

FOR LEASE

# KILLEARN SHOPPING CENTER

3475-3499 Thomasville Road, Tallahassee, FL 32309

LAST SPACE AVAILABLE



±1,680 SF FAST CASUAL RESTAURANT SPACE COMING AVAILABLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

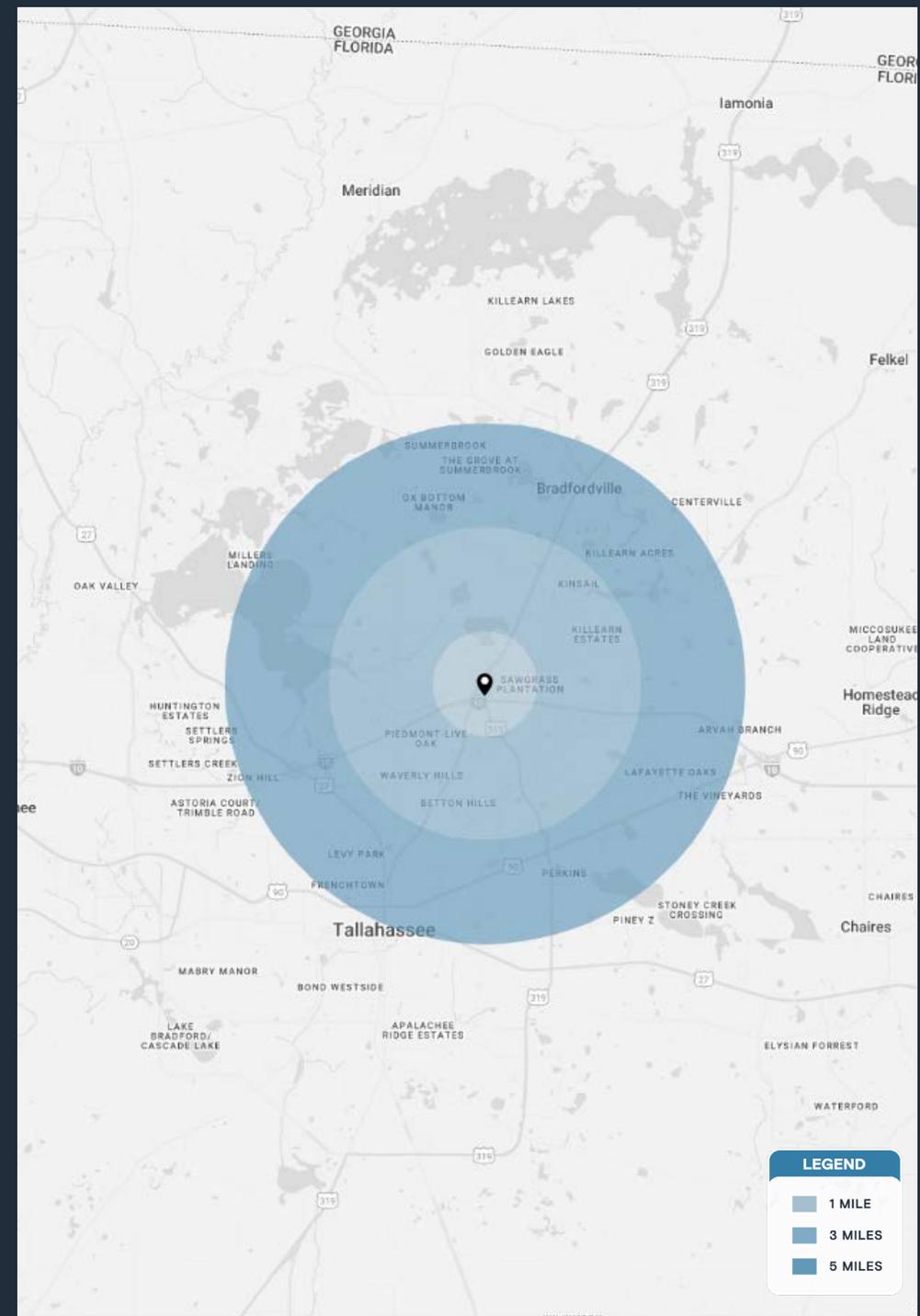
- ±1,680 SF space adjacent to Bonefish Grill. Ideal for upscale dining, fast casual or cafe concept
- Join Hobby Lobby (#1 performing Hobby Lobby location in the State of Florida - CreditIntell), CVS, Club Pilates, Moe's Southwest Grill and more at this bustling, ±129,306 SF shopping center in the heart of the affluent northwest retail district of Tallahassee, FL
- The subject property lies just off of I-10 at the midpoint in the Florida Panhandle between Jacksonville and Pensacola
- This trade area features market leading retail sales for household brand names including Trader Joes, TJ Maxx, Total Wine, Publix, Starbucks, Chipotle, Fresh Market, Blaze Pizza and More!

