

FOR LEASE

1950 Thomasville Road Tallahassee, FL 32303

NAI TALCOR

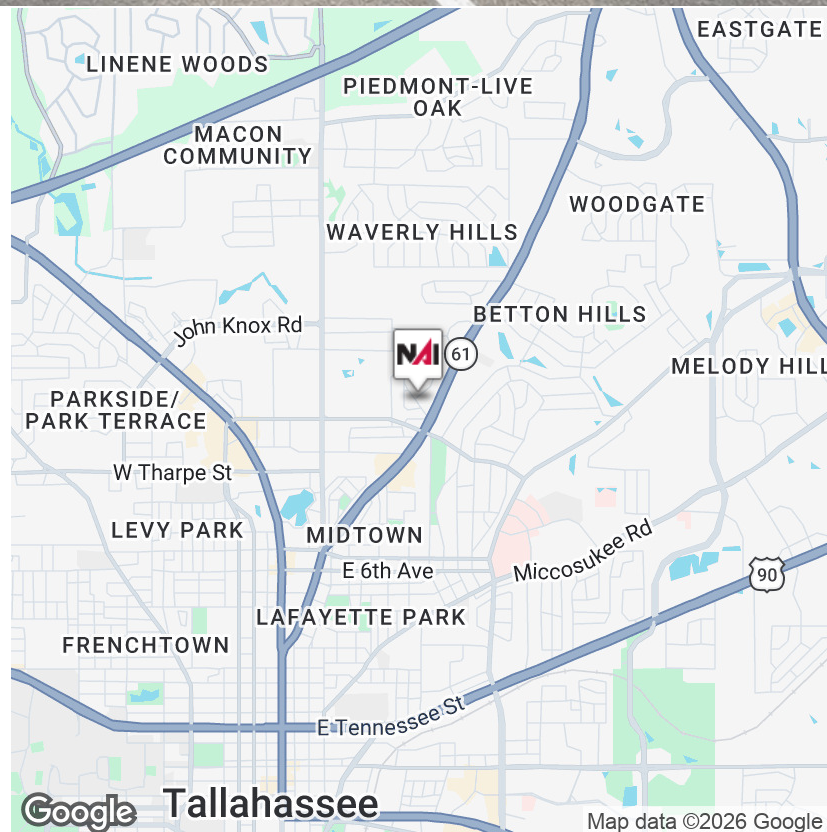


1,010 SF RETAIL SPACE
FOR LEASE

Retail | 1,010 SF

Located on Thomasville Road. This 1,010 SF storefront available for lease at Betton Place, offering an excellent opportunity for retail, boutique, office, or service users in the heart of Midtown Tallahassee.

- 1,010 SF ground-floor retail storefront
- Prime Midtown location on Thomasville Road (33,000 VPD)
- Excellent storefront signage opportunity
- Large display windows with abundant natural light
- Flexible floor plan suitable for a variety of retail, office, and service uses
- Easy signalized access from Thomasville Road and Betton Road
- Located in a high-income trade area with over 173,000 residents within a 5-mile radius
- Minutes from Downtown Tallahassee, FSU, and both hospitals



✉ **Debbie Ashlin**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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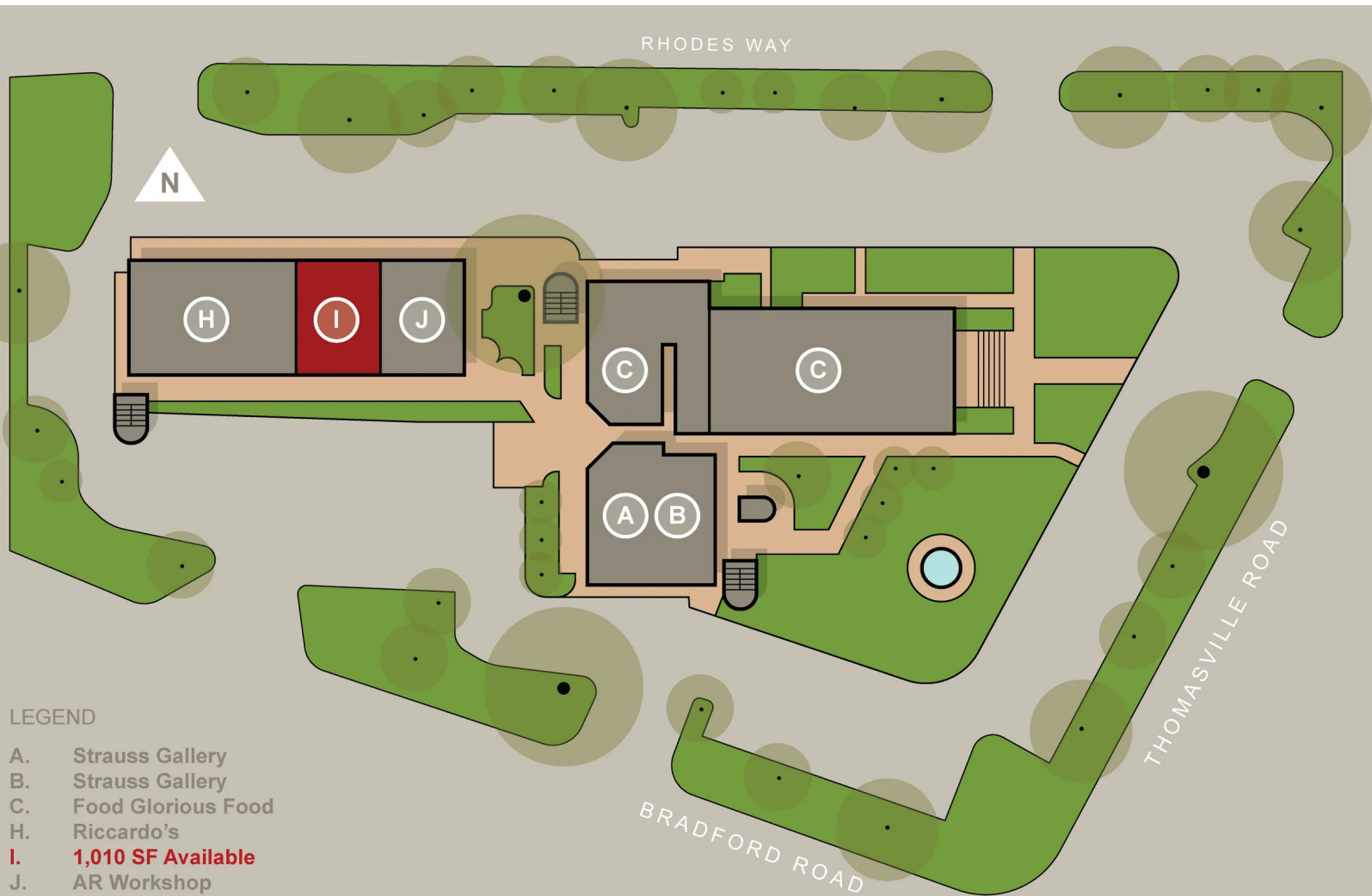
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NATTALCOR

