



Brookfield Properties

GOVERNOR'S SQUARE

1500 Apalachee Parkway
Tallahassee, Florida

NAITALCOR



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SECTION 1

LEASE AND GROUND LEASE DETAILS

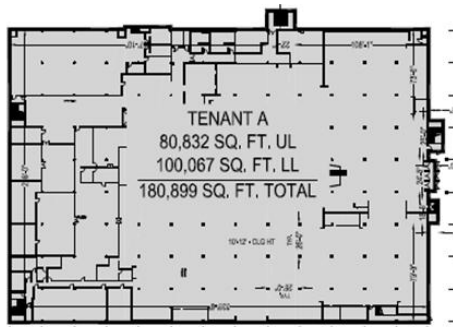
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SECTION 1

LEASE AND GROUND LEASE DETAILS

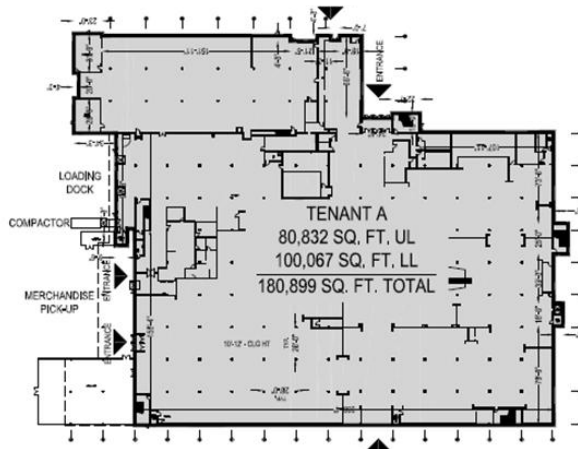
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LEASE OPPORTUNITY

Vacant two-story big box space available with interior and exterior mall entrances.

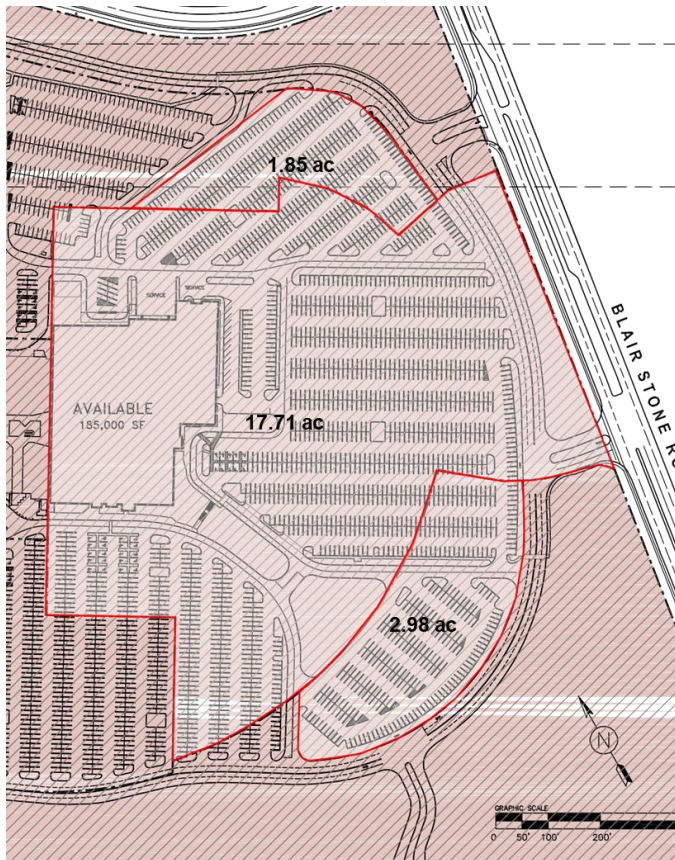
- **Total of 180,000+ SF**
- **100,067 SF lower level**
- **80,832 SF upper level**



SECTION 1

LEASE AND GROUND LEASE DETAILS

01



GROUND LEASE OPPORTUNITY

22.54-acres of land is available for ground lease.

Acreage can be subdivided to accommodate proposed uses.

Potential development areas include the **1.85-acre** corner of Governor's Square Blvd & Blair Stone Rd, the **2.98-acre** corner of Apalachee Pkwy & Blair Stone Rd, and the **17.71-acres** that includes the 180,000+ SF retail box of the former Sears.

Please contact Listing Agents for further information.

