

FOR LEASE

KILLEARN SHOPPING CENTER

3475-3499 Thomasville Road, Tallahassee, FL 32309



±968 SF UP ±3,181 FAST CASUAL RESTAURANT SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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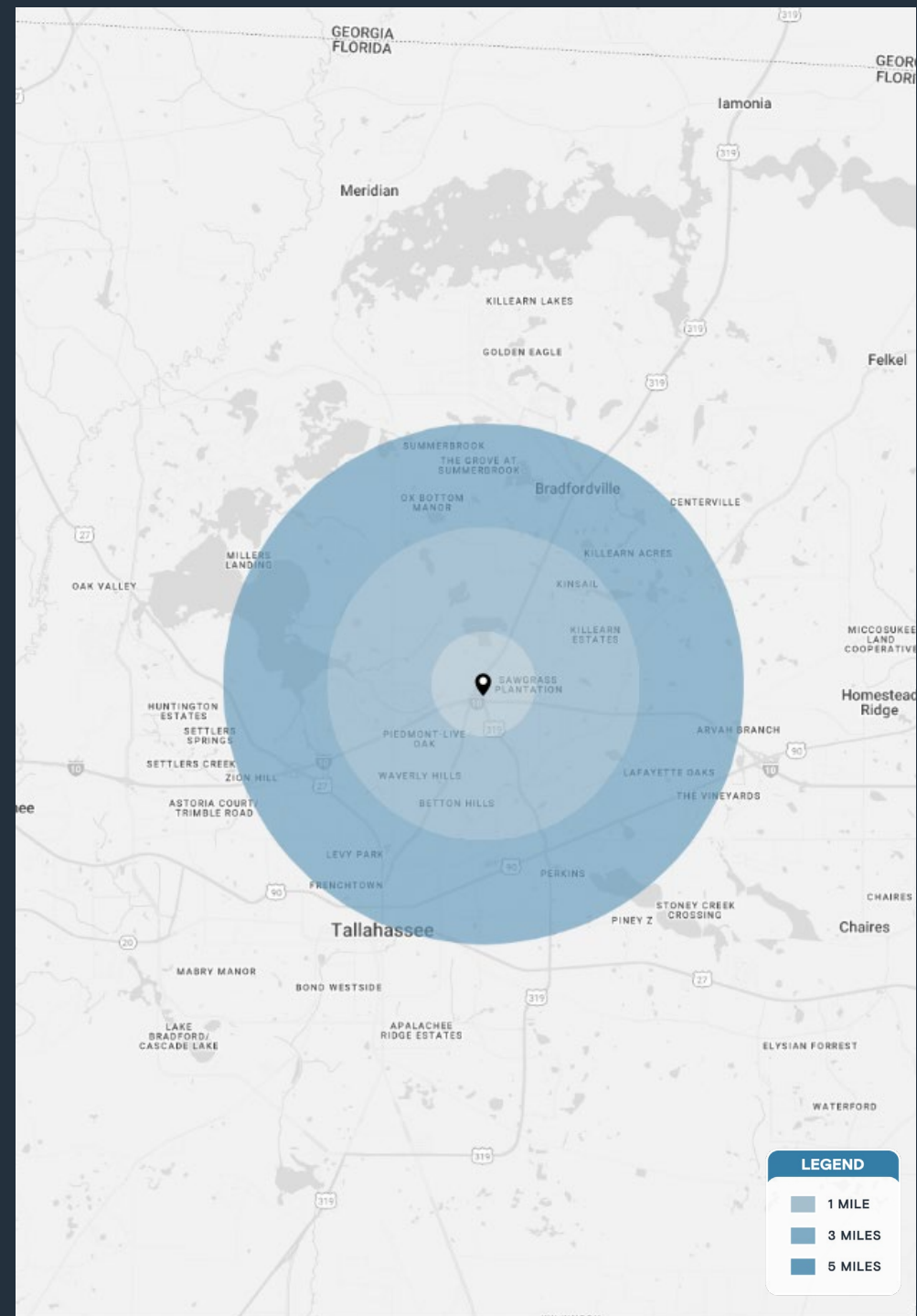
Property Overview

