



## EXECUTIVE SUMMARY

## 1407 E LAFAYETTE STREET

1407 E LAFAYETTE STREET, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,650,000.00
<b>Lease Terms:</b>	\$16.50 sf/NNN
<b>Lot Size:</b>	1.27 Acres
<b>Year Built:</b>	1994
<b>Building Size:</b>	8,960 sf
<b>APN:</b>	31-05-50-I-0010

## PROPERTY OVERVIEW

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 Apalachee Parkway. This corridor encompasses many restaurants, hotels, local and national retailers making this location very desirable.

- Please schedule showings. Pier 1 is still in business
- 8,960 sf Pier 1 retail building for sale or lease
- 46 onsite parking spots plus public offsite parking is available
- Traffic count: Apalachee Parkway 32,500  
E. Lafayette Street 5,100

[Click here Urban Pedestrian - 2](#)

**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

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LOCATION MAP

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Google

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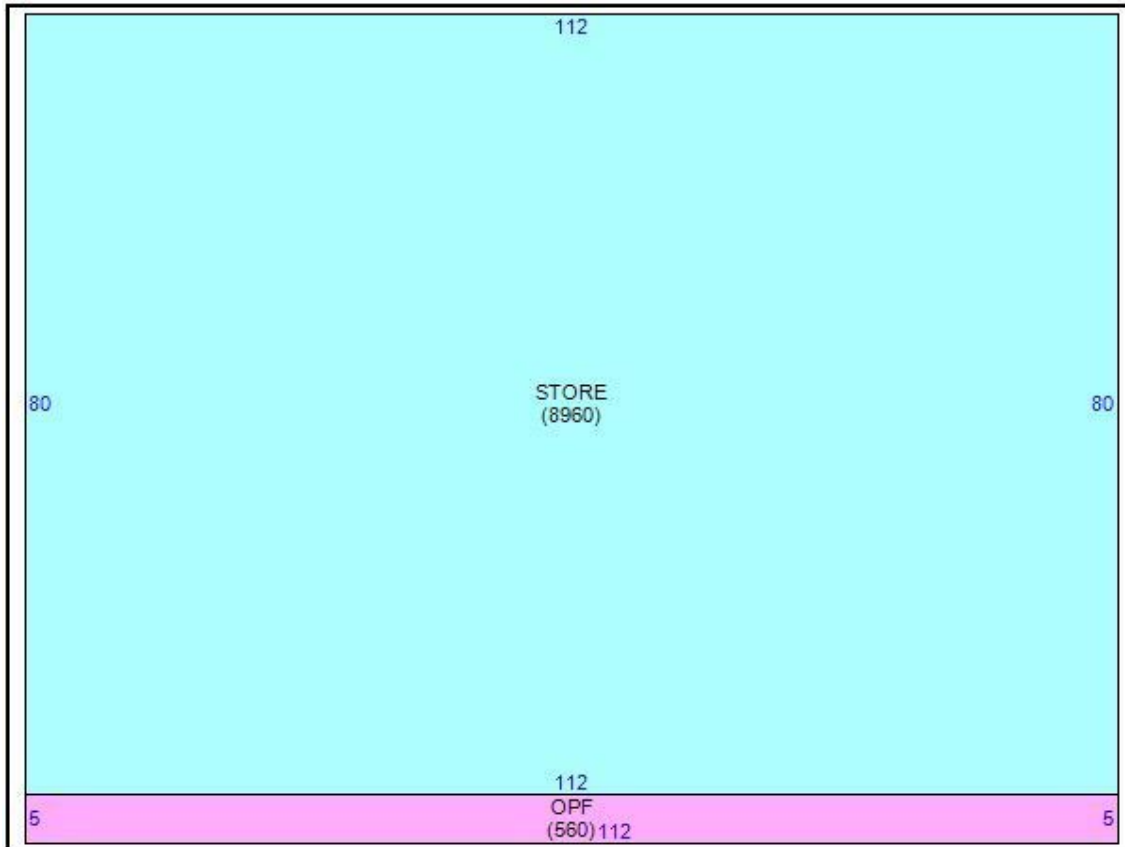