SECTION 2

PROPERTY OVERVIEW

02



GOVERNOR'S SQUARE

Governor's Square is located in Tallahassee, the 8th largest city in the State of Florida. With over 70,000 college students, the center sits just two miles from Florida State University, which is considered the 19th best public university in the United States as well as Florida A&M University, which is ranked the nation's best public historically black university. Tallahassee also Florida's State Capital further benefits from being the home of the Supreme Court of Florida, the Florida Governor's Mansion, nearly 30 state agency headquarters and a very large number of law firms. Governor's Square is the only regional mall within a 100-mile radius with exclusivity to many national brands in the mall.

The center provides the region's residents with a unique shopping and dining destination and boasts the department stores JCPenney and Dillard's. Shoppers are also drawn by national brands such as H&M, Sephora, Pandora, JD, Talbot's, Buckle, G by Guess, Bath & Body Works/White Barn Candle Co., Loft Outlet, Kay Jewelers, American Eagle Outfitters, Chick-Fil-A, Zumiez and Van's.

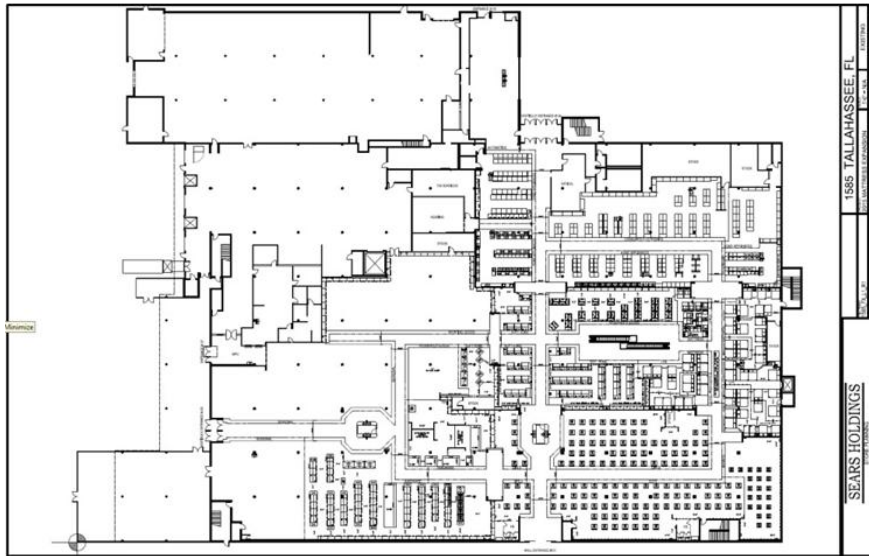
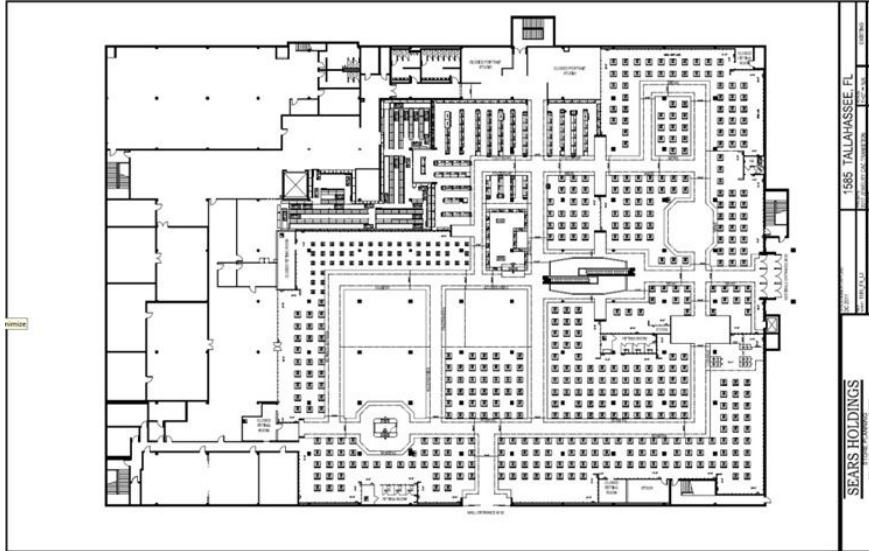
SECTION 2

PROPERTY OVERVIEW



SECTION 2

PROPERTY OVERVIEW



TENANT A
80,832 SQ. FT. UL
100,067 SQ. FT. LL
180,899 SQ. FT. TOTAL

UPPER LEVEL

LOWE LEVEL

TENANT A
80,832 SQ. FT. UL
100,067 SQ. FT. LL
180,899 SQ. FT. TOTAL

NOTE:
LANDLORD DOES NOT WARRANT THAT MATERIAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS WERE FIRST PROVIDED, AND REPRESENTS THAT THE SPACE IS BEING RENTED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
ALL DIMENTIONS SHOWN ARE MEASURED FROM THE EXTERIOR FACE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FILL FINISH OF CORRIDOR AND SHOPS WALLS AND FROM THE EDGE OF SLAB AT UNDER STORE WALL.