HIGHLIGHTS

- ±1,680 SF space adjacent to Bonefish Grill. Ideal for upscale dining, fast casual or cafe concept
- ±968 SF up to ±3,181 SF inline second generation restaurant space available
- Join Hobby Lobby (#1 performing Hobby Lobby location in the State of Florida - Creditnell), 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



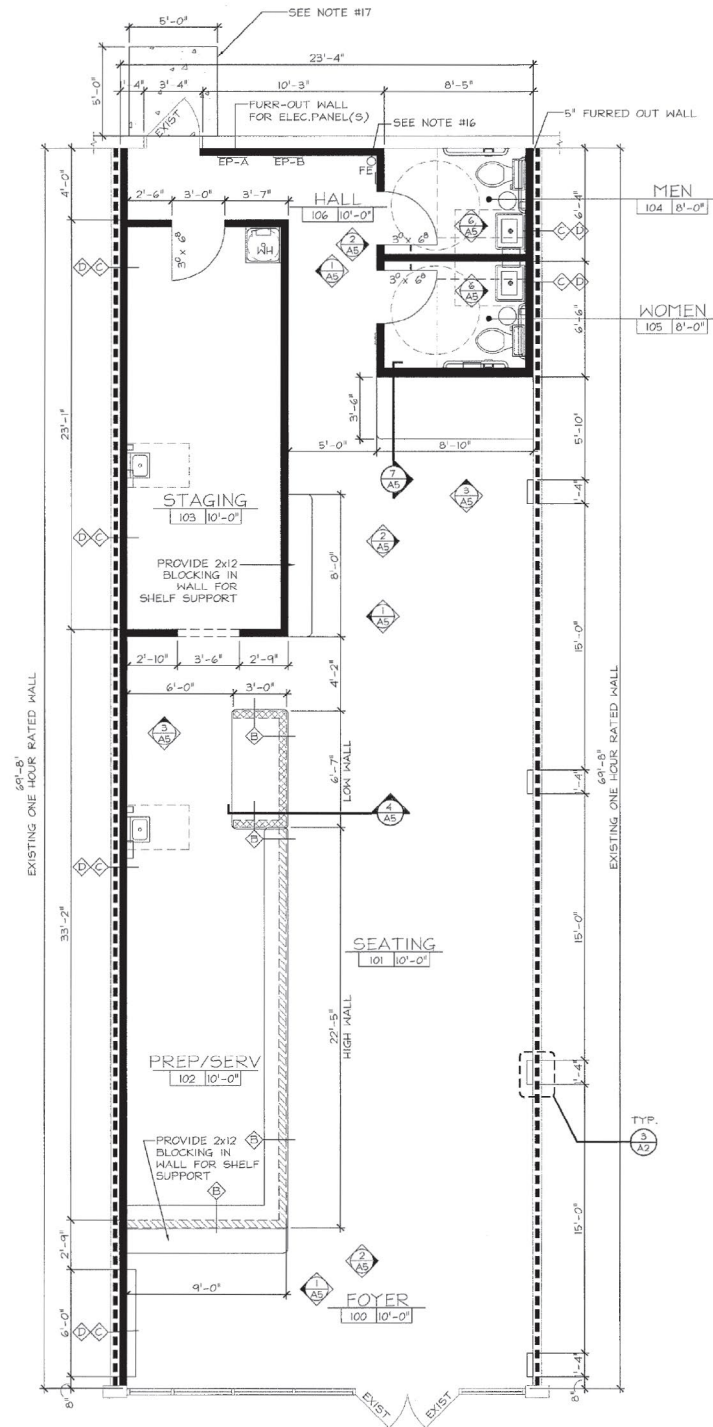


