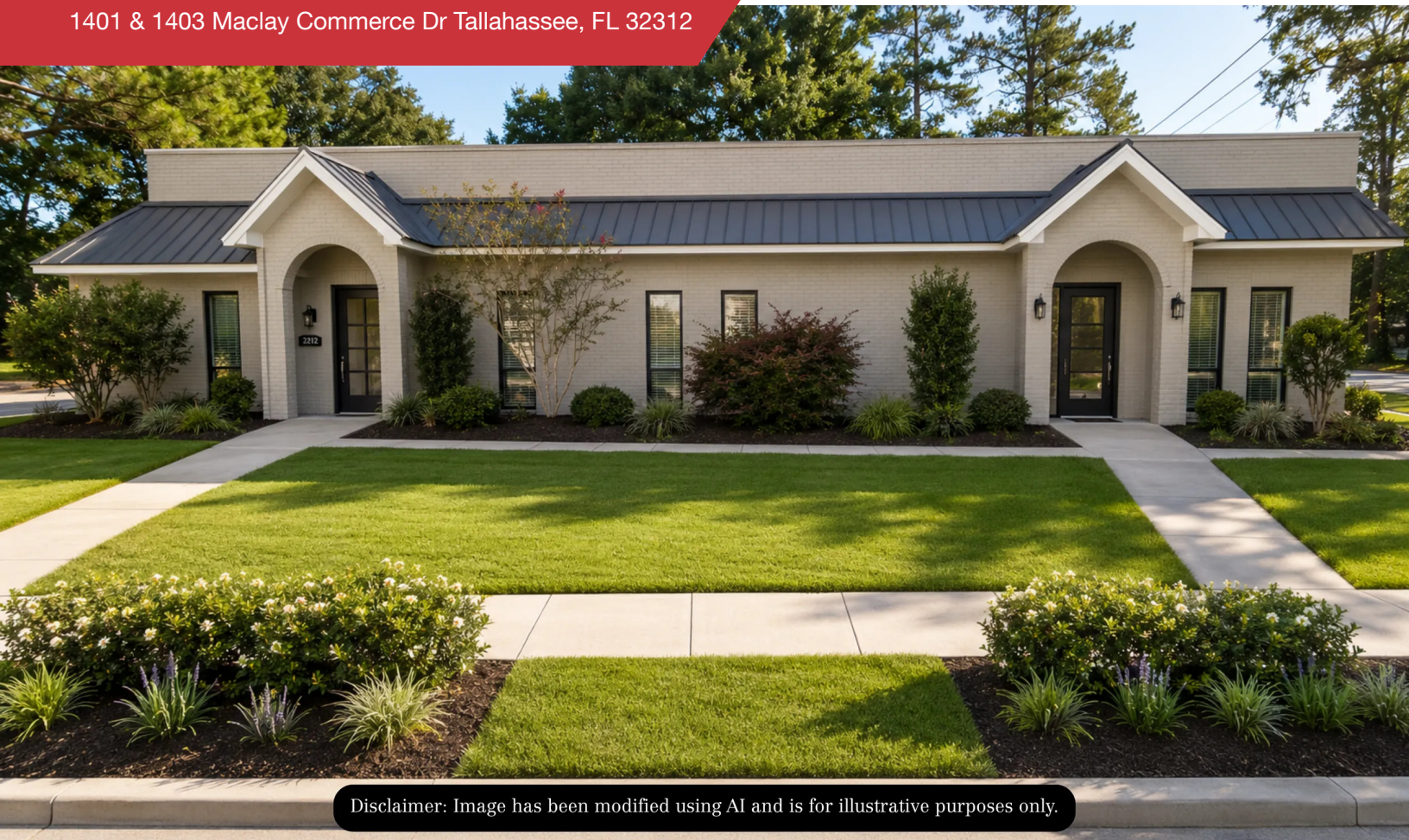


FOR LEASE

1401 & 1403 Maclay Commerce Dr Tallahassee, FL 32312

NAI TALCOR



Disclaimer: Image has been modified using AI and is for illustrative purposes only.

Retail/Office | 2,550 - 5,100 SF

1401 & 1403 Market Commerce Drive offers 5,100 SF of retail/office space for lease in Tallahassee's highly desirable Market District. Currently undergoing exterior renovations and being repositioned for new tenancy, the property offers businesses the opportunity to occupy refreshed space in one of the city's most active retail and commercial corridors. Located directly across from the newly constructed Market District Park, the property will benefit from a major new community amenity featuring walking paths, pickleball courts, play areas, green space, and other public improvements. Combined with ongoing investment in pedestrian connectivity and streetscape enhancements throughout the Market District, the property is well positioned to benefit from the area's continued growth and investment.

