

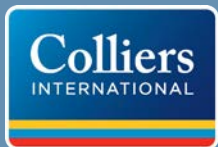


Retail Box For Sublease

6785 Thomasville Road
Tallahassee, FL 32312

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KEY FEATURES/HIGHLIGHTS

- › 97,713 RSF newly constructed freestanding box available for sublease
- › Conveniently located off of US-319/Thomasville Rd.
- › Full access to the site with dedicated monument signage along Thomasville Rd.
- › Ample parking available for tenant's exclusive use
- › Household incomes in the trade area averaging over \$100,000
- › Neighboring retailers include Super Target, Publix and Chick-fil-A
- › Lawton Chiles High School just north of the site has over 2,000 students, faculty and staff

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6785 Thomasville Rd., Tallahassee, FL

PROPERTY SUMMARY

Name of Property:	Kohl's Tallahassee North
Address:	6785 Thomasville Rd., Tallahassee, FL 32312
Land Information/Size:	10.30 Acres
Building Information/Size	71,402 USF / 97,713 RSF (two stories)
Year Built/Renovated:	2008
Traffic Counts:	11,662 VPD on Thomasville Road
Cross Streets:	Thomasville Rd. & Kinhega Drive
Remaining Lease Term:	12+ years. Lease term ends 1/31/2029
Option Terms:	Six five (5) year renewal options
Rate:	Rate Available Upon Request with a Qualified Prospect
Co-Tenancy:	None, freestanding building
Signage:	Pylon and facade signage
Parking:	300 free surface spaces, ratio of 6.84/1,000
Highlights:	633' frontage on Thomasville Road. This building was awarded an Energy Star label in 2015 for its operating efficiency.

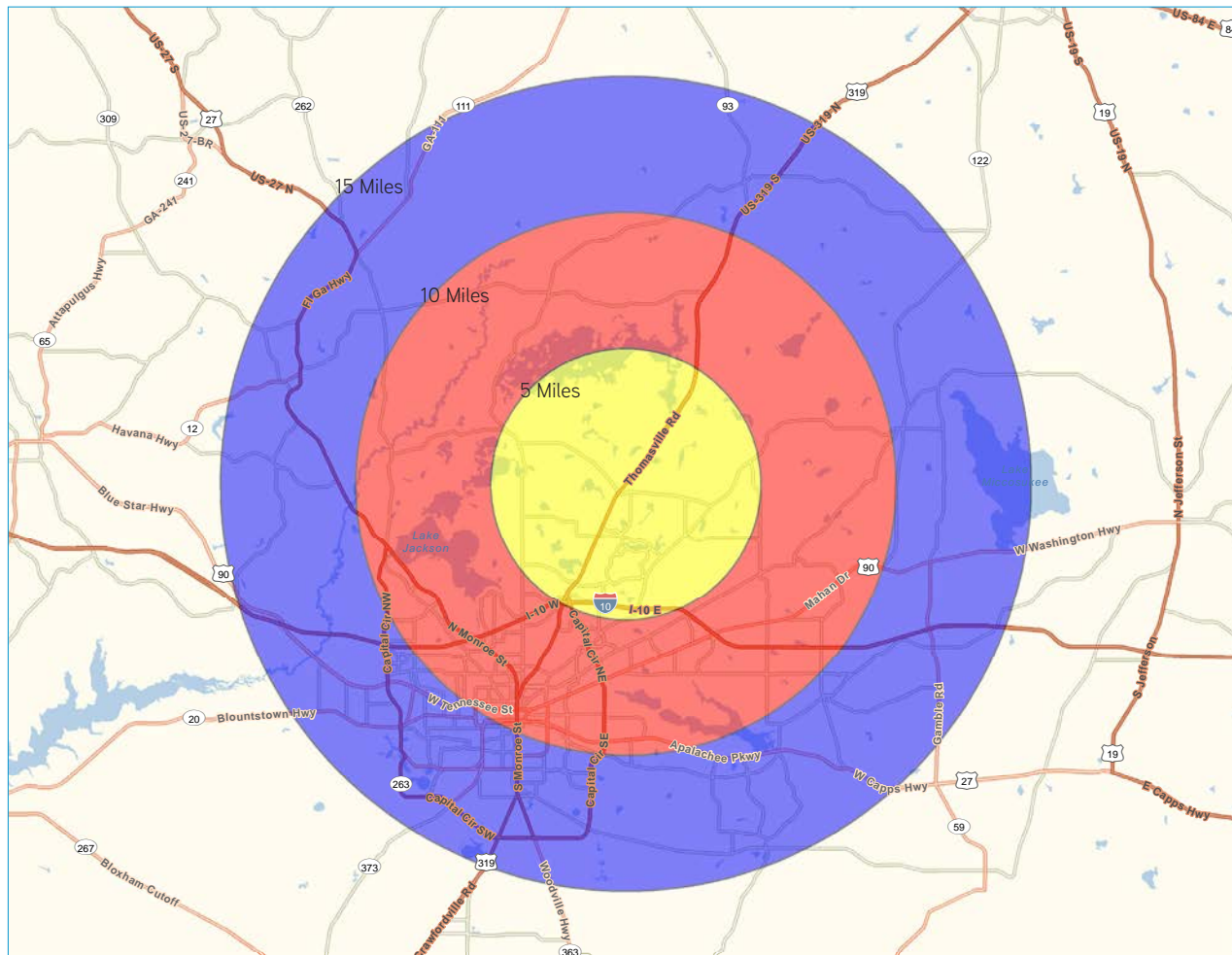
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6785 Thomasville Rd., Tallahassee, FL

