# TLG

## EXECUTIVE SUMMARY **1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301**



OFFERING SUMMARY		PROPERTY OVERVIEW	
Sale Price:	\$1,650,000.00	One of the few available freestanding retail properties on one of Tallahassee's most sought after corridors. This property sits in close proximity to Governor's Square Mall, which is located just across	
Lease Terms:	\$16.50 sf/NNN Apalachee Parkway. This corridor encompasses many resta hotels, local and national retailers making this location very desir		
Lot Size:	1.27 Acres	<ul> <li>Please schedule showings. Pier 1 is still in business</li> </ul>	
		• 8,960 sf Pier 1 retail building for sale or lease	
Year Built:	1994	<ul> <li>46 onsite parking spots plus public offsite parking is available</li> </ul>	
Building Size:	8,960 sf	• Traffic count: Apalachee Parkway 32,500 E. Lafayette Street 5,100	
APN:	31-05-50-I-0010		

#### <u>Click here Urban Pedestrian - 2</u>

Brad Parker 850.566.2629 brad@tlgproperty.com TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363





### **RETAILER MAP 1407 E LAFAYETTE STREET** 1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301



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### LOCATION MAP **1407 E LAFAYETTE STREET** 1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301



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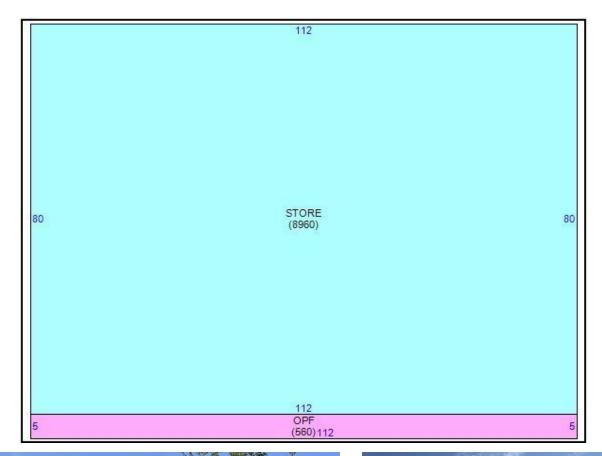
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850.385.6363

REALTOR



#### **ADDITIONAL PHOTOS 1407 E LAFAYETTE STREET** 1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301





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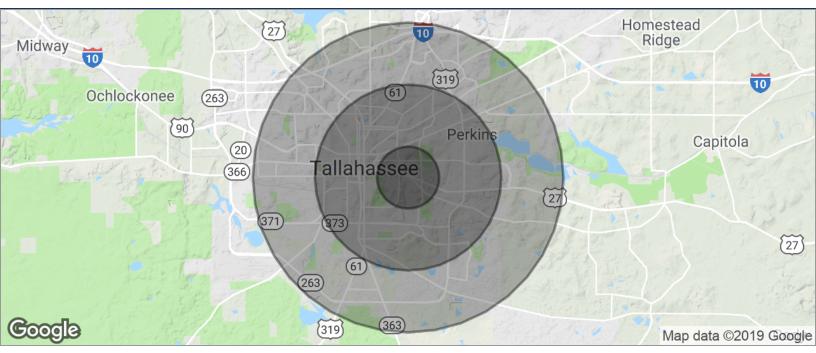
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## DEMOGRAPHICS MAP **1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301**



1 MILE	3 MILES	5 MILES
5,798	65,069	152,747
35.0	31.0	30.0
33.1	29.7	29.2
36.2	32.0	30.7
1 MILE	3 MILES	5 MILES
3,127	29,116	64,819
1.9	2.2	2.4
\$52,813	\$48,991	\$48,356
\$243,772	\$214,209	\$215,145
1 MILE	3 MILES	5 MILES
69.1%	54.6%	54.7%
24.2%	38.5%	38.1%
2.0%	2.7%	3.1%
0.1%	0.0%	0.1%
0.1%	0.3%	0.3%
1.5%	1.3%	1.7%
1 MILE	3 MILES	5 MILES
2.3%	4.7%	5.9%
	5,798 35.0 33.1 36.2 <b>1 MILE</b> 3,127 1.9 \$52,813 \$243,772 <b>1 MILE</b> 69.1% 24.2% 2.0% 0.1% 0.1% 0.1% 1.5% <b>1 MILE</b>	5,798       65,069         35.0       31.0         33.1       29.7         36.2       32.0         1 MILE       3 MILES         3,127       29,116         1.9       2.2         \$52,813       \$48,991         \$243,772       \$214,209         1 MILE       3 MILES         69.1%       54.6%         24.2%       38.5%         2.0%       2.7%         0.1%       0.0%         0.1%       0.3%         1.5%       1.3%

\* Demographic data derived from 2010 US Census

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