



**LEASE**

# Railroad Crossings

1312-1346 SOUTH ADAMS STREET

Tallahassee, FL 32301

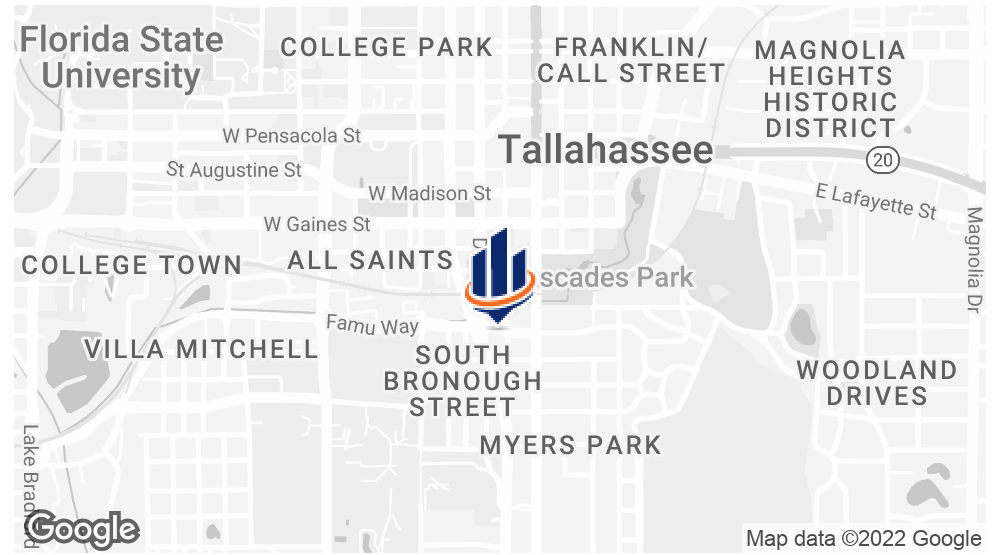
**PRESENTED BY:**

**COURTNEY CARDMAN**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.95 SF/yr (NNN)
<b>BUILDING SIZE:</b>	14,321 SF
<b>AVAILABLE SF:</b>	1,920 - 4,100 SF
<b>RENOVATED:</b>	2022
<b>ZONING:</b>	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.

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
<b>1346 B - SOUTH ADAMS ST.</b>	\$9.95 SF/yr	4,100 SF
<b>1346 C</b>	\$9.95 SF/yr	3,840 SF