DEMOGRAPHICS

<u>DEMOGRAPHICS:</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Population:	47,910	179,424	279,315
Households:	18,416	72,815	112,810
HH Income:	\$117,678	\$77,263	\$65,746
Employees:	13,335	128,864	182,406
Businesses:	1,716	10,255	14,090

5, 10, 15 MILE MAP



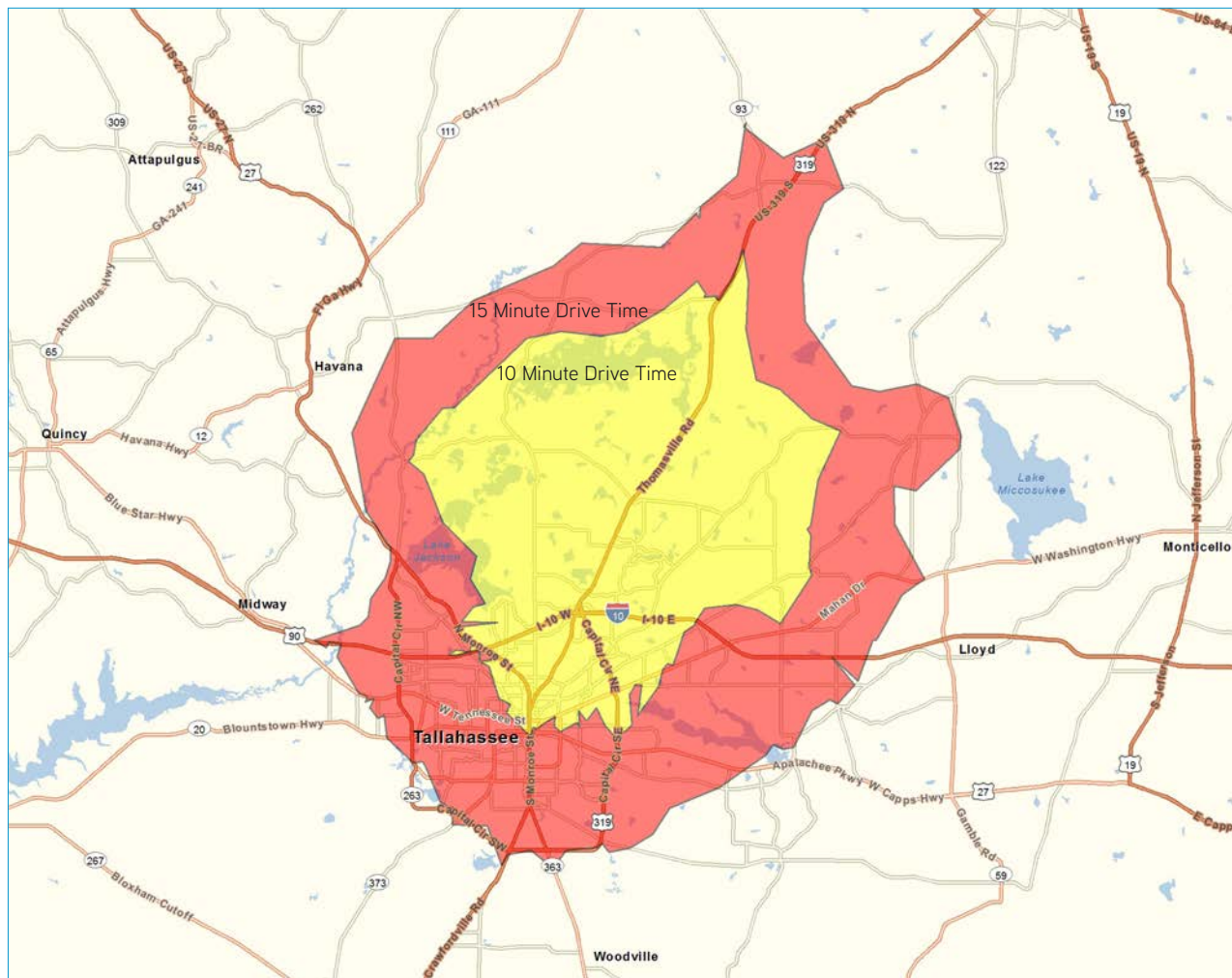
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6785 Thomasville Rd., Tallahassee, FL

