FOR LEASE

KILLEARN SHOPPING CENTER

3475-3499 Thomasville Road, Tallahassee, FL 32309



±1,680 SF SECOND GENERATION RESTAURANT SPACE AVAILABLE

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EXCLUSIVE RETAIL LEASING

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RETAIL REAL ESTATE ADVISORS

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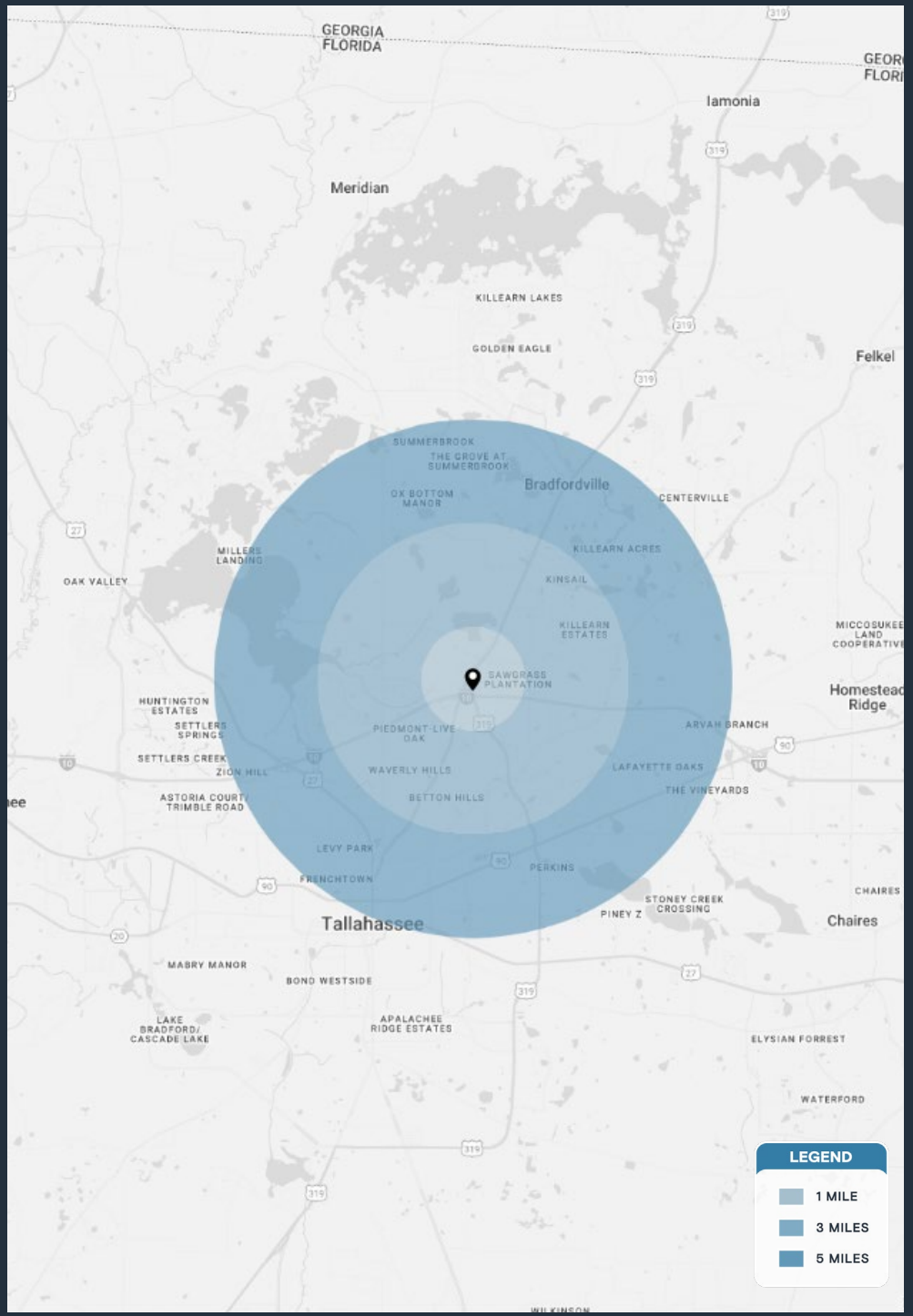
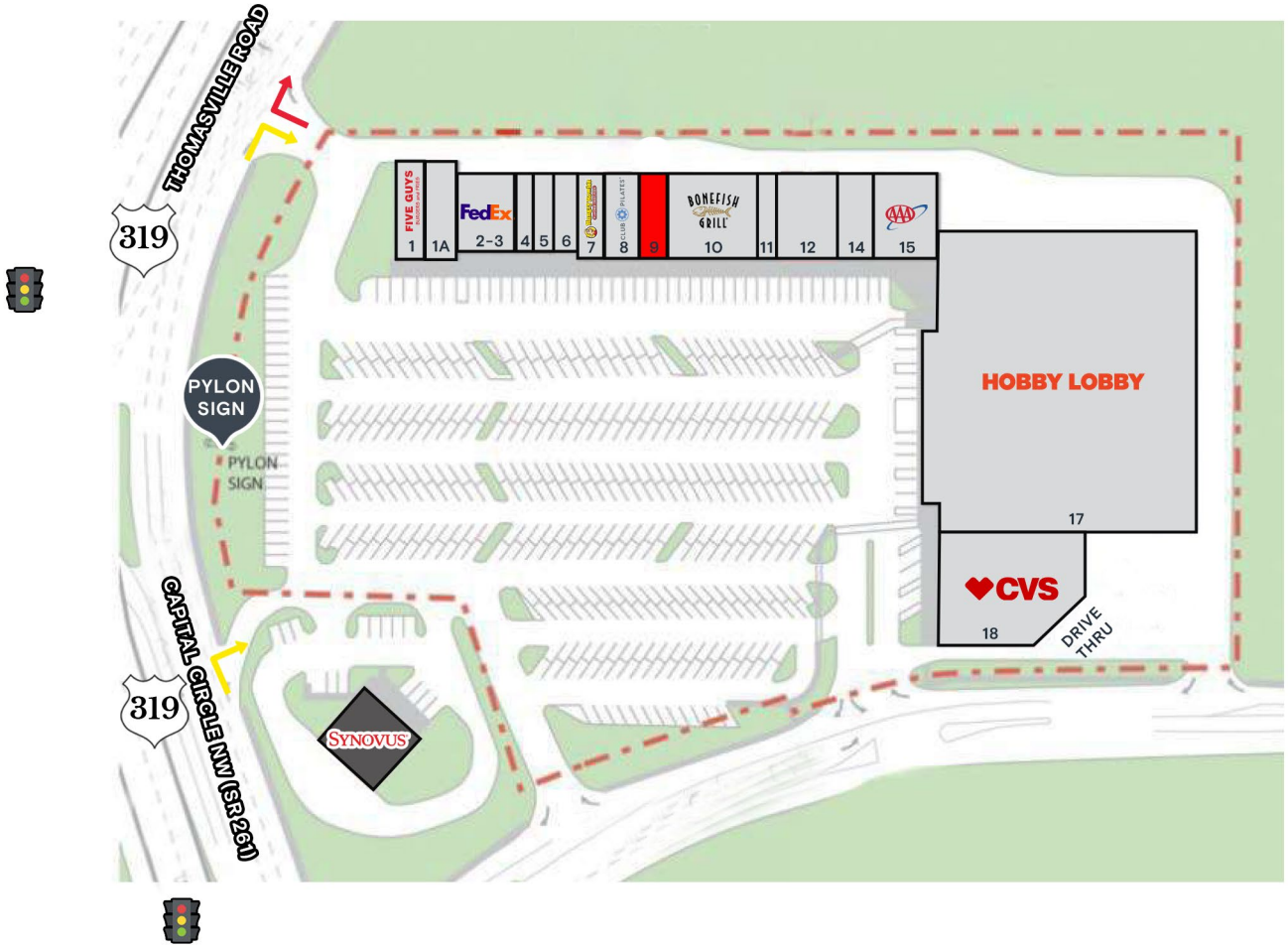
Property Overview