TENANT:	TBD	DATE:	06/06/23	NOT TO SCALE	
SPACE #:	D400	AREA:	180,899 SF.	DRAWN BY:	NR

LOD	GOVERNOR'S SQUARE TALLAHASSEE, FLORIDA	Brookfield Properties
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SECTION 2

PROPERTY OVERVIEW



DEMOGRAPHICS

TRADE AREA PROFILE

2024 Population: 472,317
2024 Households: 190,108
2024 % of Households:
 w/Income \$75k+: 42.42%
 w/Income \$100k+: 29.46%
2024 Average Household Income: \$88,795
2024 % Pop. Age 25+ w/Bachelor's Degree or Higher: 36.46%
2024 Average Home Value: \$364,172
2029 Projected Population: 486,577
2029 Projected Households: 196,068
2029 Projected Average Household Income: \$97,533

7-MILE RADIUS

2024 Population: 213,326
2024 Households: 90,371
2024 % of Households:
 w/Income \$75k+: 39.34%
 w/Income \$100k+: 26.96%
2024 Average Household Income: \$85,944
2024 % Pop. Age 25+ w/Bachelor's Degree or Higher: 48.19%
2024 Average Home Value: \$395,231
2029 Projected Population: 219,159
2029 Projected Households: 93,011
2029 Projected Average Household Income: \$93,967

DAYTIME EMPLOYMENT

3-Mile Radius Total: 80,839
White Collar: 71.85%
Executive/Professional: 47.32%

5-Mile Radius: 117,844
White Collar: 71.31%
Executive/Professional: 46.63%



SECTION 2

PROPERTY OVERVIEW



Governor's Square Property Overview

Governor's Square is the only regional shopping center located within 100 miles of the Tallahassee market, which includes the Florida State Capitol and tens of thousands of students attending the many universities, colleges, and technical schools in the area.

The center provides the region's residents with a unique shopping and dining destination, including the department stores JCPenney and Dillard's - the latter of which currently ranks as the top-performing department store in the Tallahassee trade area. Shoppers are also drawn by national brands such as Victoria's Secret, H&M, Sephora, PANDORA, Talbots, American Eagle, and Vans.



PROPERTY INFORMATION

- Address: 1500 Apalachee Parkway
- Market: Tallahassee, FL
- Total Retail Square Footage: 1.1+ Million

FORMER SEARS

- Vacant Retail Box Size: 180,000+ SF on 17.71 acres
- Outparcel Options: 1.85 AC & 2.98 AC

SECTION 2

PROPERTY OVERVIEW



Tallahassee & Local Institutions

Positioned in Florida’s Panhandle just south of the Georgia line, Tallahassee functions as both the state’s political center and a livable regional hub with easy access to outdoor amenities. The city anchors a four-county metropolitan area and is well connected by Interstate 10 and U.S. Highway 27. Gently rolling terrain, scenic canopy roads, and nearby destinations such as Apalachicola National Forest contribute to a strong quality of life, while the urban core features a mix of preserved historic buildings and evolving cultural spaces.

The Tallahassee metropolitan area is home to more than 390,000 residents and benefits from a stable and diversified economic foundation. State government operations create a steady influx of professionals throughout the year, particularly during legislative sessions, supporting consistent demand for lodging and services. Healthcare is another major employment sector, led by Tallahassee Memorial HealthCare and Capital Regional Medical Center, which generate ongoing visitor activity and reinforce the region’s economic resilience.

Higher education is a central driver of growth and identity in the city. Florida State University, Florida A&M University, and Tallahassee State College collectively enroll tens of thousands of students and attract faculty, researchers, and visitors from across the country. FSU contributes significantly through research, innovation, and athletics; FAMU adds national prominence as a leading historically Black university with strong academic and cultural influence; and TSC plays a critical role in workforce training and academic advancement, supplying skilled graduates and transfer students to the regional pipeline.

Together, these institutions stimulate demand across housing, hospitality, retail, and construction, while their athletic events, performances, and conferences draw visitors year-round. Continued investment in campus facilities, student housing, and research infrastructure supports real estate activity and business development throughout the metro area. Combined with a range of housing options, educational choices, and recreational offerings, Tallahassee presents an environment that balances civic leadership, academic strength, and lifestyle appeal, supporting long-term economic and community growth.