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,325	42,519	110,551
HOUSEHOLDS	2,590	18,409	48,815
EMPLOYEES	5,351	30,400	77,312
AVERAGE HH INCOME	\$152,756	\$128,930	\$112,683

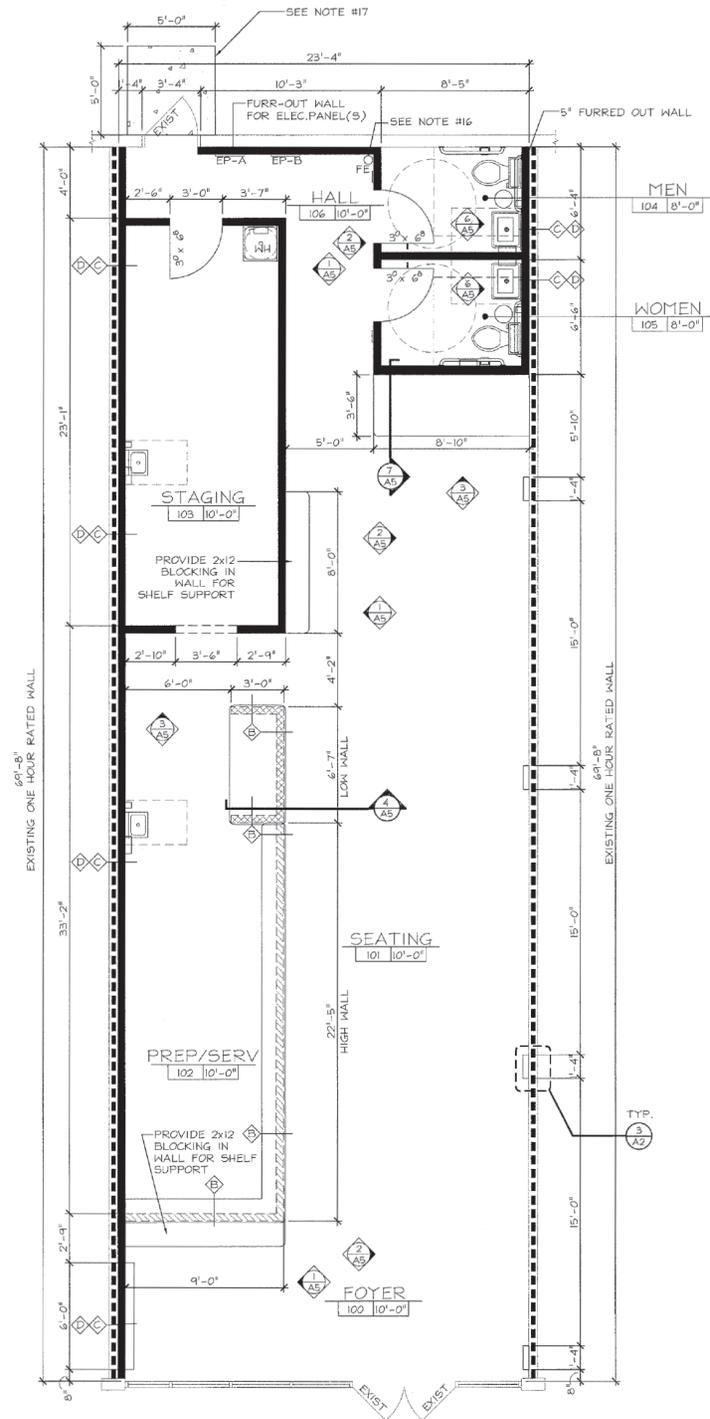
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,532	79,376	192,273
HOUSEHOLDS	7,307	35,256	80,841
EMPLOYEES	15,121	59,378	113,195
AVERAGE HH INCOME	\$130,499	\$116,608	\$96,238