DEMOGRAPHICS

<u>DEMOGRAPHICS:</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Population:	46,820	85,325
Households:	18,303	34,872
HH Income:	\$115,927	\$98,267
Employees:	19,122	55,488
Businesses:	2,227	5,099

DRIVE TIME MAP



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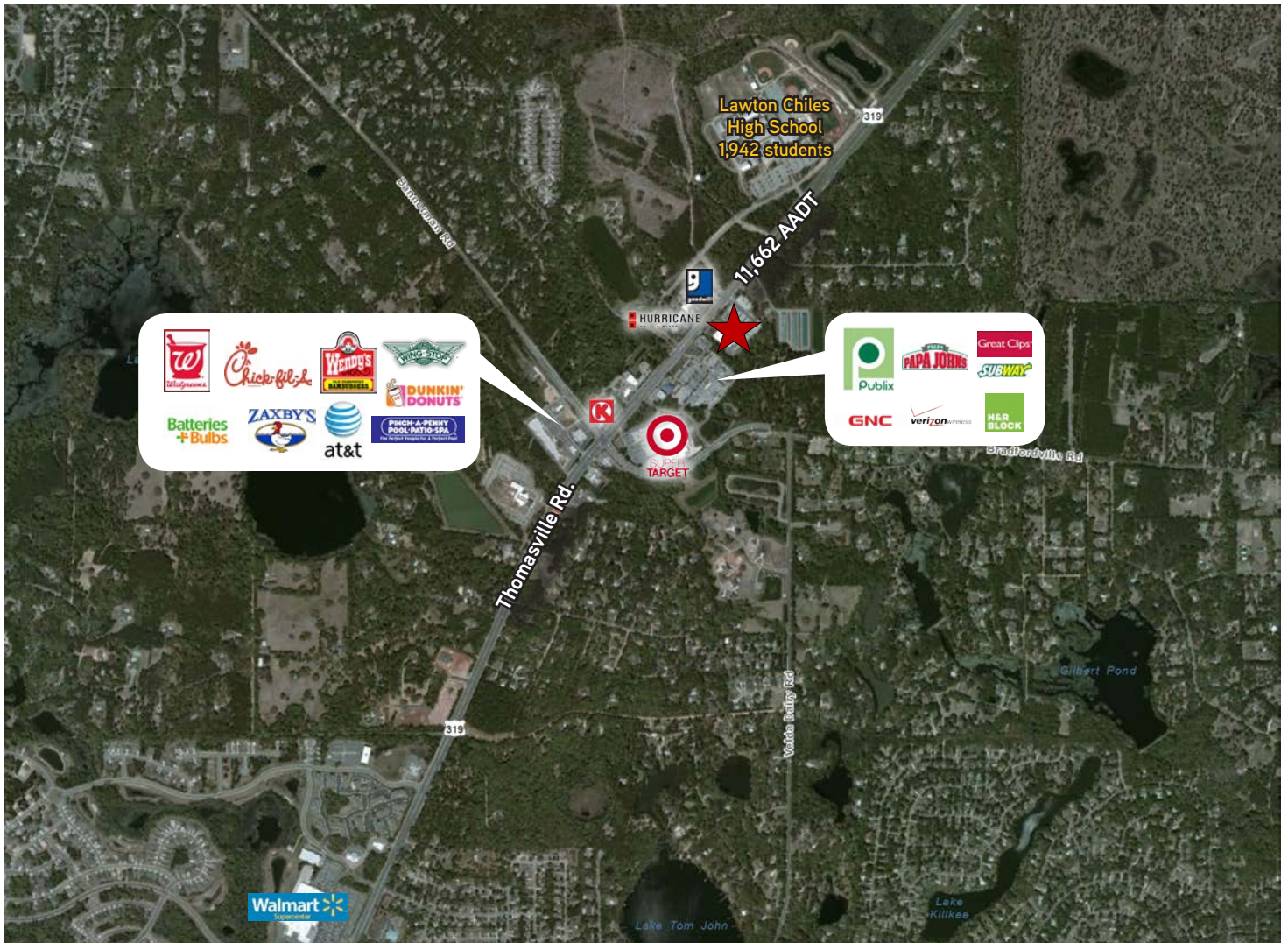
AERIAL MAP



