



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	11,969 SF
Available SF:	2,400 - 5,435 SF
Lot Size:	2.48 Acres
Zoning:	AC

PROPERTY OVERVIEW

Stirling Properties is proud to present this two-story retail/office building for lease, located on one of Tallahassee's most highly trafficked corridors—Apalachee Parkway—with over 33,000 vehicles passing daily.

This vacant space offers a unique opportunity for retail or office use, with the added benefit of a drive-thru option. The landlord is open to subdividing the property to accommodate multiple tenants, while maintaining drive-thru access for one user.

The property is surrounded by prominent national retailers and restaurants, including Culver's, IHOP, Aldi, Sam's Club, Walmart, Publix, and Starbucks, ensuring a strong draw for consumer traffic. Additionally, it is located less than three miles from over 1 million square feet of office space, providing access to a robust daytime population.

SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$18.00 SF/yr	3,000 - 5,435 SF
Suite 2	\$18.00 SF/yr	2,400 - 5,435 SF



- 1st floor available for lease (can be subdivided into 2 spaces)
- Drive-thru available
- 33,000 daily traffic count
- less than 3 miles from Florida State Capital
- Less than 3 miles from over 1 million sq. ft. of State Office



SHAWN MAXEY

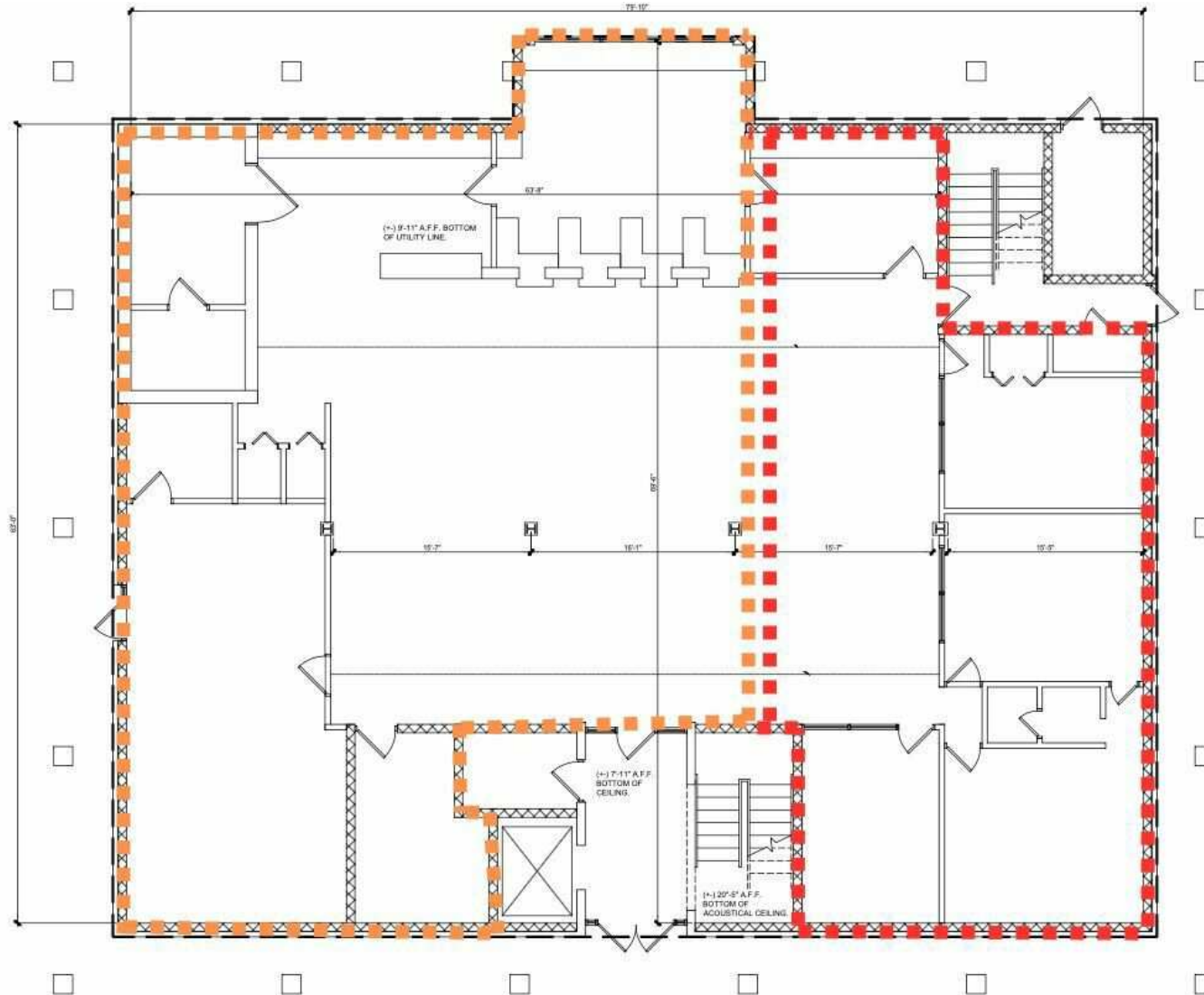
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FLORIDA STATE CAPITOL