ADDITIONAL PHOTOS

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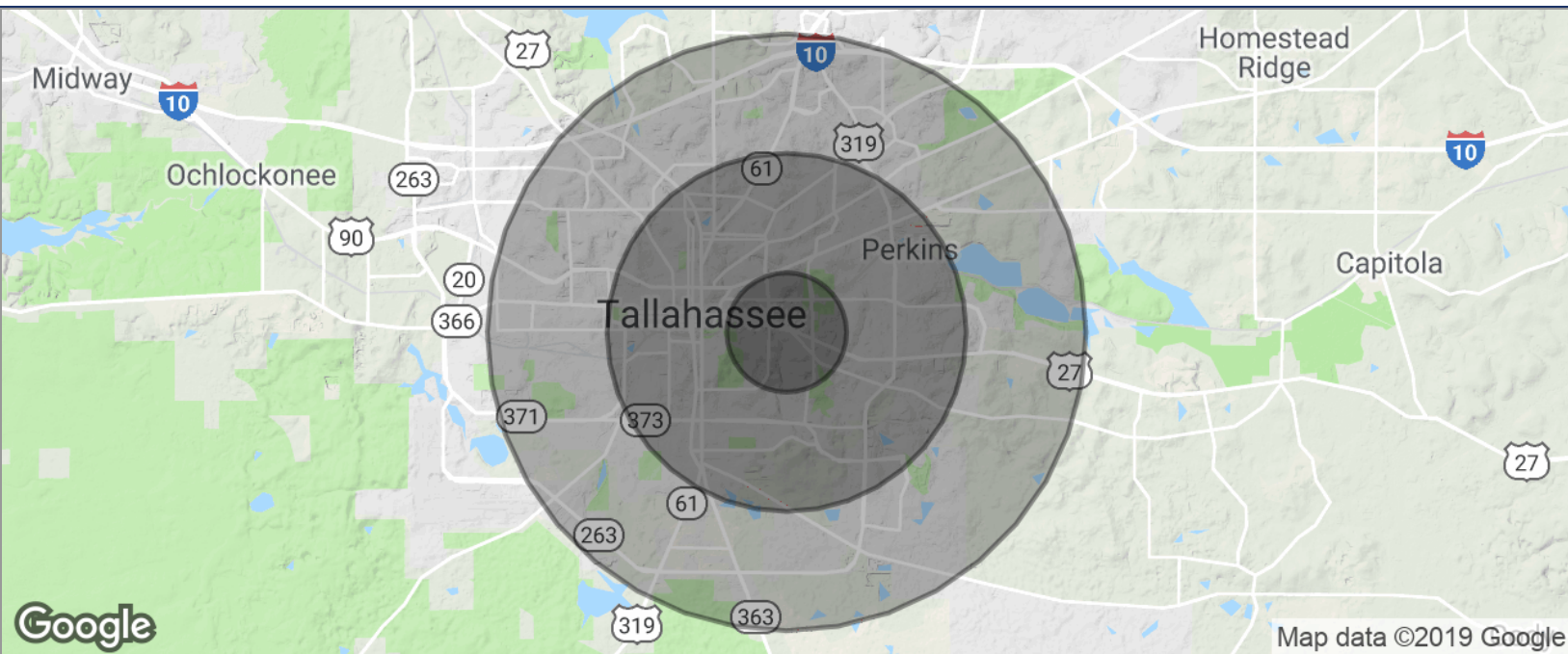




## DEMOGRAPHICS MAP

## 1407 E LAFAYETTE STREET

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,798	65,069	152,747
MEDIAN AGE	35.0	31.0	30.0
MEDIAN AGE (MALE)	33.1	29.7	29.2
MEDIAN AGE (FEMALE)	36.2	32.0	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,127	29,116	64,819
# OF PERSONS PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$52,813	\$48,991	\$48,356
AVERAGE HOUSE VALUE	\$243,772	\$214,209	\$215,145
RACE	1 MILE	3 MILES	5 MILES
% WHITE	69.1%	54.6%	54.7%
% BLACK	24.2%	38.5%	38.1%
% ASIAN	2.0%	2.7%	3.1%
% HAWAIIAN	0.1%	0.0%	0.1%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	1.5%	1.3%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	4.7%	5.9%

\* Demographic data derived from 2010 US Census

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