

# THE CENTRE OF TALLAHASSEE

2 4 1 5 N O R T H M O N R O E S T R E E T | T A L L A H A S S E E , F L 3 2 3 0 3



## PROPERTY HIGHLIGHTS

- **Largest redevelopment project** of existing commercial property in Tallahassee history on **95 acres**
- Proposed luxury apartment complex with **300 units** that will connect to mall via walkway
- Strategically positioned in the densely populated and affluent area of **Midtown**, ideal for a Midtown grocer opportunity
- School of Arts and Sciences currently occupying **65,000 SF** with over **1,000** students
- **1.5 miles** and less than a **5 minute** drive time from **I-10**
- Tallahassee, Florida's capital, is home to **Florida State University, Florida A&M University, and Tallahassee Community College** with a total student population of more than **65,000**
- Anchor line-up includes **AMC Theatre, Guitar Center, Belk, Barnes & Noble, Urban Food Market** and more.
- Proposed office component

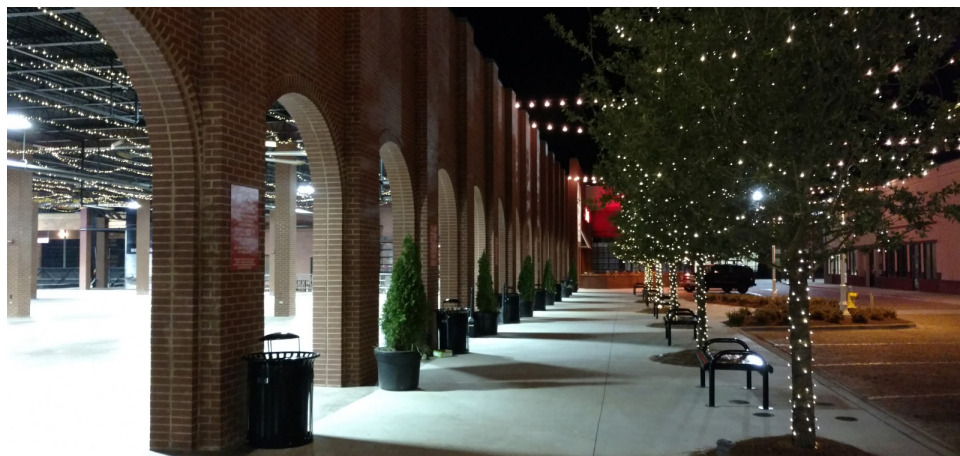
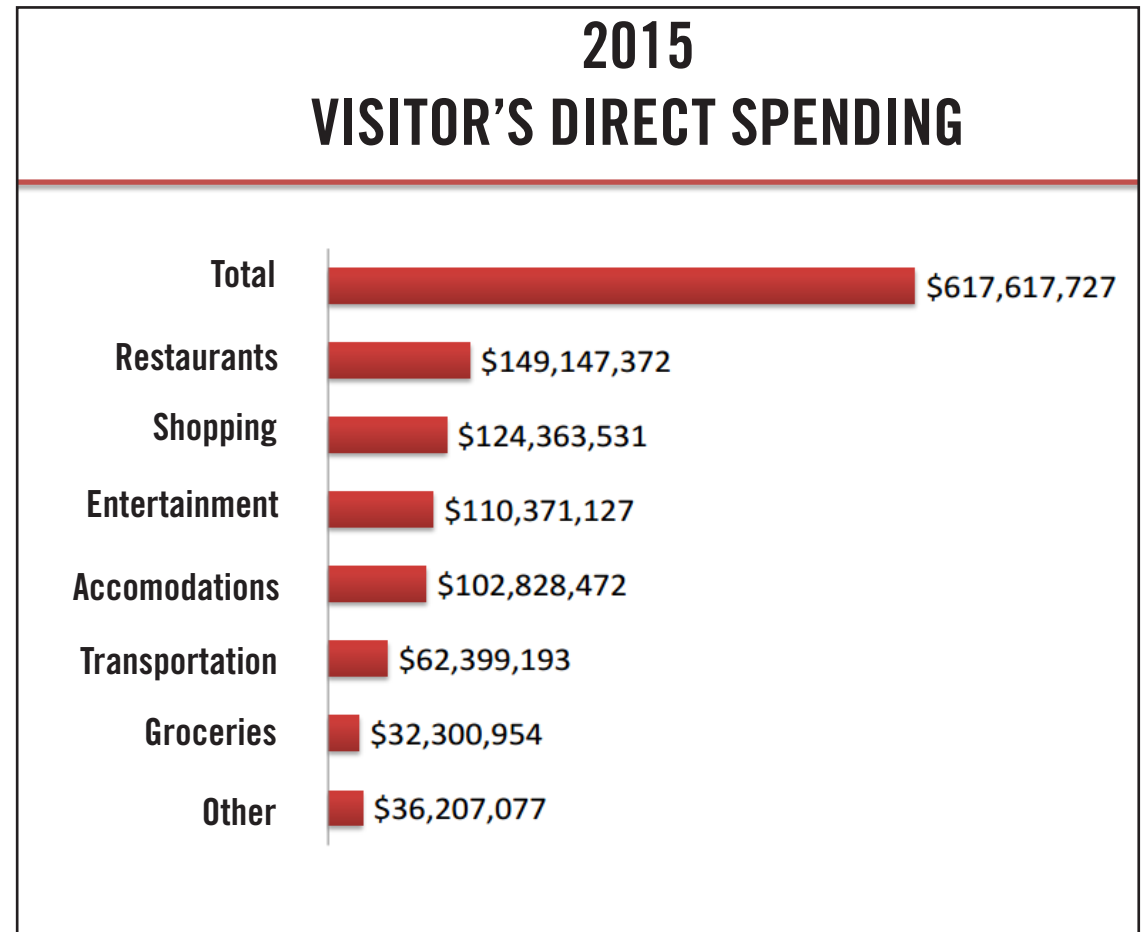
# TALLAHASSEE OVERVIEW