KOHL'S



LINCOLN HIGH SCHOOL



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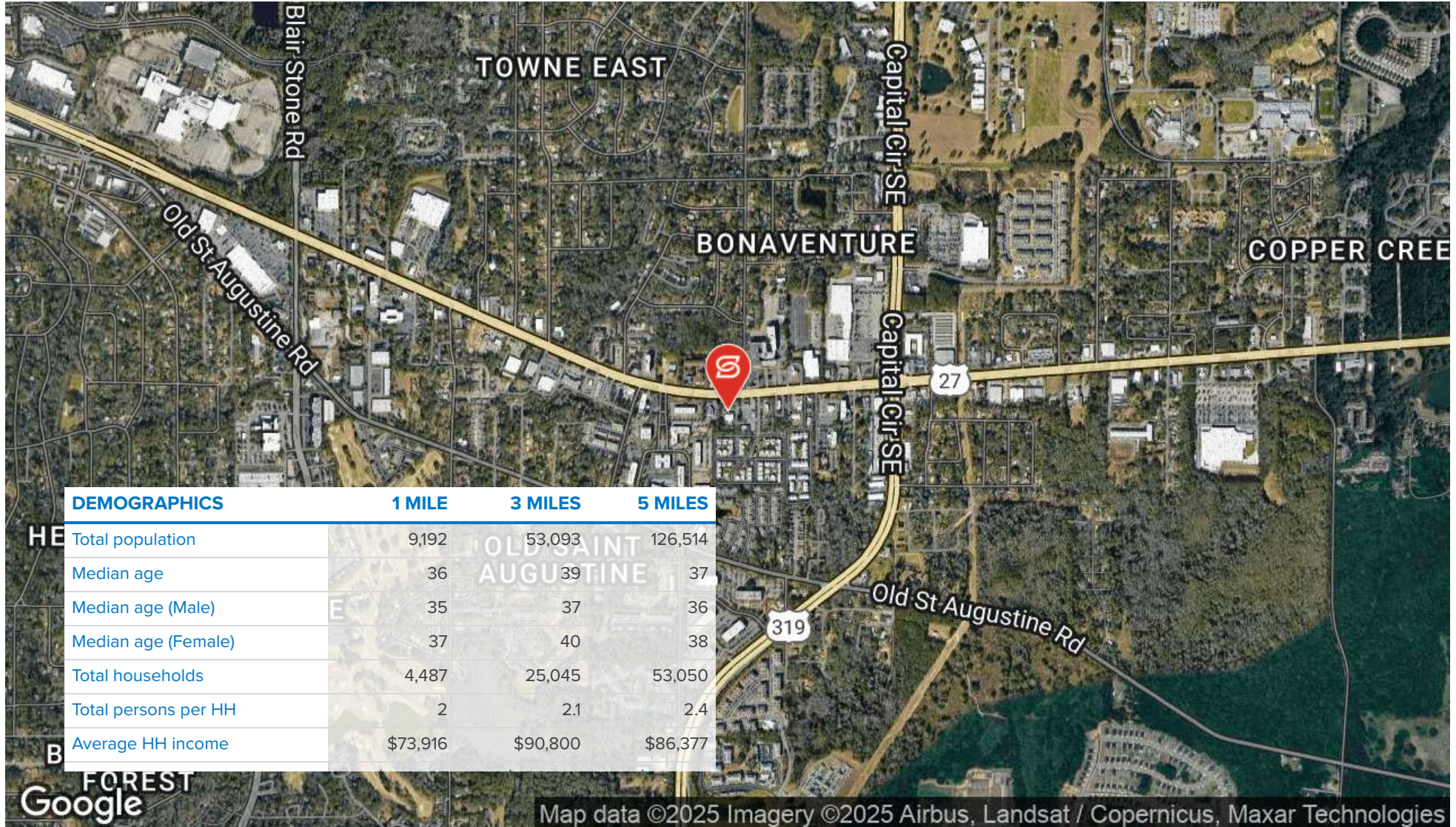
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