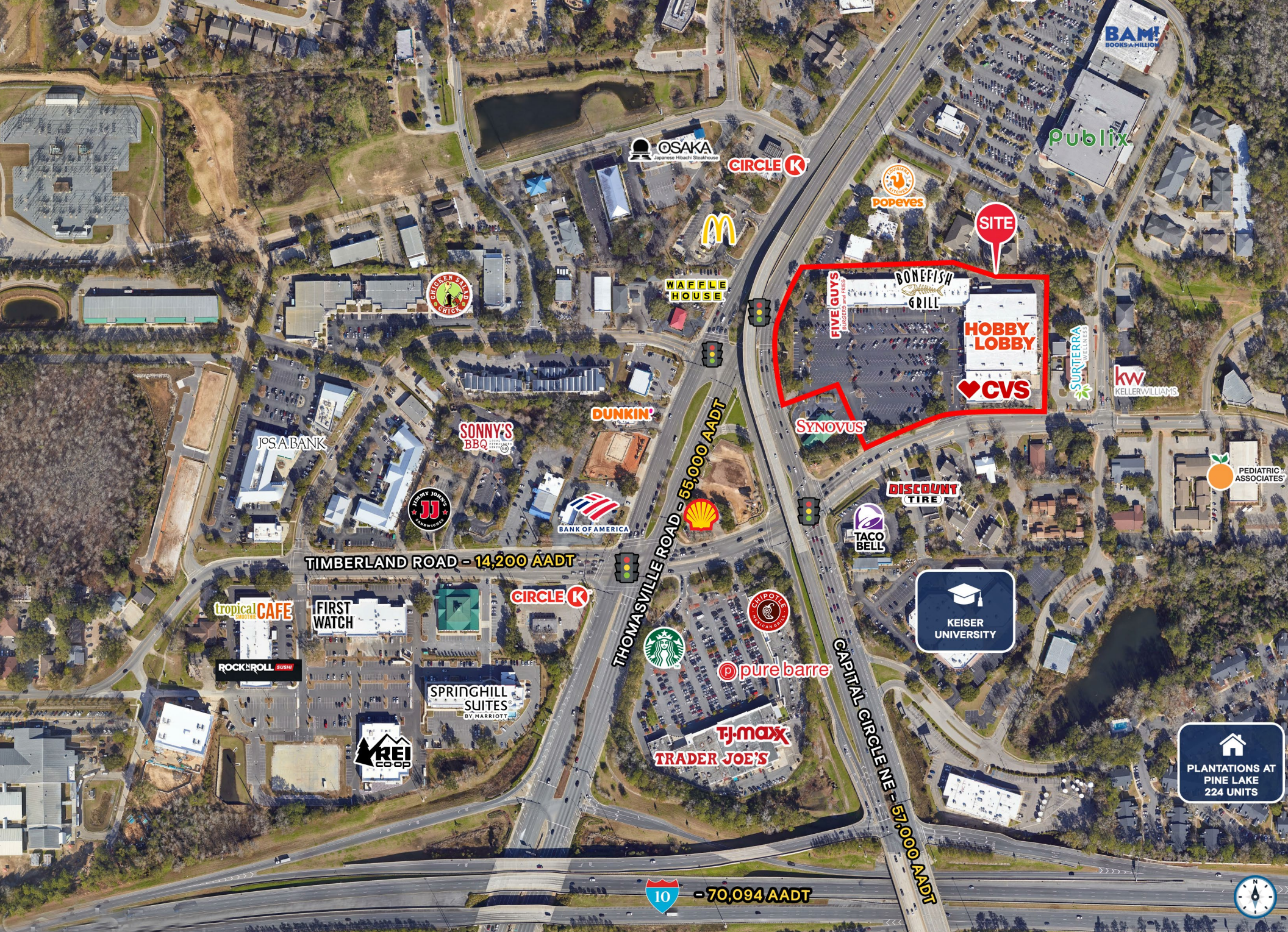
Tenant Roster

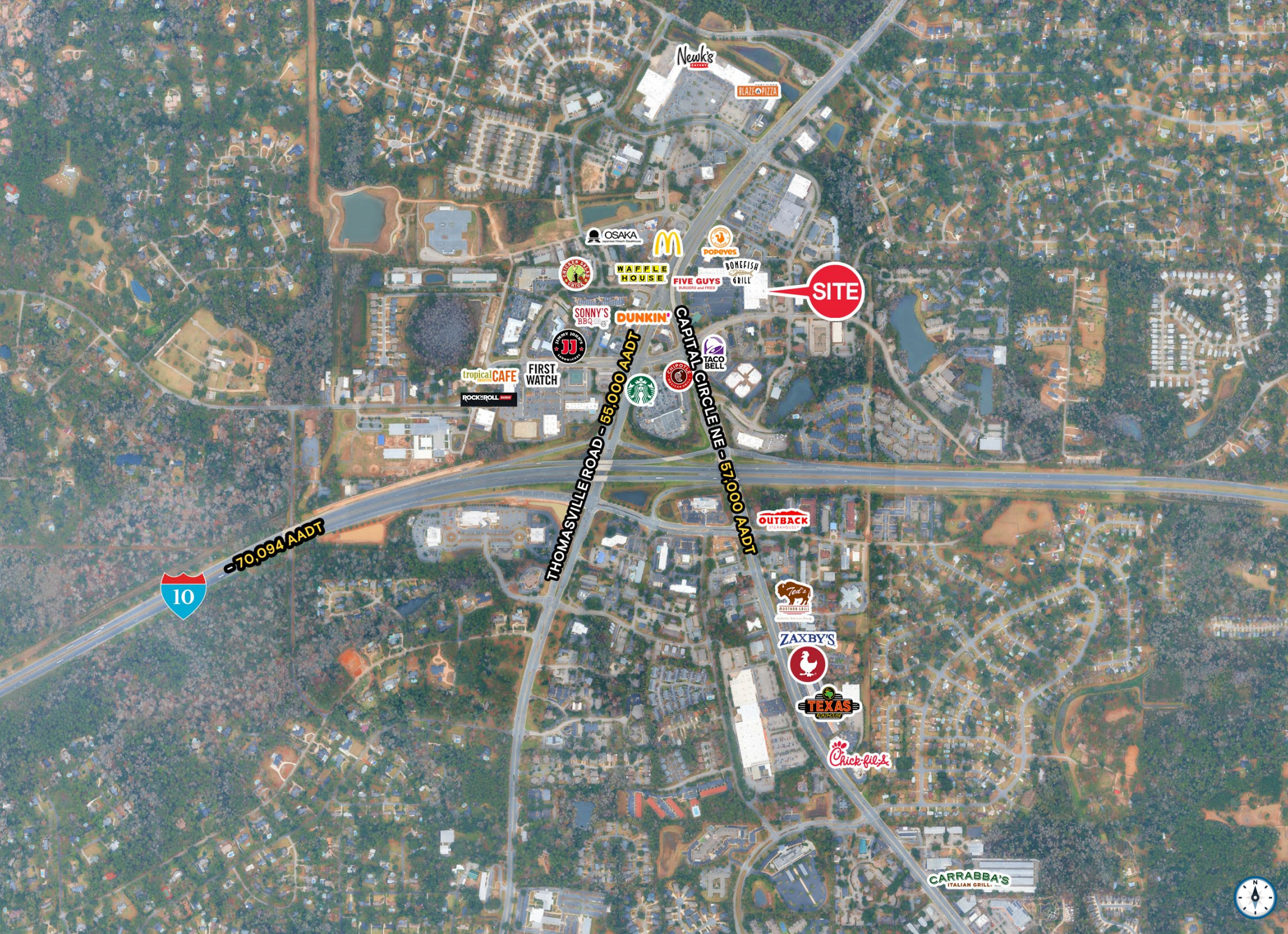
1	Five Guys Burgers	2,500 SF
1A	Nail Nook	1,586 SF
2-3	Negotiating LOI	3,181 SF
4	Sports Clips	968 SF
5	Warhammer	960 SF

