

Retail Property

FOR LEASE



1918 LAKE BRADFORD RD

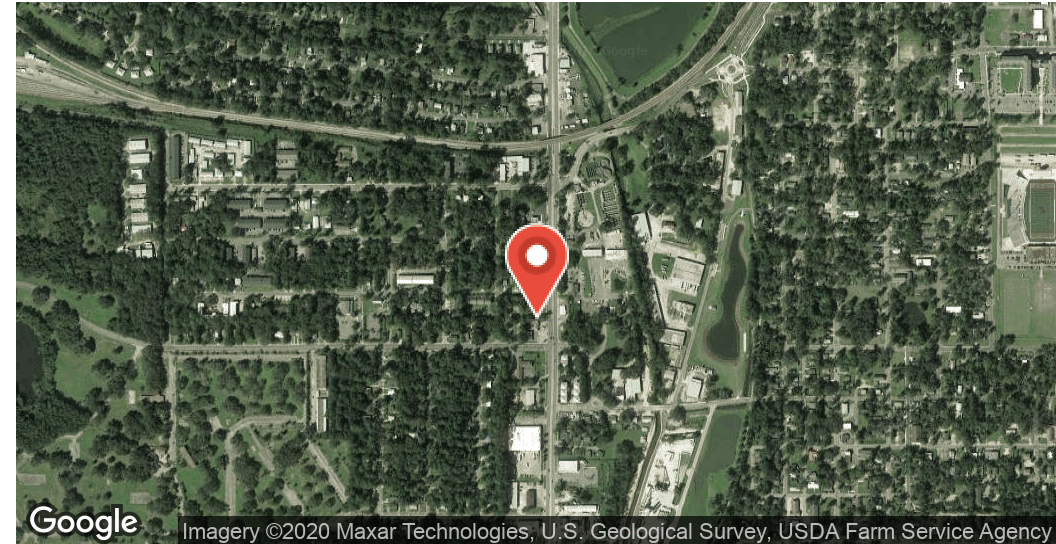
Tallahassee, FL 32310

AL RUSSELL

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OFFERING SUMMARY

Lease Rate:	\$26.57 SF/yr (Gross)
Building Size:	1,581 SF
Available SF:	1,581 SF
Lot Size:	0.16 Acres
Year Built:	1968
Zoning:	CU-45

PROPERTY OVERVIEW

1581 SF, free standing building with a 390 SF overhang on the outside
Property is located just south of Florida State University's Stadium, and parallel to Florida A&M University's Stadium
Only minutes from Collegetown, Railroad Square Art District, dozens of retailers, restaurants, and thousands of student housing/residential units
Previously used as a Salon/Barbershop with suggested use as retail/restaurant (*not drive thru capable)

PROPERTY HIGHLIGHTS

- Frenchtown/South side Community Redevelopment Area
- Central Urban District Zoning
- Immediately outside of two largely populated Universities and the most student residential units in Tallahassee

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Google

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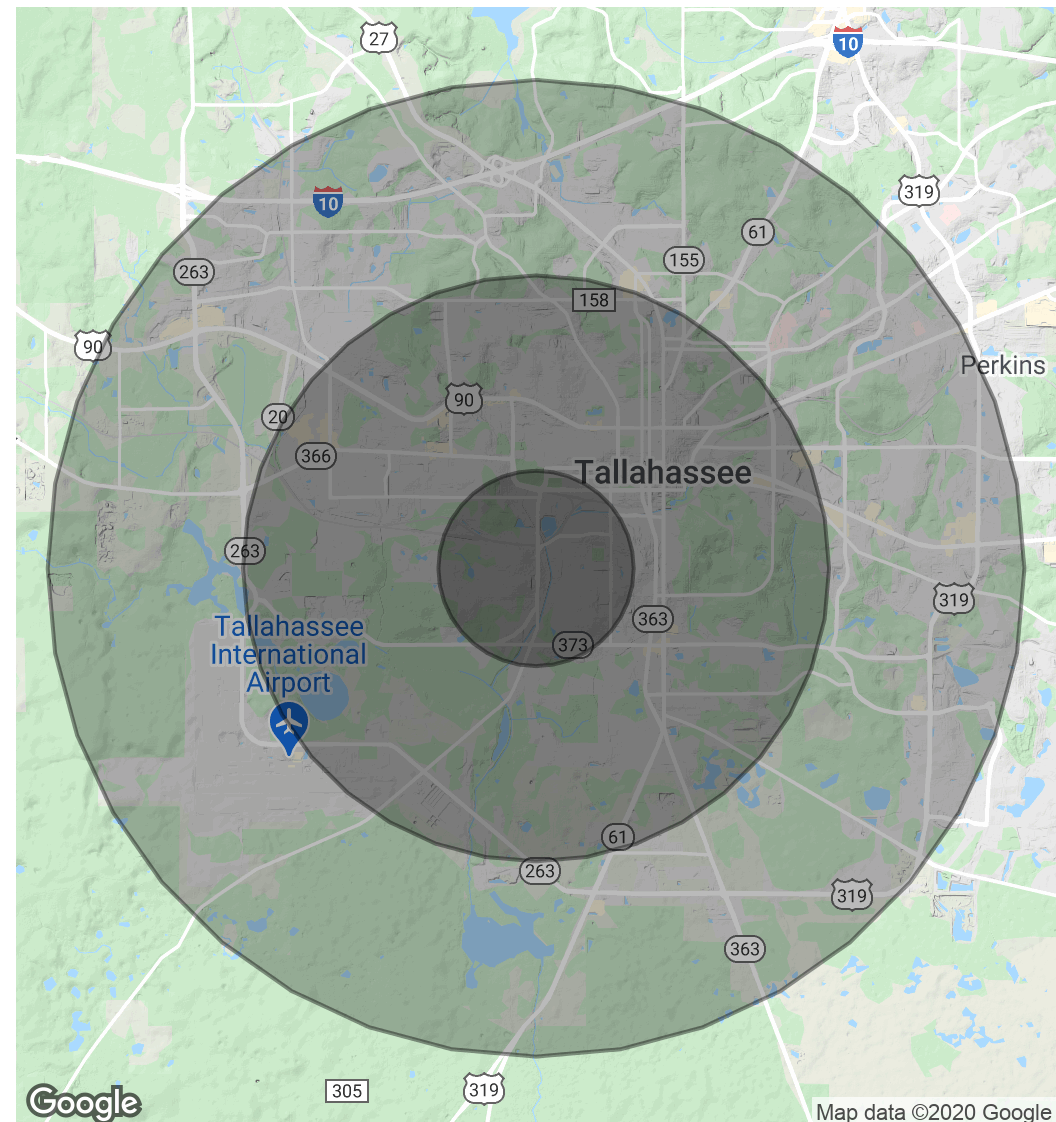
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,907	87,132	153,528
Average age	26.1	25.9	27.5
Average age (Male)	25.0	25.2	26.9
Average age (Female)	27.5	26.4	28.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,555	33,451	62,782
# of persons per HH	2.4	2.6	2.4
Average HH income	\$24,798	\$30,624	\$41,299
Average house value	\$127,207	\$152,273	\$182,948

* Demographic data derived from 2010 US Census



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