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Betton Place Ground Floor 11,743 SF / 23,575 TOTAL SF



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NAT TALCOR

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1950 Thomasville Road Tallahassee, FL 32303

1,010 AVAILABLE

CAPITAL PLAZA

FIVE GUYS
BURGERS and FRIES



Tally Brow Studio



Milano's
Pizza

BETTON PLACE



New Place

LOVESAC

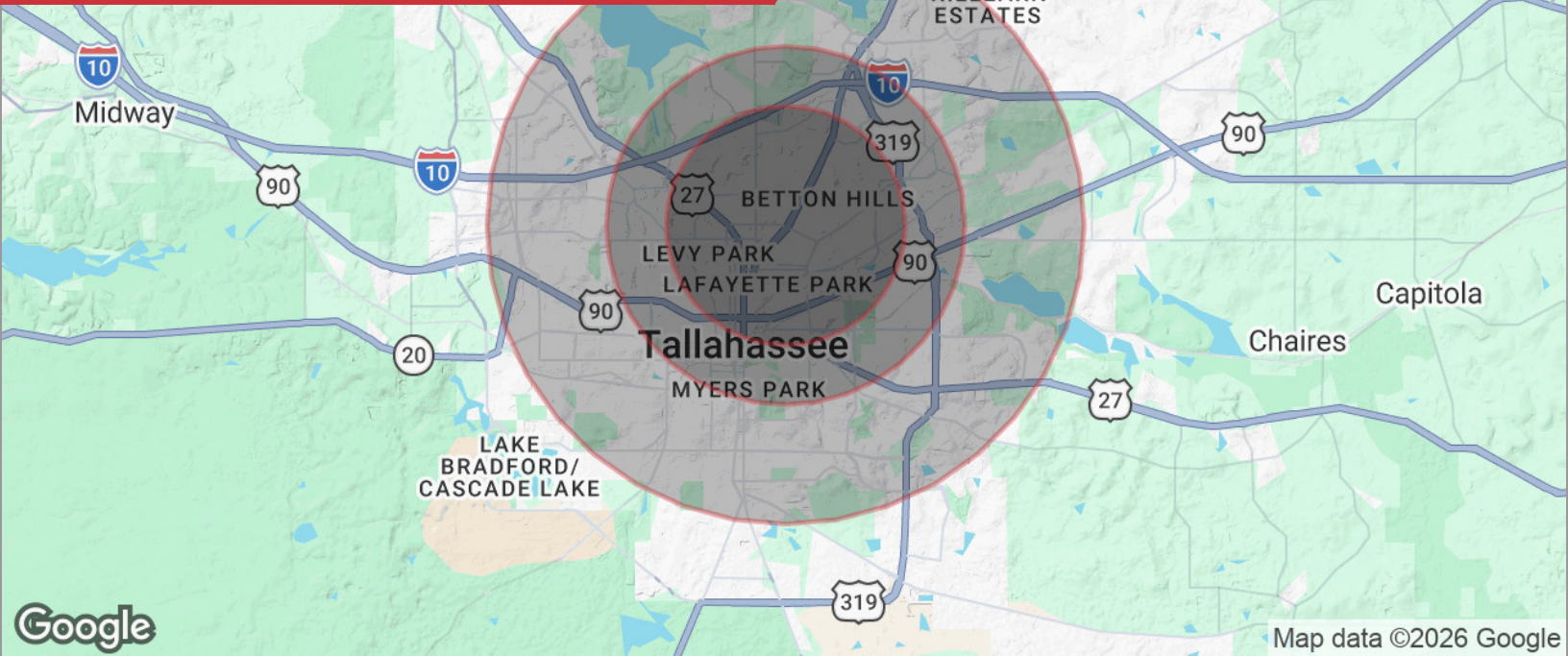
MIRACLE PLAZA

fab'rik



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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	32,476	77,825	173,046
Median age	35.9	33.3	32.5
Median age (male)	35.5	32.2	31.2
Median age (Female)	37.2	34.5	33.8
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	16,393	36,988	81,913
# of persons per HH	2.0	2.1	2.1
Average HH income	\$75,307	\$62,017	\$57,019
Average house value	\$267,856	\$195,844	\$164,487

* Demographic data derived from 2020 ACS - US Census