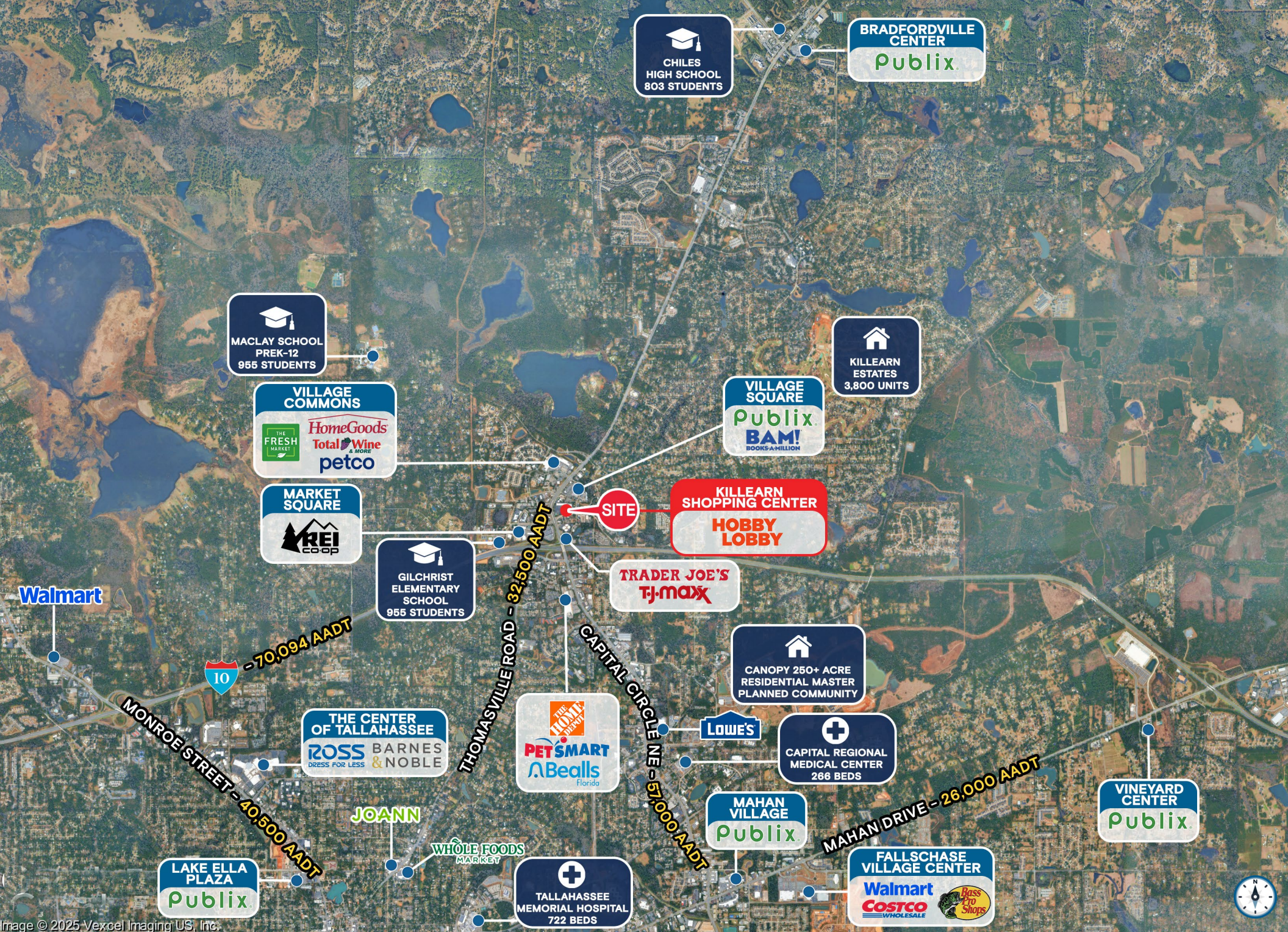
6	Xfinity	1,287 SF
7	Hungry Howie's Pizza	1,415 SF
8	Club Pilates	2,119 SF
9	Coming Available	1,680 SF
10	Bonefish Grill	5,320 SF
11	Fuji Massage & Spa	1,400 SF

12	Hobby Lobby (Storage)	3,159 SF
14	Kiku	2,100 SF
15	AAA Auto Club	3,908 SF
17	Hobby Lobby	53,096 SF
18	CVS	10,550 SF











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