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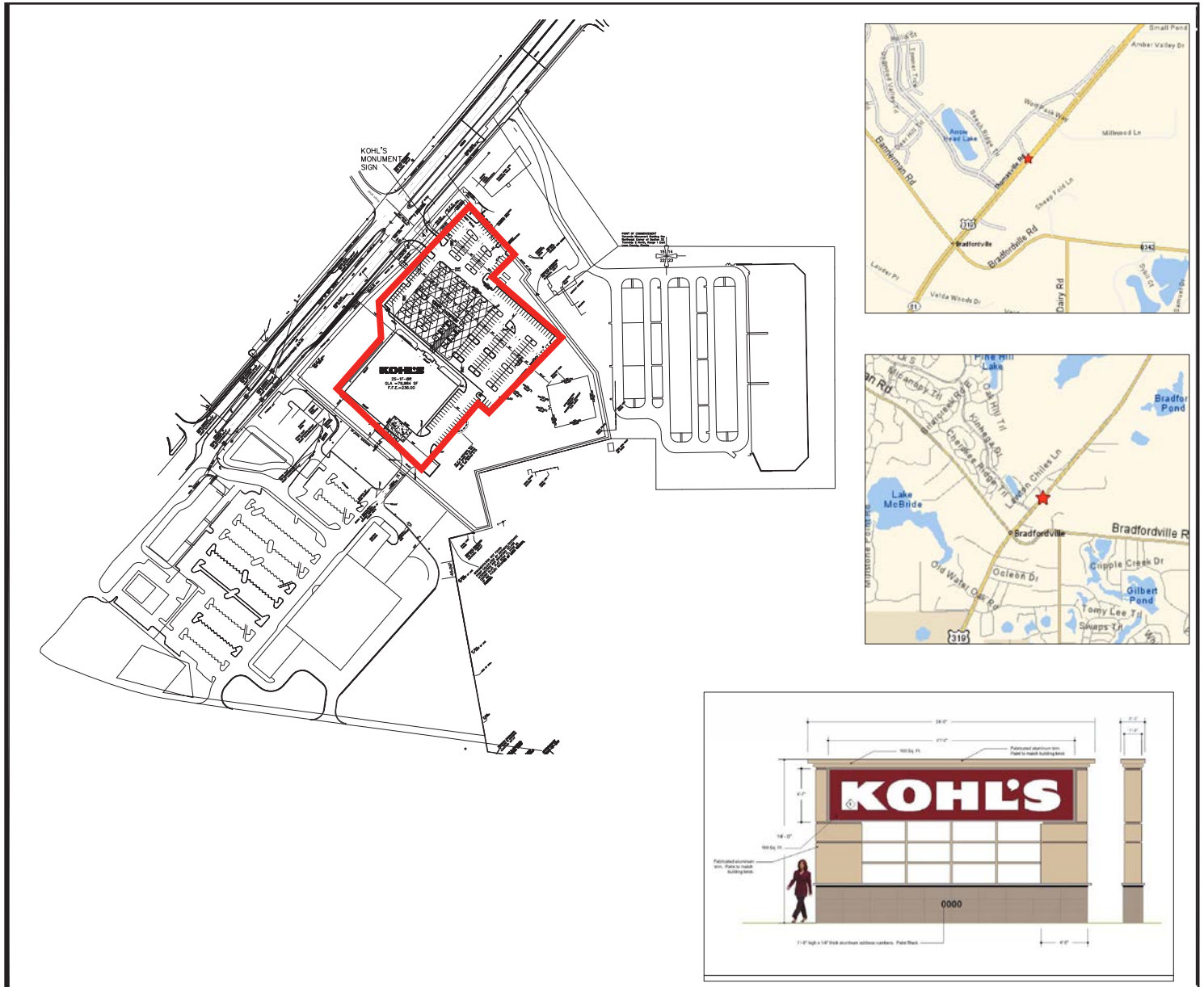
AERIAL MAP