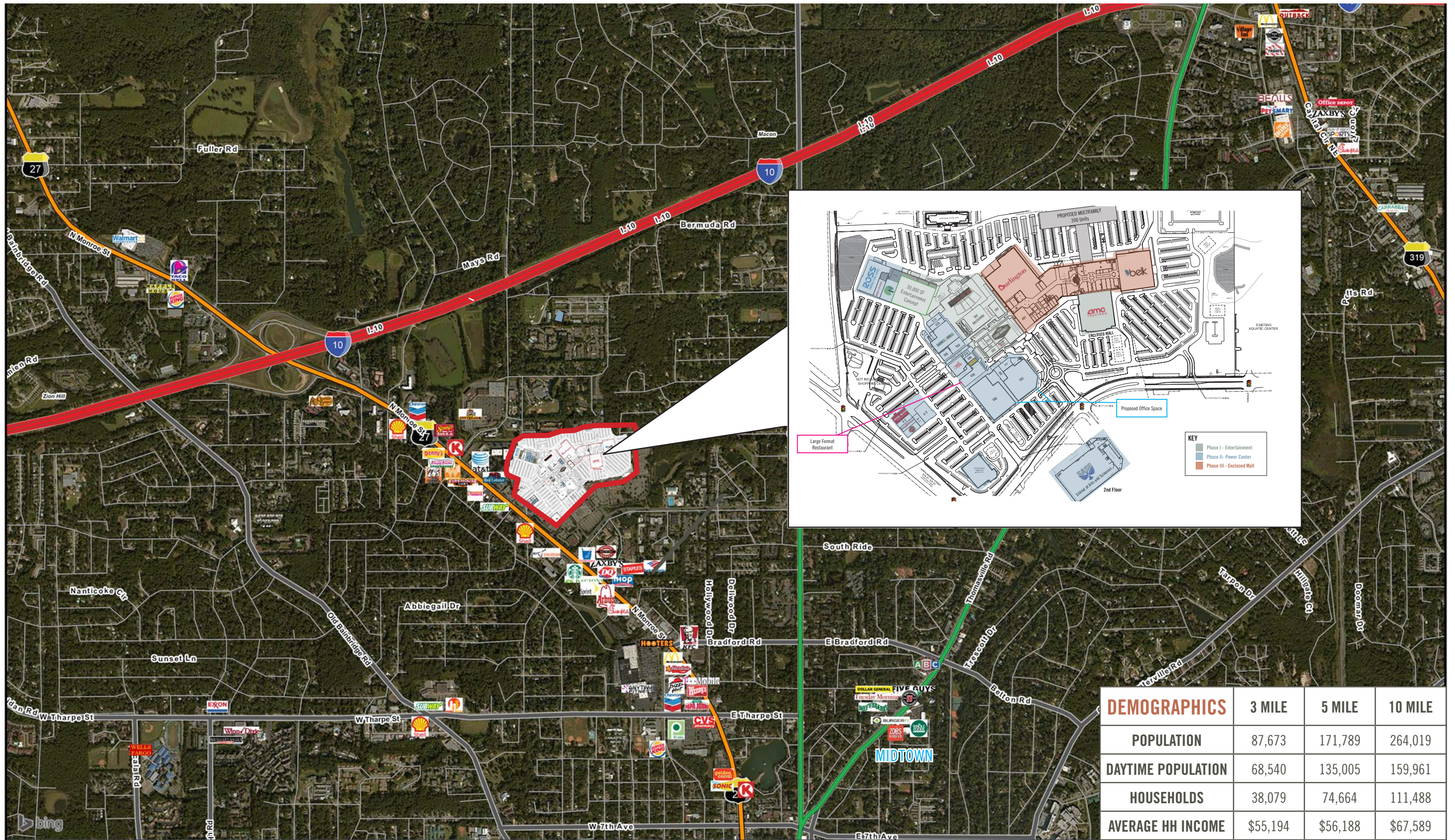
## DEMOGRAPHICS

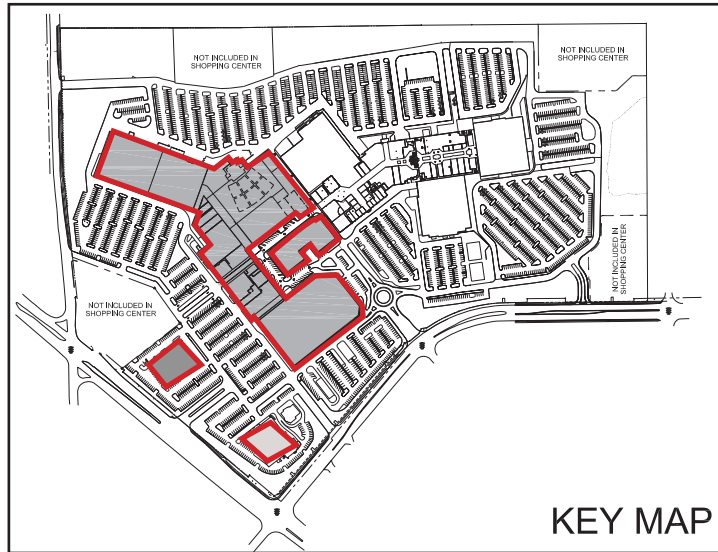
<b>Median Home Price:</b>	\$175,000	<b>Unemployment Rates</b>	
<b>Median Household income:</b>	\$47,767	United States	4.9%
<b>Median Age:</b>	30.3	Florida	4.8%
<b>Tallahassee MSA Popultion:</b>	375,270	Tallahassee MSA	4.8%

## HIGHLIGHTS

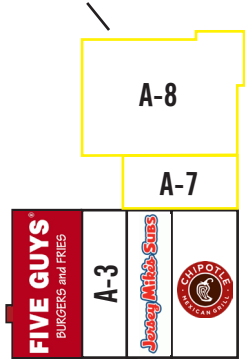
- Leon County has over 4,600 visitors per day
- 2.35 million people visit each year
- 140,000 groups visited for sporting, entertainment, or meetings
- Average stay of a visitor to Tallahassee is 2.6 days up 1.8% from 2015
- Visitors to Tallahassee come from 47 states and 36 countries
- Visitors spend \$2.4 million per day in Tallahassee
- 95% percent of visitors will return to Tallahassee, showing a 3% increase from 2015