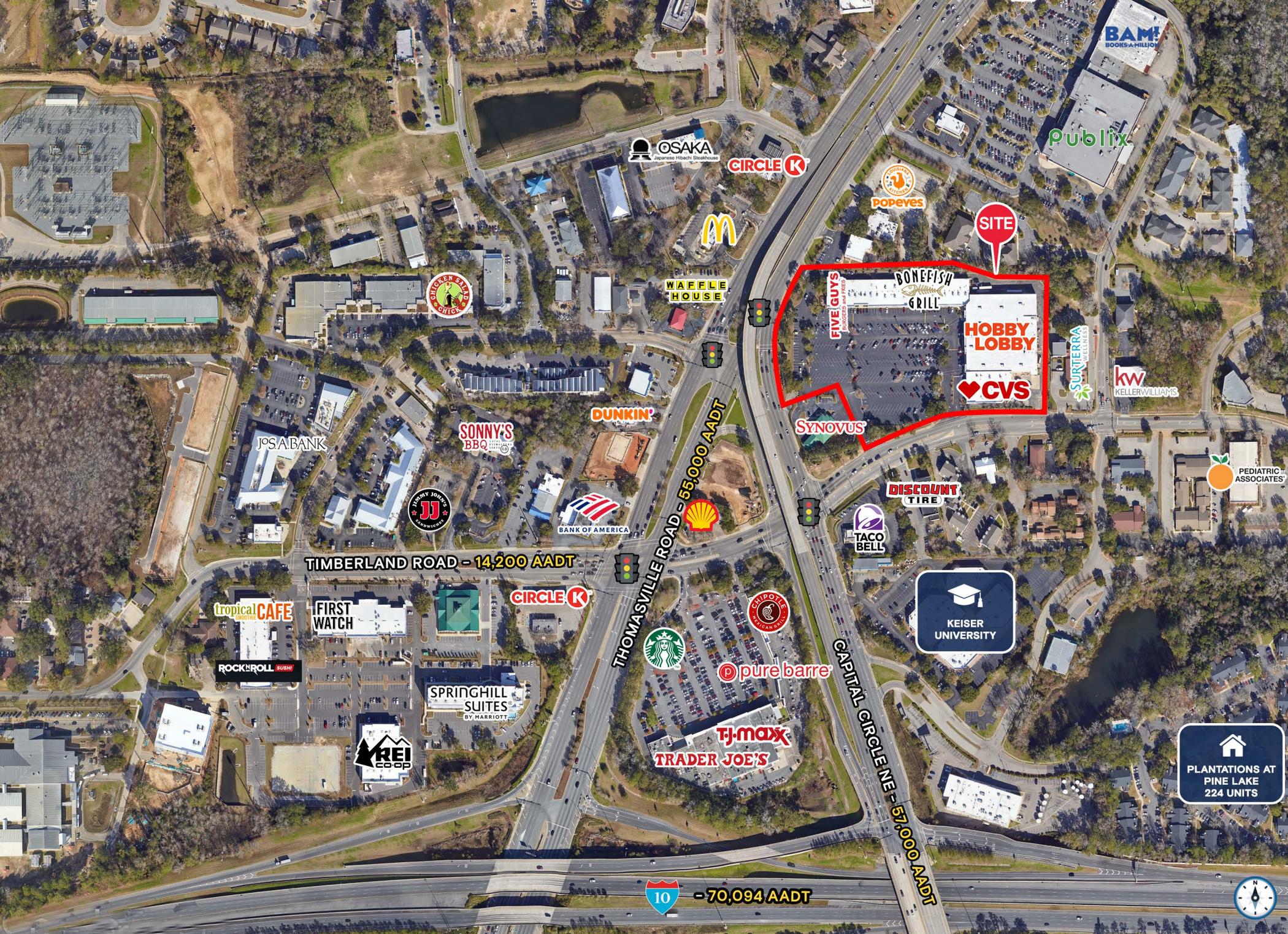


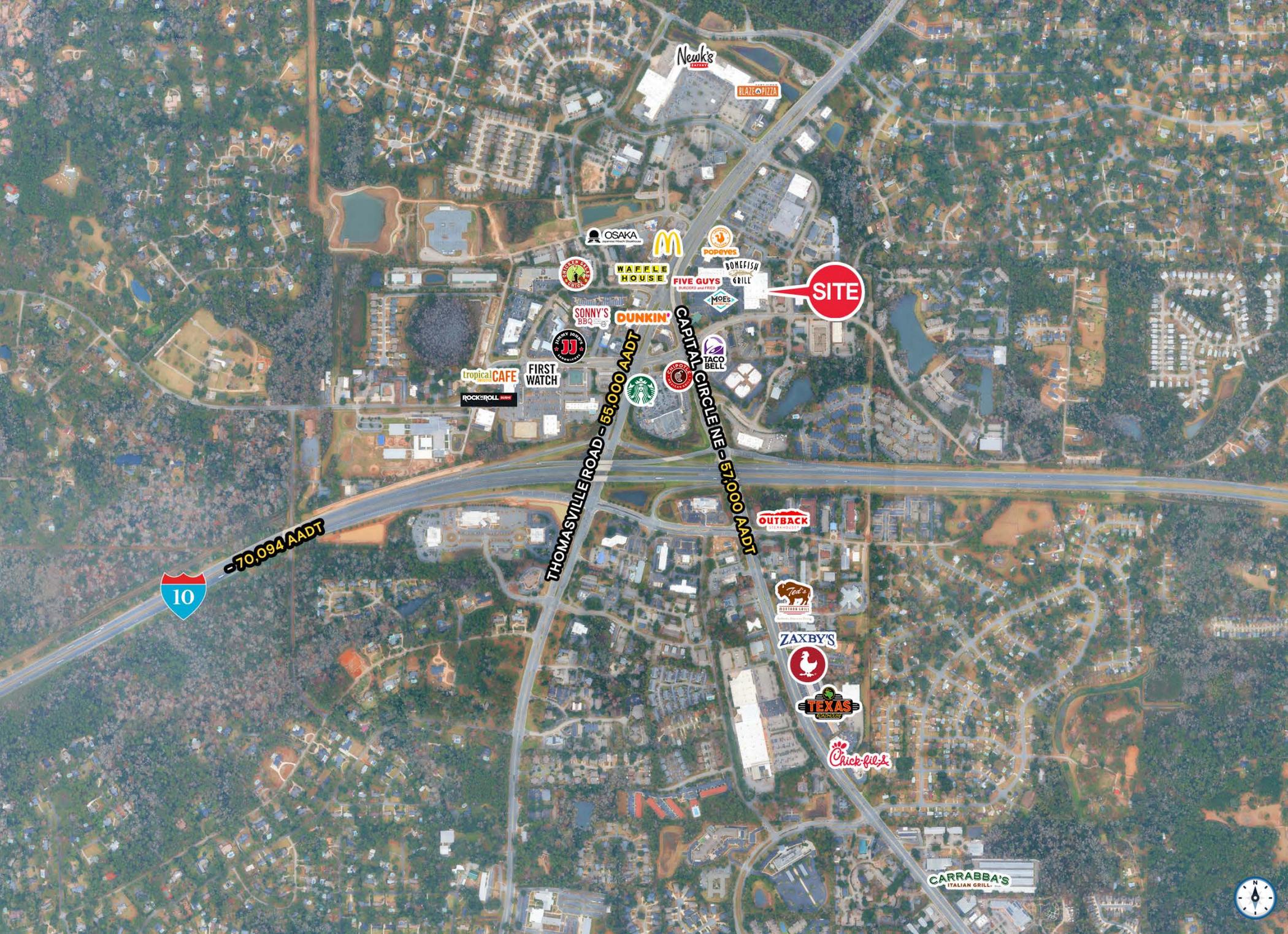


## Tenant Roster

1	Five Guys Burgers	2,500 SF	6	Xfinity	1,287 SF	12	Hobby Lobby (Storage)	3,159 SF
1A	Nail Nook	1,586 SF	7	Hungry Howie's Pizza	1,415 SF	14	Kiku	2,100 SF
2	Moe's Southwest Grill	2,213 SF	8	Club Pilates	2,119 SF	15	AAA Auto Club	3,908 SF
3	Kwench Juice Cafe	968 SF	9	Coming Available	1,680 SF	17	Hobby Lobby	53,096 SF
4	Sports Clips	968 SF	10	Bonefish Grill	5,320 SF	18	CVS	10,550 SF
5	Warhammer	960 SF	11	Fuji Massage & Spa	1,400 SF			







-70,094 AADT

THOMASVILLE ROAD - 55,000 AADT

CAPITAL CIRCLE BLVD - 57,000 AADT



Newk's

BLAZE PIZZA

OSAKA

McDonald's

POPEYES

Waffle House

Waffle House

BONEFISH GRILL

FIVE GUYS

MOES

SONNY'S BBQ

DUNKIN'