- Two (2) 2,550 SF suites available
- Suites may be leased individually or combined for 5,100 SF
- Exterior renovations underway
- Directly across from Market District Park
- Located in Tallahassee's Market District
- Easy access to Thomasville Road & I-10
- Surrounded by retail, dining, and professional services
- 18 parking spaces plus on-street parking
- Affluent surrounding demographics

OFFERING SUMMARY

AVAILABLE SF	2,550 - 5,100 SF
LEASE RATE	\$20 SF/yr (NNN)
ZONING	AC
BUILDING SIZE	5,100 SF
LOT SIZE	0.41 Acres



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NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

FOR LEASE

1401 & 1403 Maclay Commerce Dr Tallahassee, FL 32312



**2,550 - 5,100 SF
FOR LEASE**

Market Square



Market Street

Timberlane Rd.

Village Commons



WELLS FARGO



Carriage Gate



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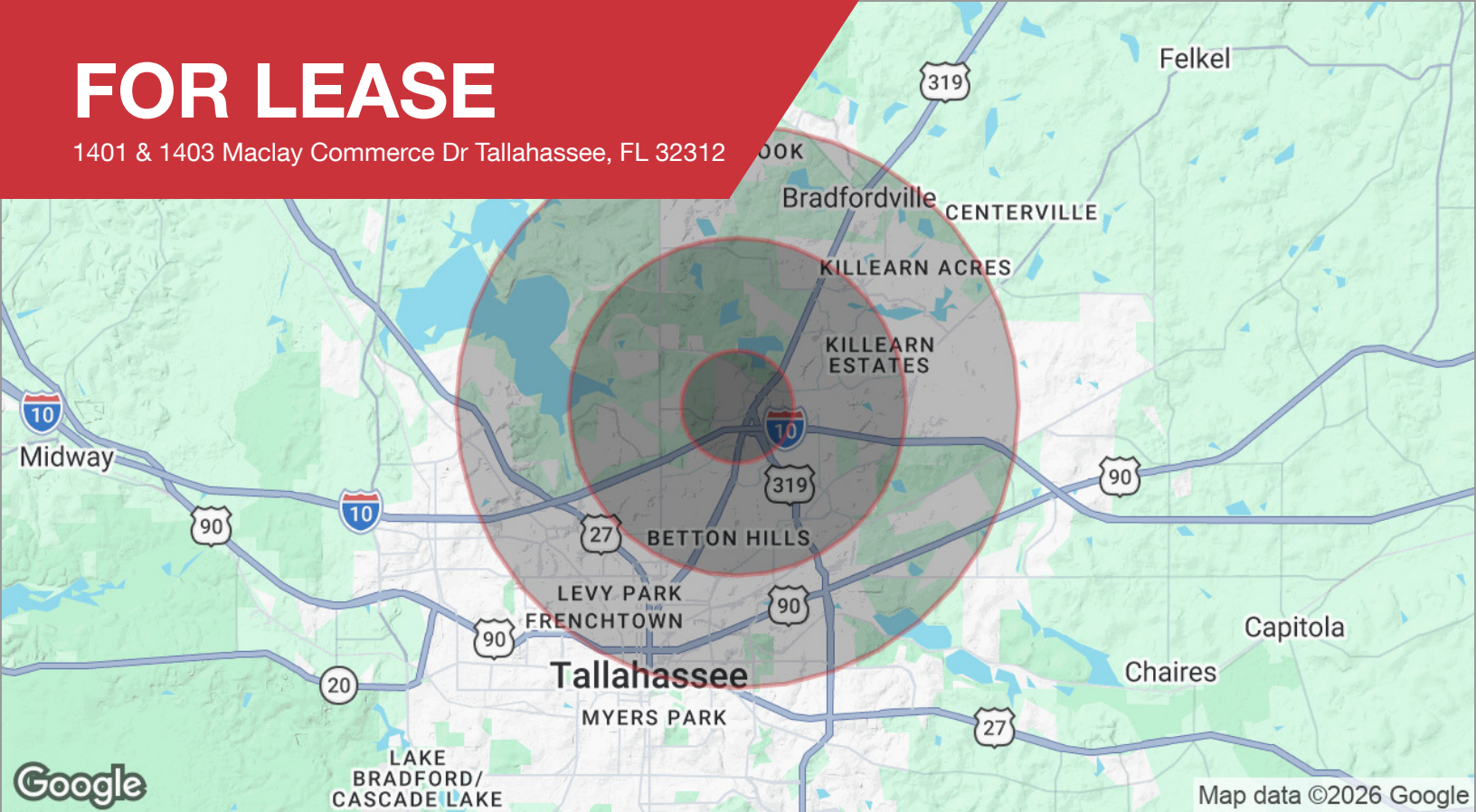
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NATLALCOR

FOR LEASE

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,325	39,274	113,350
Median age	41.1	42.6	39.0
Median age (male)	33.3	39.0	37.4
Median age (Female)	45.2	45.8	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,923	17,045	49,642
# of persons per HH	2.2	2.3	2.3
Average HH income	\$165,855	\$128,860	\$107,227
Average house value	\$380,212	\$369,693	\$334,199

* Demographic data derived from 2020 ACS - US Census

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