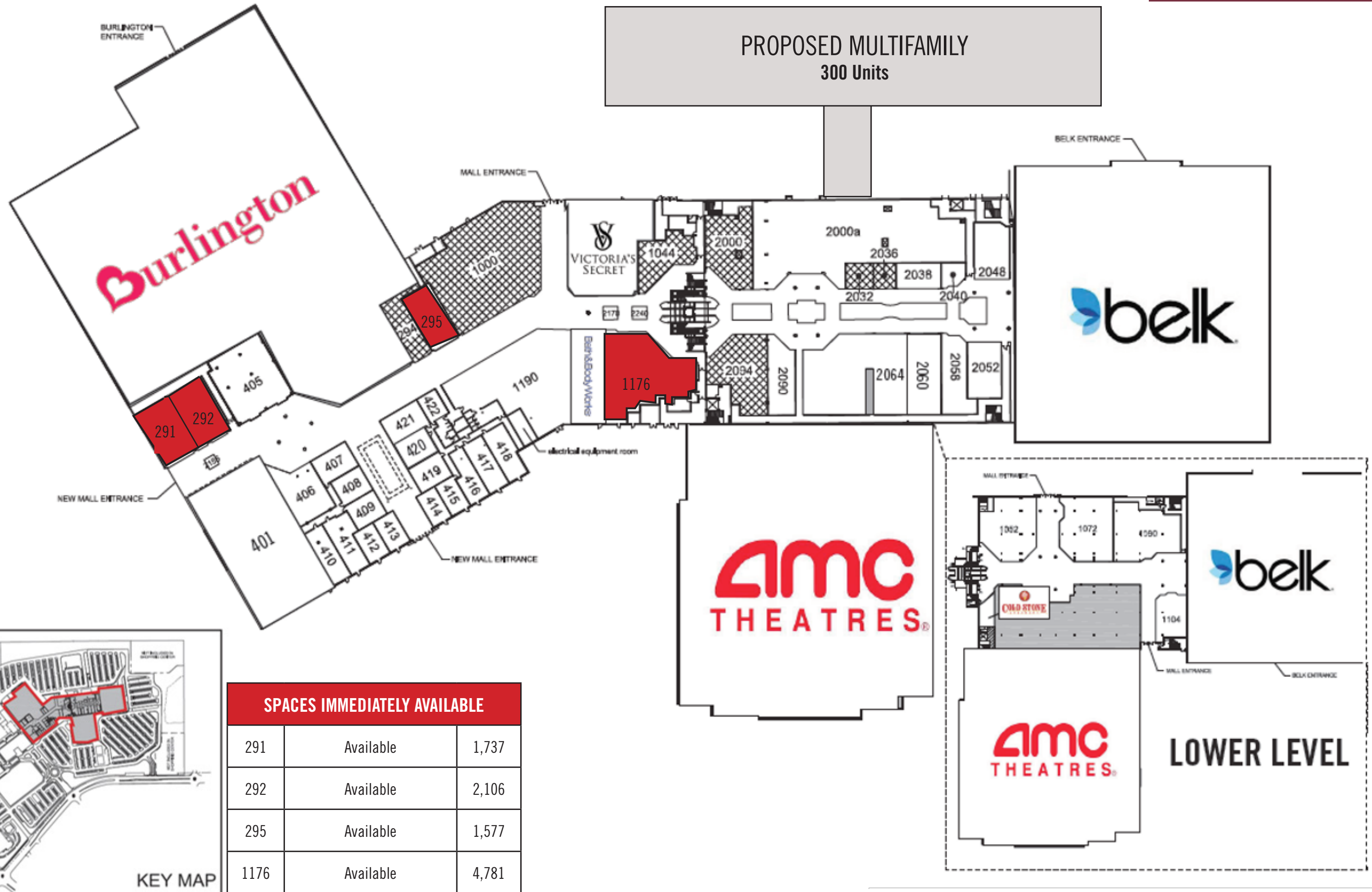




FUTURE DEVELOPMENT



140	Ross Dress for Less	25,638	507	Available	5,500	760	Awarded Office User	+/- 130,000
A	Hibbett Sports	8,065	508	Dreamland BBQ	3,285	808	Available	TBD
B	Dollar Tree	11,000	515	Available	4,200	810	Available	TBD
C	Available	14,000	520	Available	4,375	2700	School of Arts and Sciences	65,000
D	Available	+/- 10,000	525	Barnes & Noble	22,536	2800	Available	33,915
E	Available	+/- 5,000	540	Available	6,240	A-1	Five Guys *w/ drive thru	2,450
300	Urban Food Market	20,032	560	Available	4,268	A-3	Available	1,400
322	Available	2,450	600	Guitar Center	10,470	A-4	Jersey Mikes	1,400
330	Lemongrass	2,980	610	Available	1,800	A-6	Chipotle	2,450
350	Available	1,700	640	Available	2,300	A-7	Future Development	n/a
360	Available	2,300	642	Villa Nails & Spa	2,128	A-8	Future Development	n/a
361	Body Trac	2,280	650	Available	12,000			



SPACES IMMEDIATELY AVAILABLE		
291	Available	1,737
292	Available	2,106
295	Available	1,577
1176	Available	4,781