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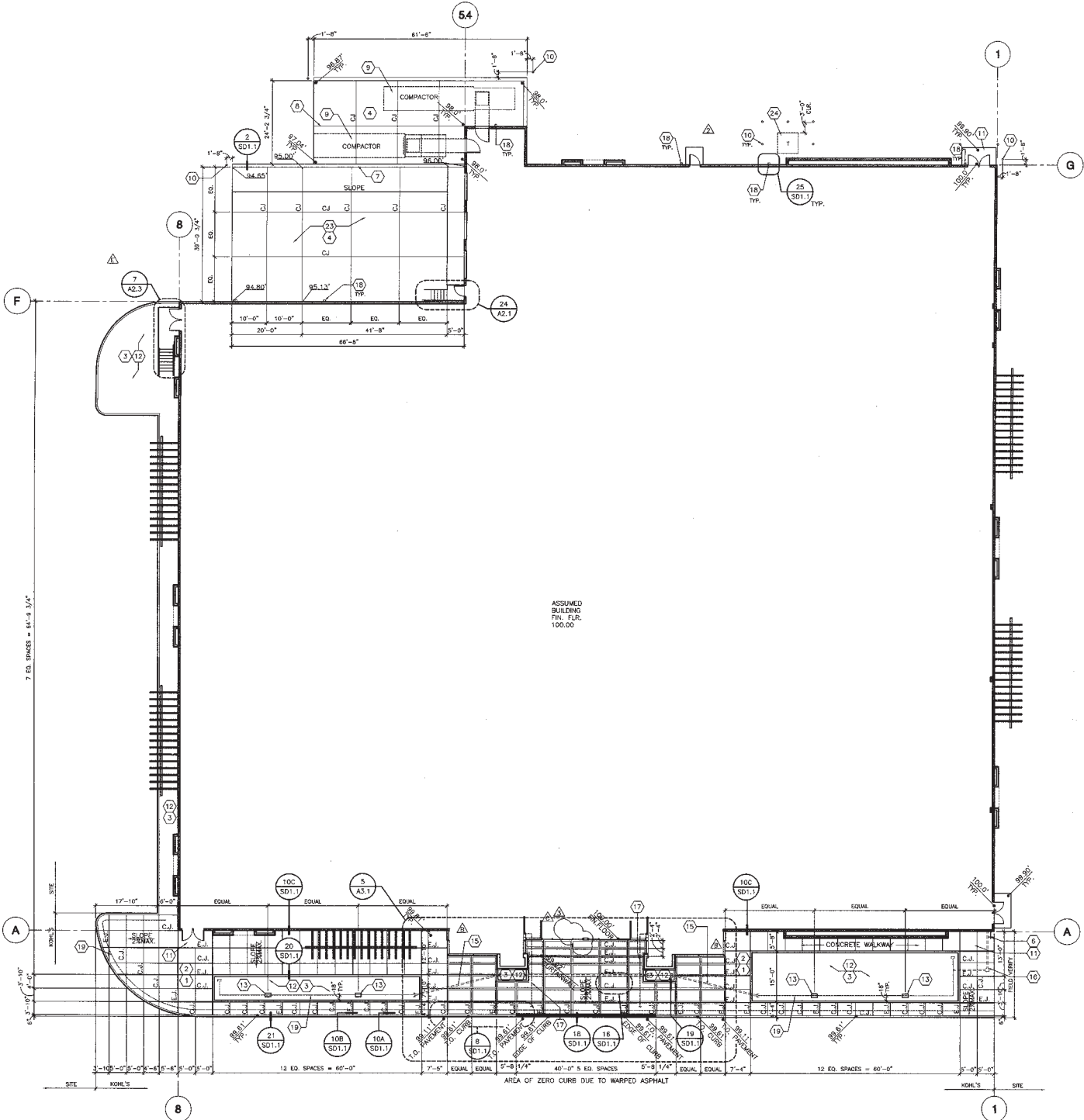
SITE PLAN



