

# Mahan Plaza.

*A renovated, multi-tenant plaza on E Mahan Dr —  
between TMH, Governor's Square, and downtown.*

**1350 E Mahan Drive · Tallahassee, FL 32308**

# A Renovated Plaza on E Mahan.

1,000 – 8,000 SF retail / office at \$16 – \$20 NNN.

Premier Commercial Group is pleased to present a flexible leasing opportunity at Mahan Drive Plaza – a 17-unit, 26,700 SF shopping center in the heart of Tallahassee. Situated along a major corridor with highway frontage, this location offers exceptional visibility and access to high-traffic foot traffic, with new development alongside the property including the newly constructed Red Owl Coffee, which opened in 2024. Ideally positioned between Tallahassee Memorial Hospital and Governor's Square Mall – and just minutes from Downtown Tallahassee – Mahan Plaza provides a strategic location for businesses looking to thrive in a high-demand market. The property underwent a major renovation in 2019, including a modernized parking lot and refreshed landscaping, creating a welcoming environment for customers and clients. Suites currently available range from 1,000 to 8,000 SF, with flexible build-out and a competitive \$16 – \$20 NNN range to accommodate a wide range of retail, service, and office users.

AT A GLANCE	
Lease Rate	\$16 – \$20 / SF NNN
Available SF	1,000 – 8,000 SF
Building Size	26,700 SF
Lot Size	3.5 ± Acres
Center Type	17-Unit Plaza
Renovation	Modernized 2019
Traffic	~27,500 VPD
Frontage	E Mahan Drive

**1K – 8KSF**  
SUITES AVAILABLE

**\$16 – \$20<sub>NNN</sub>**  
LEASE RATE RANGE

**27,500<sub>VPD</sub>**  
E MAHAN DR TRAFFIC

THE OPPORTUNITY

A renovated 17-unit plaza between TMH and Governor's Square – flexible suites from 1,000 to 8,000 SF at \$16 – \$20 NNN.

PROPERTY TYPE

Multi-Tenant Retail / Office

SUBMARKET

E Mahan Drive · Tallahassee, FL 32308

TRAFFIC

~27,500 VPD on E Mahan Drive

DEMAND

Population 186,454 (5 Mi) · HHI \$77,545 (5 Mi)



# Why Mahan Drive Plaza.

*Six reasons this renovated plaza stands apart.*

## 01 Flexible Suites 1,000 – 8,000 SF

Multiple suites available from 1,000 SF up to 8,000 SF – right-sized for boutique retail, service, medical, or office use.

## 02 Competitive \$16 – \$20 NNN

Rate range tailored to suite size, build-out, and use – designed to attract a curated mix of retail and service tenants.

## 03 Renovated in 2019

Major renovation in 2019 including a modernized parking lot, refreshed landscaping, and a clean exterior aesthetic.

## 04 Between TMH & Governor's Square

Strategically positioned between Tallahassee Memorial Hospital and Governor's Square Mall – captive medical and retail demand.

## 05 E Mahan Corridor – 27,500 VPD

Highway frontage on E Mahan Drive with ~27,500 vehicles per day – consistent daily visibility on a primary Tallahassee corridor.

## 06 Red Owl Coffee Next Door

Newly constructed Red Owl Coffee opened in 2024 alongside the plaza – a fresh daytime traffic driver to the property.

### THE OPPORTUNITY

*Flexible 1,000 – 8,000 SF suites in a renovated multi-tenant plaza – on Tallahassee's E Mahan corridor between TMH and Governor's Square.*



TALLAHASSEE, FL 32308

E Mahan Drive – TMH / Governor's Square spine.

# On E Mahan Drive – Between TMH and Governor's Square.

- 01**  
EMahan Corridor

E Mahan Drive is a primary east-west Tallahassee corridor – highway frontage, ~27,500 VPD, and proven retail demand.
- 02**  
TMH& Medical District

Minutes from Tallahassee Memorial Hospital and the surrounding medical office cluster – captive weekday demand and care-worker traffic.
- 03**  
Governor's Square & Downtown

Between Governor's Square Mall and Downtown Tallahassee, with the new Ferber retail development at Park & Magnolia nearby.

**DEMOGRAPHICS**

Dense, urban, and growing.

<p><b>186,454</b> PEOPLE</p> <p>POPULATION IN 5 MILES</p>	<p><b>\$77,545</b> AHI</p> <p>AVG HH INCOME (5 MI)</p>	<p><b>27,500</b> VPD</p> <p>E MAHAN DR TRAFFIC</p>
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	1 MILE	3 MILES	5 MILES
Total Population	7,226	90,845	186,454
Total Households	3,756	37,998	79,499
Average HH Income	\$94,011	\$75,665	\$77,545

Source: 2023 American Community Survey (ACS) – U.S. Census

# In Good Company.

The retail and dining mix surrounding Mahan Drive Plaza.

## NEARBY ANCHORS

Tallahassee Memorial Hospital  
 Governor's Square Mall  
 Publix  
 Marshalls

## DINING & QSR

Red Owl Coffee  
 Chick-fil-A  
 McDonald's  
 Burger King  
 Taziki's  
 DSW  
 Olive Garden

## RETAIL · AUTO · FUEL

CVS Pharmacy  
 Walgreens  
 Mobil  
 Circle K  
 Chevron  
 Bealls



## E MAHAN DRIVE

A primary Tallahassee corridor between TMH and Governor's Square – established daily traffic and a deep national-brand surround.

# A Closer Look.

*The plaza, the corridor, and the trade area.*



LET'S TALK

# Let's talk about Mahan Plaza.

1,000–8,000 SF suites at \$16 –\$20 NNN—  
renovated plaza on E Mahan between TMH and Governor's Square.



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