SECTION 3

KEY RETAILERS

03



SEPHORA

In Good Company

Be among our lineup of curated offerings which feature popular fashion, restaurant, and entertainment brands.

Coming soon...



WINDSOR

ALDO



EXPRESS
FACTORY



SEPHORA



JCPenney



Dillard's

Kids Foot Locker



VICTORIA'S
SECRET

LOFT
OUTLET



PANDORA

Buckle

zumiez

AMERICAN EAGLE

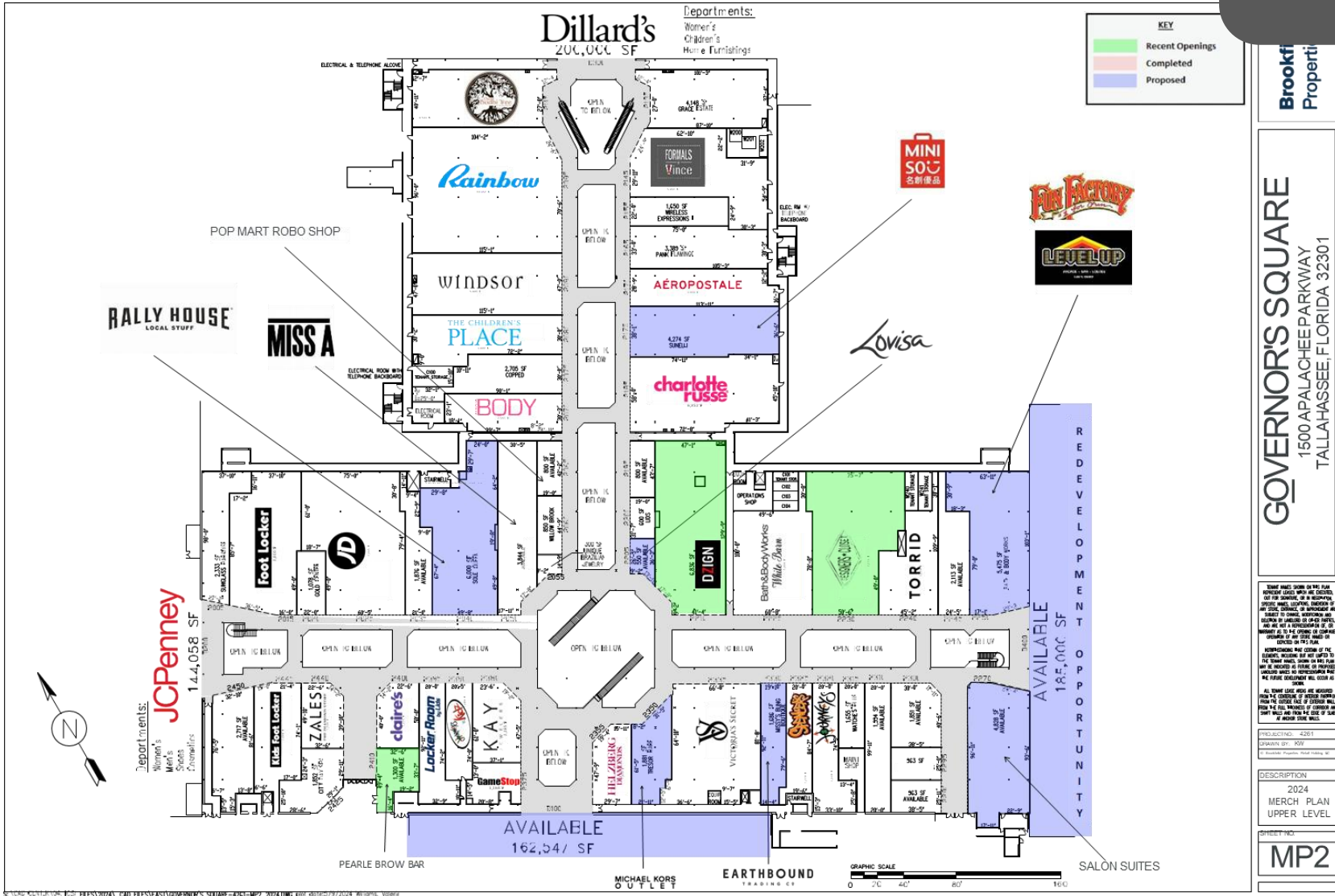
Bath&BodyWorks | White Barn



THE CHILDREN'S
PLACE

SECTION 3

KEY RETAILERS



SECTION 4

CONTACT INFORMATION

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