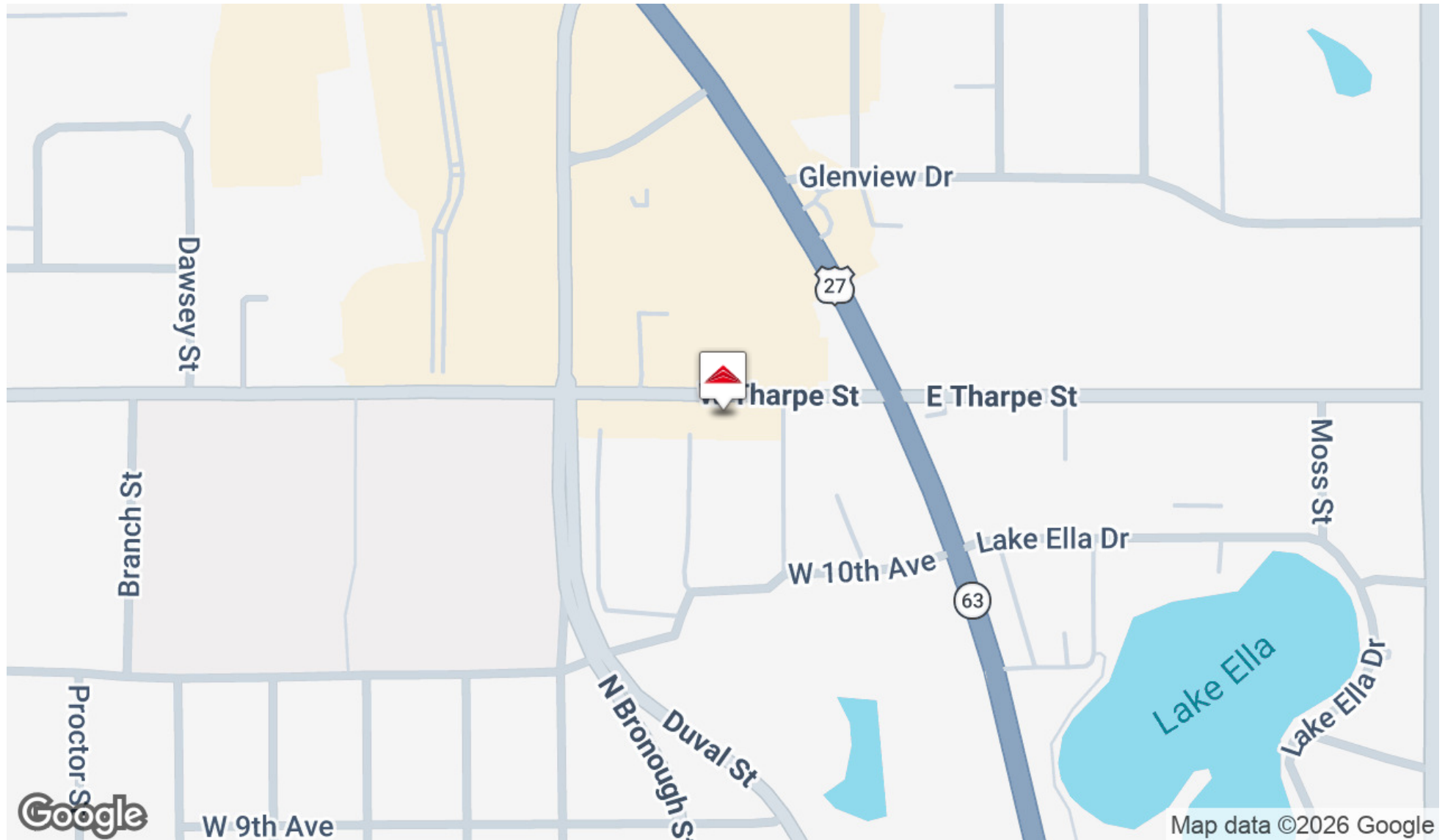
ADDITIONAL PHOTOS



1700 N. MONROE STREET, TALLAHASSEE, FL 32303

LAKE ELLA PLAZA

LOCATION MAP



LAKE ELLA PLAZA

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,794	89,163	175,161
Average Age	30.2	28.4	29.3
Average Age (Male)	30.7	28.5	28.7
Average Age (Female)	29.9	28.2	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,871	35,771	72,955
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$47,063	\$47,563	\$48,905
Average House Value	\$240,486	\$249,816	\$219,316

2020 American Community Survey (ACS)