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BUILDING PLAN - Two story building, full building plans available upon request



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PHOTOGRAPHS



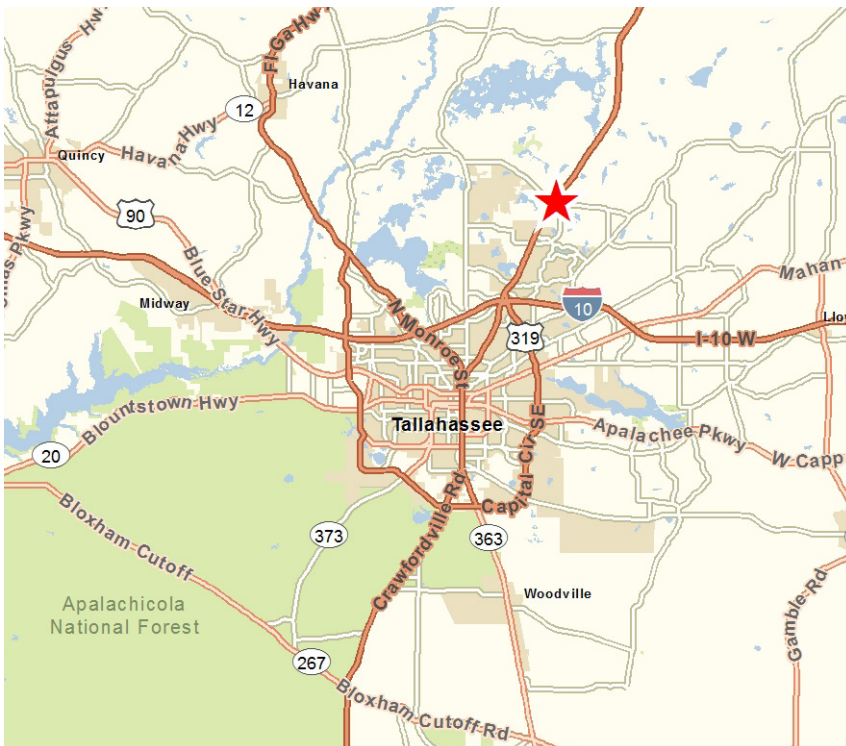
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TRADE AREA INFORMATION

Major Area Employers:	State of Florida, Florida State University, Leon County Schools
Area Attractions:	Florida State Capital, Museum of Florida History, Doak Campbell Stadium
Misc. Notables:	FSU has 40,000 students & FAMU has 11,000 students

AREA MAP



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