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 - Creditntell), 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!

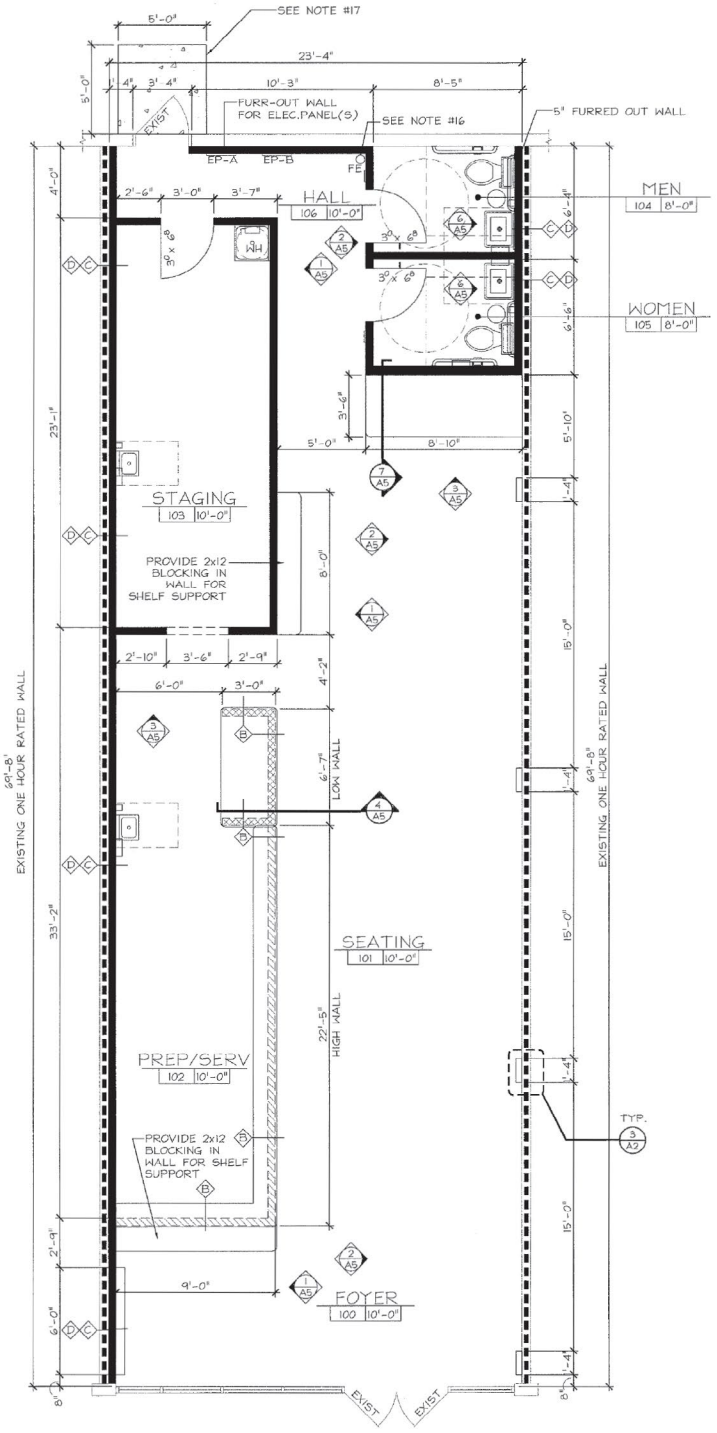
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,325	42,519	110,551
HOUSEHOLDS	2,590	18,409	48,815
EMPLOYEES	5,351	30,400	77,312
AVERAGE HH INCOME	$152,756	$128,930	$112,683
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	16,532	79,376	192,273
HOUSEHOLDS	7,307	35,256	80,841
EMPLOYEES	15,121	59,378	113,195
AVERAGE HH INCOME	$130,499	$116,608	$96,238