Rocky Road

First Watch

tropical CAFE

ROCK & ROLL

Starbucks

TACO BELL

OUTBACK

Steak 'n Shake

ZAXBY'S

Chick-fil-A

TEXAS ROADHOUSE

Chick-fil-A

CARRABBA'S ITALIAN GRILL



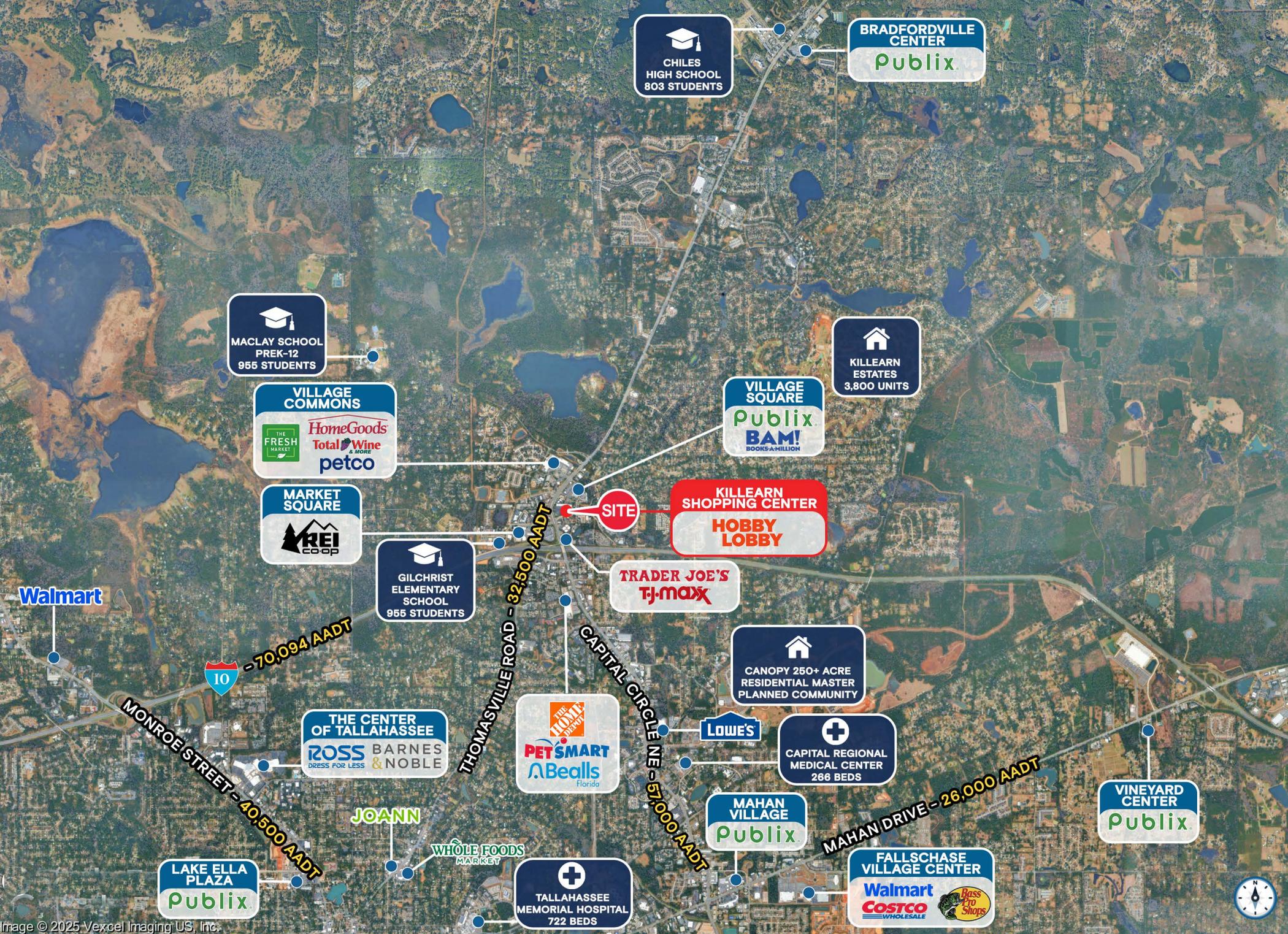


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# Contact Brokers

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[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.20.25