

Retail Property
FOR LEASE



MAHAN DRIVE PLAZA

1350 E Mahan Dr, Tallahassee, FL 32308

SEAN FEHELEY

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LOGAN SHORT

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1350 E Mahan Dr, Tallahassee, FL 32308



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer **three prime retail units for lease** in Mahan Plaza, an 18-unit shopping center in Tallahassee. Situated along a major corridor with highway frontage, this location offers exceptional visibility and accessibility. The plaza benefits from increased foot traffic thanks to the newly constructed **Red Owl Coffee**, which opened in 2024. Ideally positioned between **Tallahassee Memorial Hospital** and **Governor's Square Mall**, and just minutes from **Downtown Tallahassee**, Mahan Plaza provides a strategic location for businesses looking to thrive in a high-demand market. The property underwent a **major renovation in 2019**, including a **modernized parking lot and refreshed landscaping**, creating a welcoming environment for customers and clients. Don't miss this opportunity to secure space in one of Tallahassee's most sought-after commercial destinations!

PROPERTY HIGHLIGHTS

- Heavy Vehicular Traffic - average 27,500 Cars Per Day
- Located inside of Capital Circle, east of capital, surrounded by many national retailers and on the hard corner of Mahan Drive and Magnolia
- Seconds away from Ferber's new retail development at Park and Magnolia (fully built out)

OFFERING SUMMARY

Lease Rate:	\$16.00 sf/month (NNN)
Number of Units:	17
Available SF:	1,010 - 3,653 SF
Building Size:	26,700 SF
Lot Size:	3.5 +/- AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,756	37,998	79,499
Total Population	7,226	90,845	186,454
Average HH Income	\$94,011	\$75,665	\$77,545

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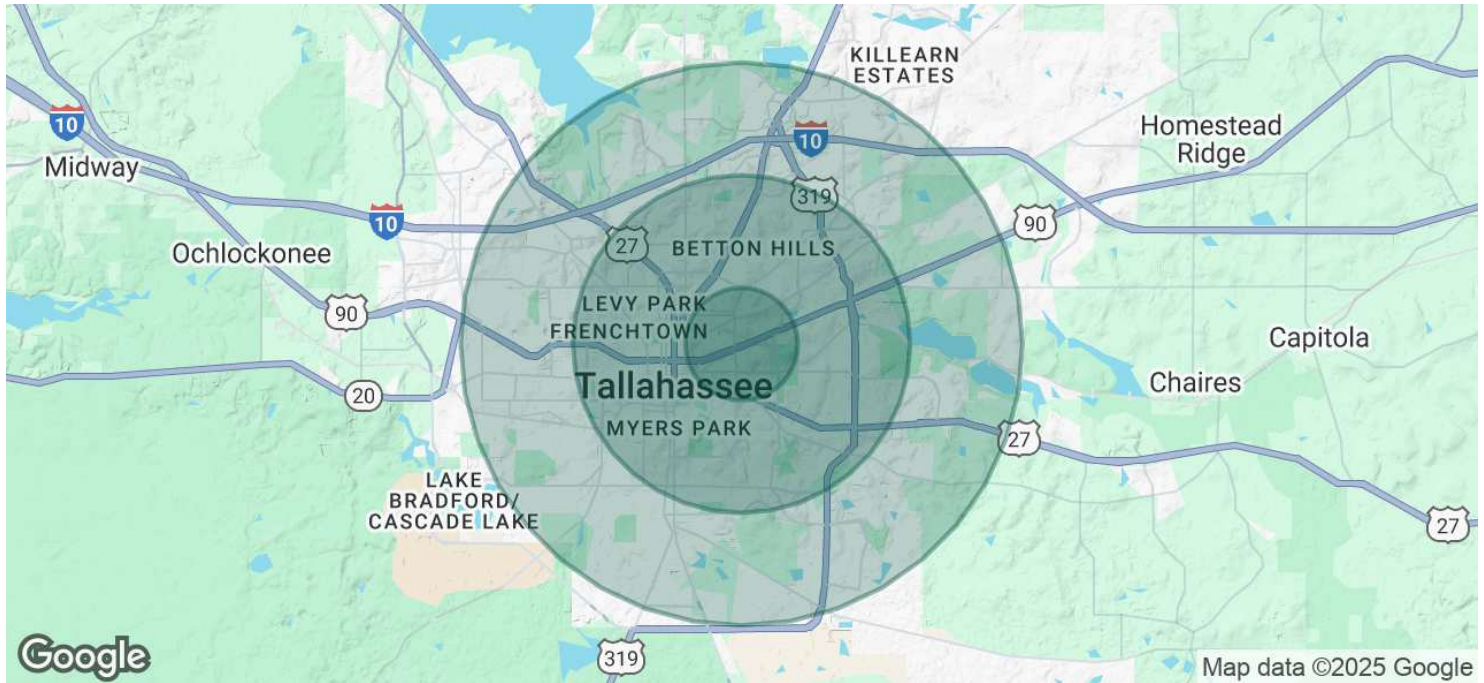
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,226	90,845	186,454
Average Age	41	35	36
Average Age (Male)	41	34	35
Average Age (Female)	42	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,756	37,998	79,499
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$94,011	\$75,665	\$77,545
Average House Value	\$358,591	\$292,367	\$277,350

* Demographic data derived from 2020 ACS - US Census

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