Tenant Roster

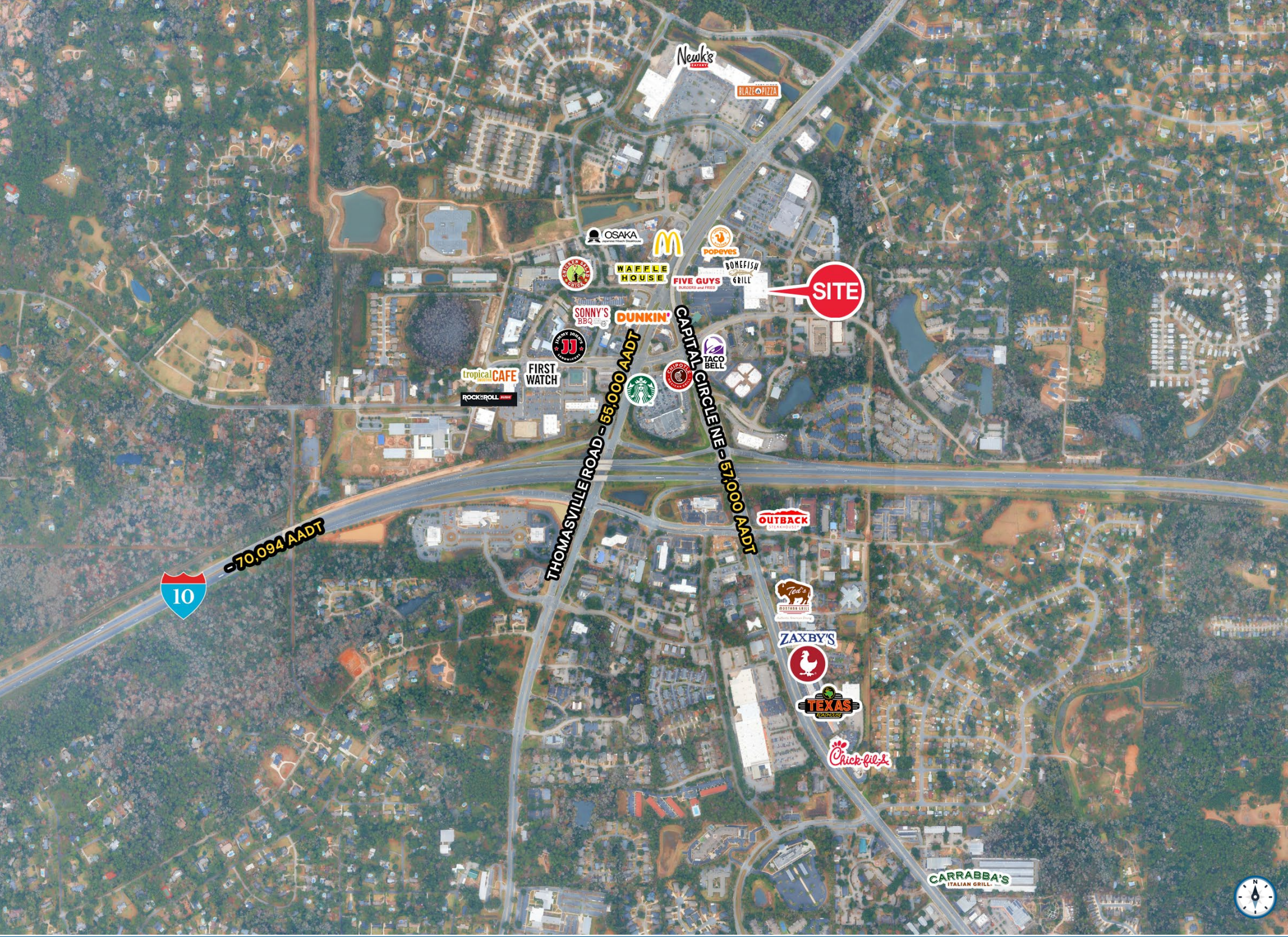
1	Five Guys Burgers	2,500 SF
1A	Nail Nook	1,586 SF
2-3	FedEx	3,181 SF
4	Sports Clips	968 SF
5	Warhammer	960 SF
6	Xfinity	1,287 SF
7	Hungry Howie's Pizza	1,415 SF
8	Club Pilates	2,119 SF
9	Coming Available	1,680 SF
10	Bonefish Grill	5,320 SF
11	Fuji Massage & Spa	1,400 SF
12	Hobby Lobby (Storage)	3,159 SF
14	Kiku	2,100 SF
15	AAA Auto Club	3,908 SF
17	Hobby Lobby	53,096 SF
18	CVS	10,550 SF


SEE NOTE #17
5'-0"
23'-4"
10'-3"
8'-5"
FURR-OUT WALL FOR ELEC. PANEL(S)
SEE NOTE #16
5" FURRED OUT WALL
EXIST
EP-A
EP-B
FE
HALL
106 10'-0"
MEN
104 8'-0"
WOMEN
105 8'-0"
WH
3'-6"
5'-0"
8'-10"
STAGING
103 10'-0"
PROVIDE 2x12 BLOCKING IN WALL FOR SHELF SUPPORT
8'-0"
2'-10"
3'-6"
2'-9"
6'-0"
3'-0"
4'-2"
6'-7"
LOW WALL
SEATING
101 10'-0"
22'-5"
HIGH WALL
PREP/SERV
102 10'-0"
PROVIDE 2x12 BLOCKING IN WALL FOR SHELF SUPPORT
9'-0"
FOYER
100 10'-0"
EXISTING ONE HOUR RATED WALL
69'-8"
69'-8"
EXISTING ONE HOUR RATED WALL
TYP.
EXIST
EXIST



KILLEARN SHOPPING CENTER | **CLOSE INTERSECTION AERIAL**

KATZ & ASSOCIATES


Newk's
BLAZE PIZZA
OSAKA
POPEYES
WAFFLE HOUSE
FIVE GUYS
BONEFISH GRILL
SITE
SONNY'S BBQ
DUNKIN'
JIMMY JOHN'S
TACO BELL
tropical CAFE
FIRST WATCH
ROCK N ROLL SUSHI
CHIPOTLE
THOMASVILLE ROAD - 55,000 AADT
CAPITAL CIRCLE NE - 57,000 AADT
- 70,094 AADT
10
OUTBACK
Ted's MONTANA GRILL
ZAXBY'S
TEXAS ROADHOUSE
Chick-fil-A
CARRABBA'S ITALIAN GRILL



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Contact Brokers

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