

Colliers



Free Standing Retail Available on Busy Apalachee Pkwy

2410 Apalachee Pkwy | Tallahassee, FL 32301

[View Online](#)

Property Highlights

- Great location for medical, gas, banks, automotive or use the existing 3,325 SF QSR
- 1.24± AC parcel with 45 parking spaces
- Property has three-way access on Apalachee Pkwy (39,000 VPD)
- Numerous national retailers in the trade area including Walmart, Target, Aldi, Kohl's, Dick's and Sam's Club
- Property is 7 minutes from the Florida Capitol building and 10 minutes from Florida State University

Jason Ryals

Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1160186

1160186

Retail Aerial



Walmart

Sam's Club

TACO BELL

ZAXBY'S

POPEYES

Pizza Hut

CVS pharmacy

planet fitness

Advance Auto Parts

ANYTIME FITNESS

IHOP

ACE

DOLLAR TREE

Kroger Center Office Park
18 Buildings/630K+ SF

Site



Victory Garden Drive

Apalachee Parkway



1160186

Retail Aerial

Florida State University
Students: 44,600+
4 miles from site

College Town

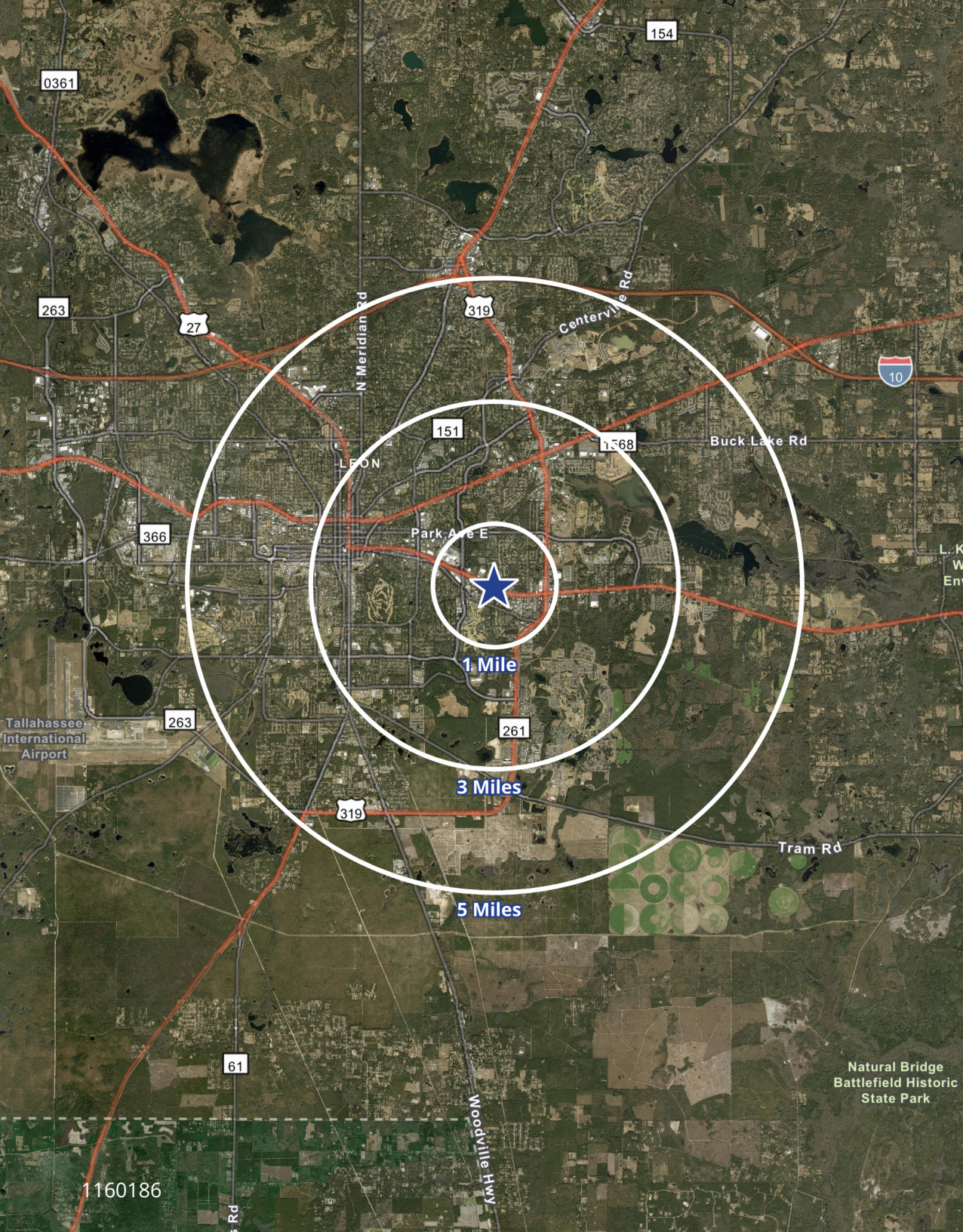
Florida A&M University
Students: 9,600+
2.5 miles from site

Capital City
Country Club
2 miles from site

Governor's Square
Shopping Mall
103M SF/ 116 Stores

Site





Demographics

Source: ESRI Business Analyst, 2025



Population

1 Mile		11,110
3 Miles		61,597
5 Miles		154,253



Daytime Population

1 Mile		17,064
3 Miles		105,041
5 Miles		199,702



Average HH Income

1 Mile		\$70,189
3 Miles		\$99,123
5 Miles		\$88,100



Market Overview

2410 Apalachee Pkwy, Tallahassee, Florida, 32301
3 mile radius

Household & population characteristics



\$69,679

Median household income



\$330,123

Median home value



42.2%

Owner occupied housing units



35.1

Median age



53.2%

Female population



34.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,915

Travel



\$36

Tickets to Movies



\$97

Theatre/Operas/Concerts



\$79

Admission to Sports Events



\$10

Online Gaming Services

Households & population



61,597

Current total population



62,615

5 Year total population



28,885

Current total households



29,725

5 year total households

Education

5%

No high school diploma



15%

High school graduate



23%

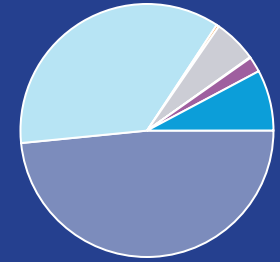
Some college



57%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,883

Total businesses



87,474

Total employees

Employment



80%

White collar



9%

Blue collar



11%

Services

3.5%

Unemployment rate

Annual household spending



\$2,227

Apparel & Services



\$212

Computers & Hardware



\$3,665

Eating Out



\$6,586

Groceries



\$6,380

Health Care



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/en/jp-USA1160186

Jason Ryals
Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC