

LEASE

Railroad Crossings

1312-1346 SOUTH ADAMS STREET

Tallahassee, FL 32301

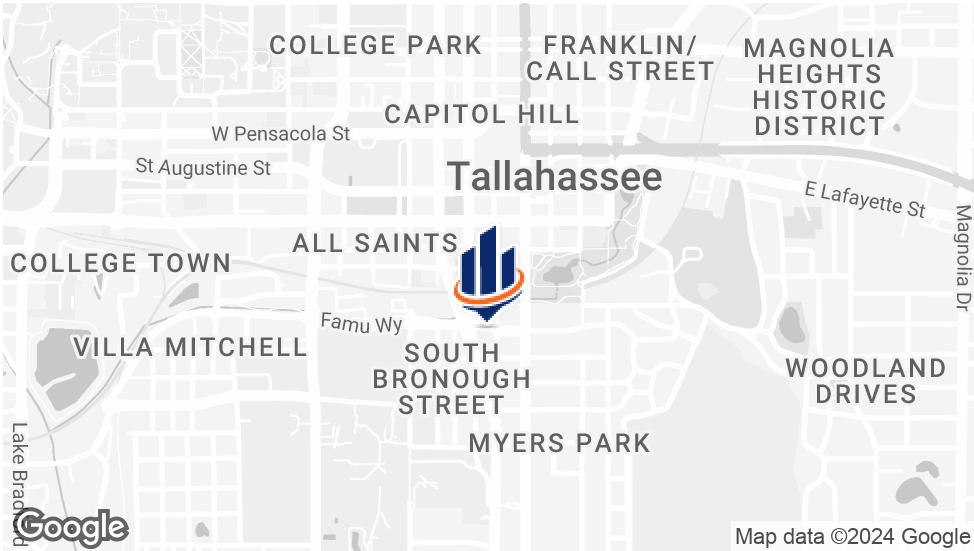
PRESENTED BY:

COURTNEY CARDMAN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	14,321 SF
AVAILABLE SF:	1,920 - 4,100 SF
RENOVATED:	2022
ZONING:	CU-45

PROPERTY OVERVIEW

Railroad Crossings is a 21,000 sqft shopping plaza located 1/2 miles from the heart of downtown Tallahassee. Currently, there are 4 spaces available for immediate lease, ranging from 1920 to 4100 square feet, with some spaces able to be subdivided if needed. Lease terms and TI allowance are negotiable. Ownership of the center has ongoing renovations to the exterior of the center.

SUITES

SPACE SIZE

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AREA MAP



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ADDITIONAL PHOTOS

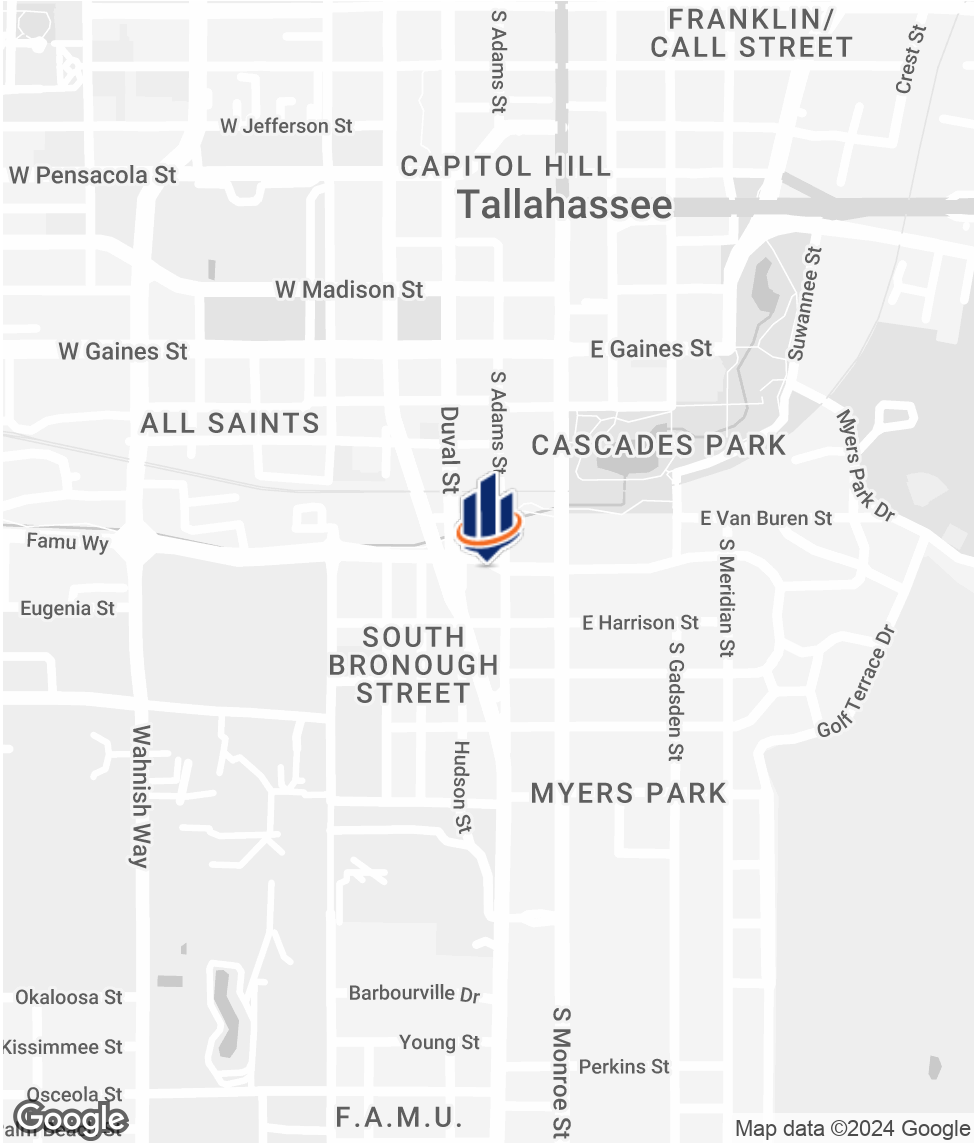


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LOCATION MAP



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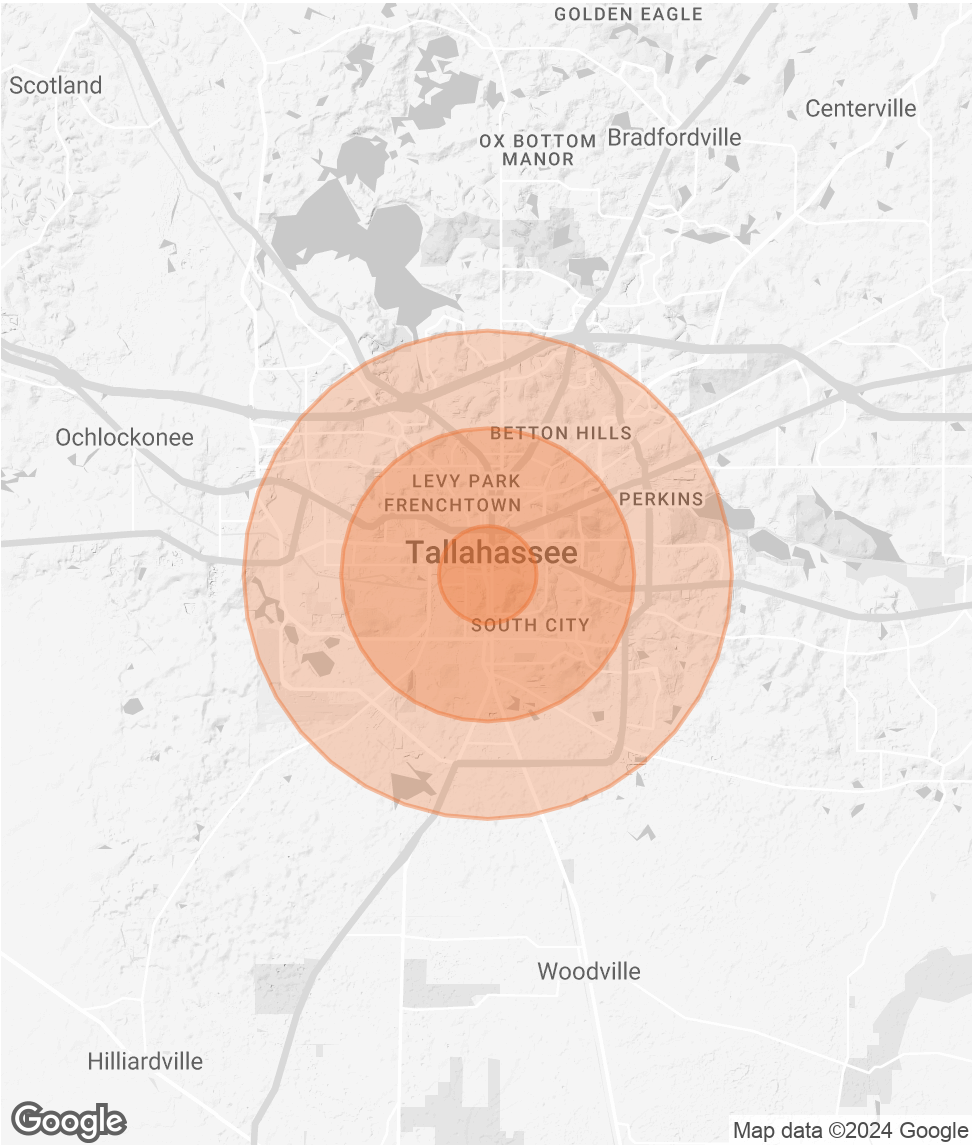
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,105	91,223	164,024
AVERAGE AGE	24.9	27.5	28.7
AVERAGE AGE (MALE)	23.7	26.7	28.0
AVERAGE AGE (FEMALE)	26.2	28.3	29.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,402	36,958	68,481
# OF PERSONS PER HH	3.0	2.5	2.4
AVERAGE HH INCOME	\$35,508	\$37,720	\$45,245
AVERAGE HOUSE VALUE	\$205,329	\$193,924	\$203,457

* Demographic data derived from 2020 ACS - US Census



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