



FOR LEASE

216 S. MAGNOLIA DRIVE, TALLAHASSEE, FL 32301

Magnolia Grove

- Prime 3,500 SF 2nd generation restaurant end cap space available
- Located approximately 1 mile east of Downtown Tallahassee and the State Capitol and 1.5 miles east of Florida State University
- Home2 Suites, a 132-key hotel is on site servicing the Capitol, FSU and FAMU
- Adjacent is the IRS Regional office plus Florida Lottery Headquarters with 400 employees
- Across from Governor's Square Mall, the only regional mall within 100 miles, anchored by Dillard's, Macy's, Sears and JCPenney
- Surrounding national retailers include Target, Marshalls, Michaels, Best Buy, Dick's Sporting Goods, Ross, Bed Bath & Beyond, HH Gregg
- Traffic counts: Magnolia Dr. - 29,500± AADT | Apalachee Pkwy - 35,500± AADT
- Excellent visibility and access with prominent pylon signage available



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SITE PLAN

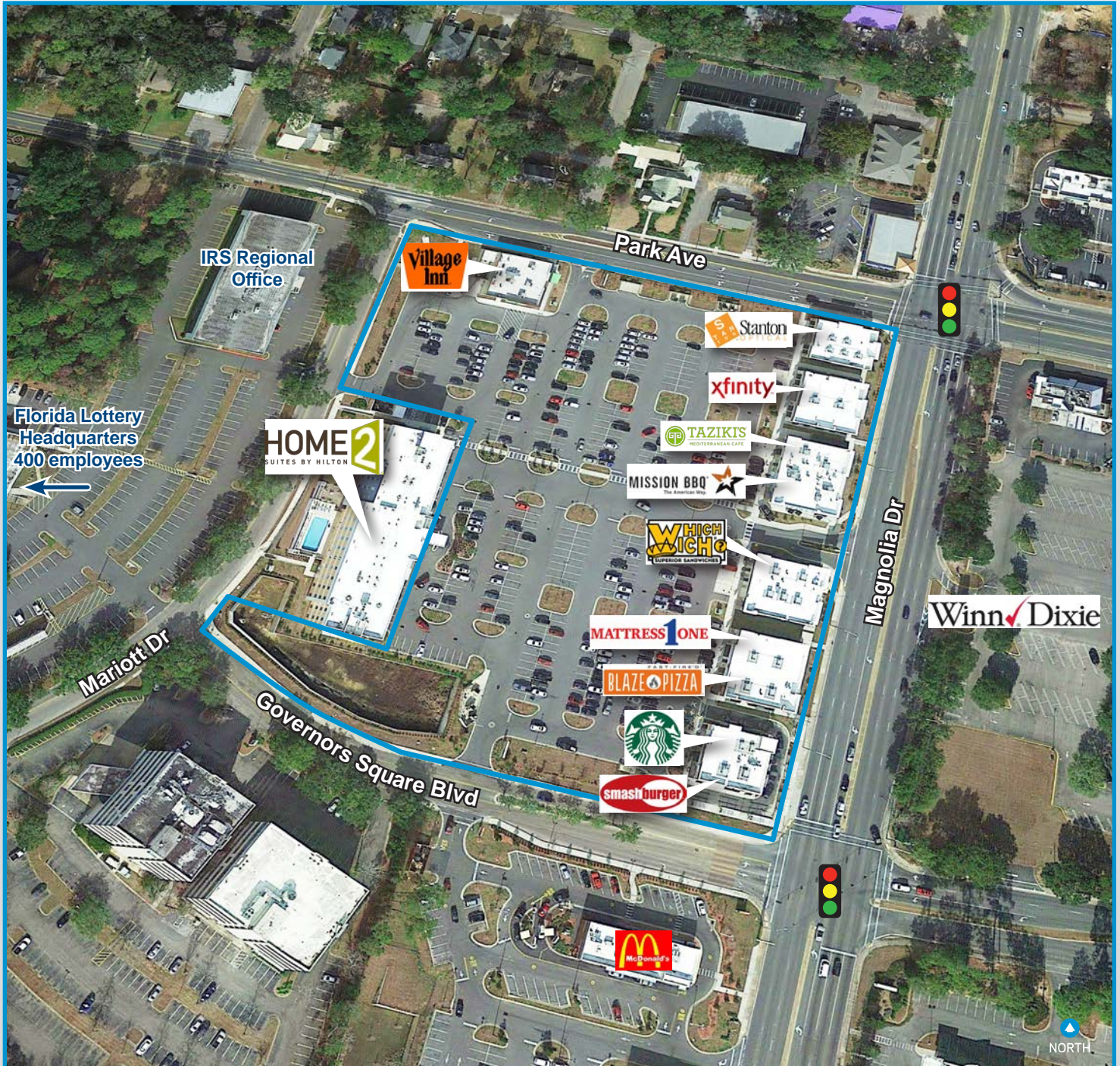


DEMOGRAPHIC SUMMARY

	Population (2018)	Daytime Population (2018)	Average Household Income (2018)	Average Household Income Projection (2023)
1 Mile:	5,476	17,764	\$68,646	\$82,529
3 Mile:	84,807	138,348	\$57,778	\$68,794
5 Mile:	172,066	226,885	\$59,312	\$69,692

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PROPERTY OVERVIEW



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