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# AREA MAP



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# ADDITIONAL PHOTOS

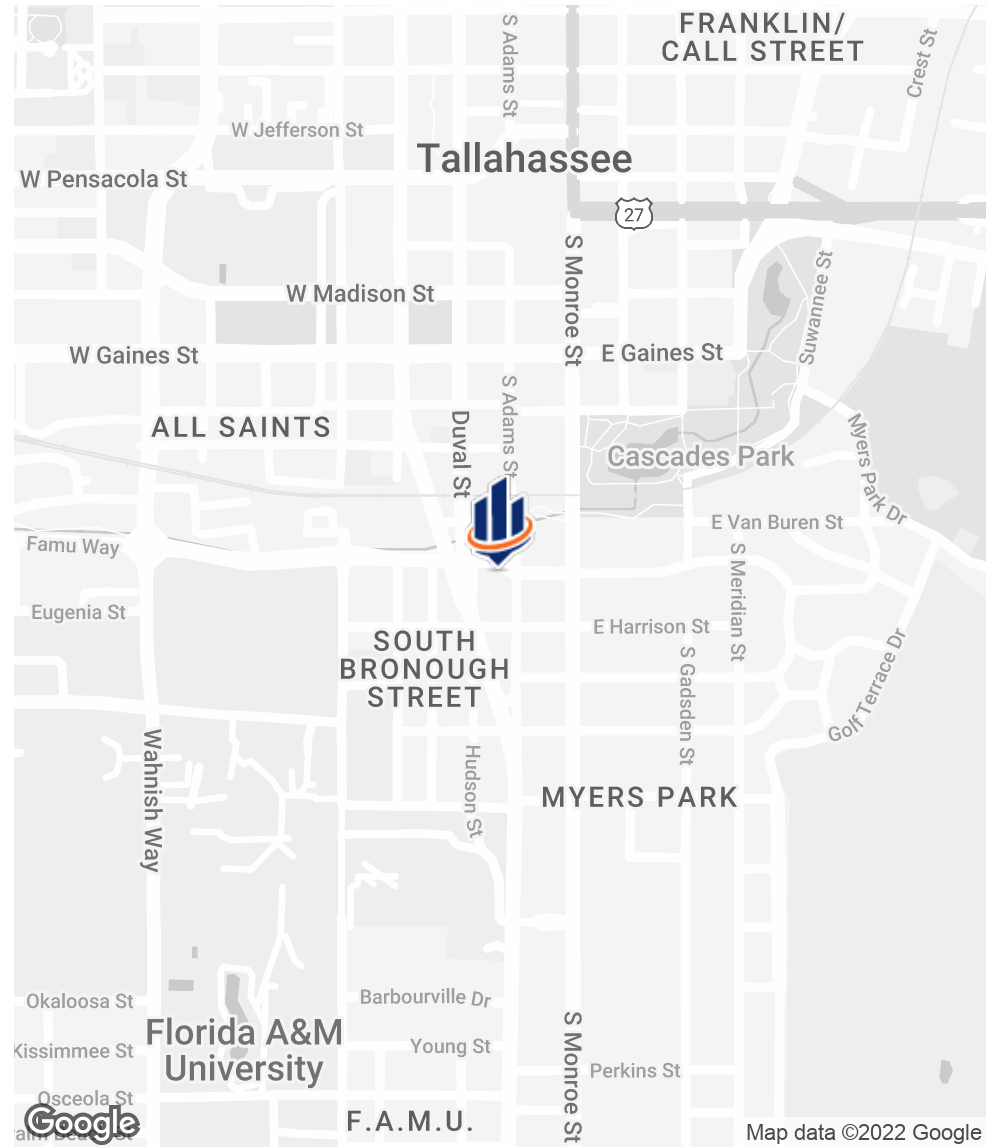


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

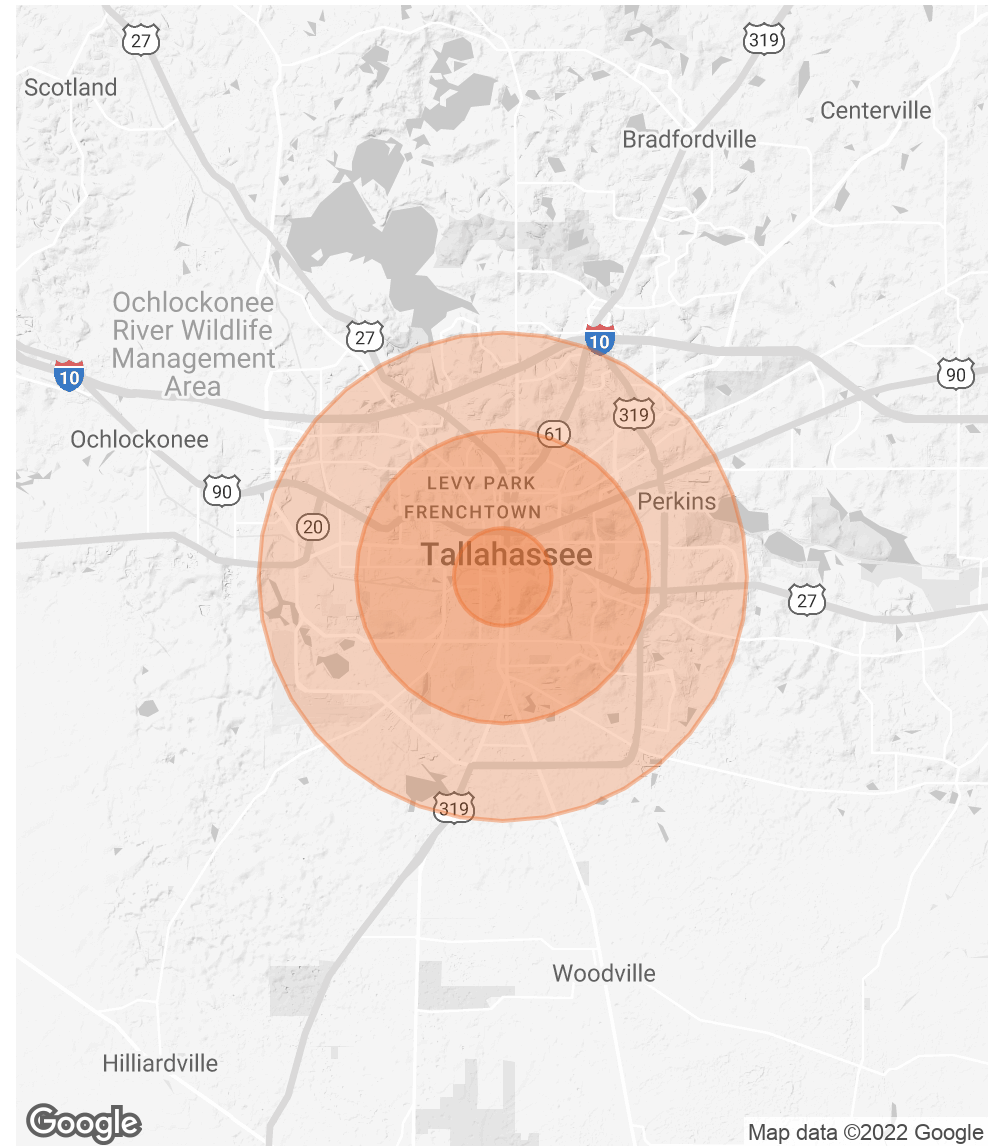
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,105	91,223	164,024
<b>AVERAGE AGE</b>	24.9	27.5	28.7
<b>AVERAGE AGE (MALE)</b>	23.7	26.7	28.0
<b>AVERAGE AGE (FEMALE)</b>	26.2	28.3	29.2

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

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

\* Demographic data derived from 2020 ACS - US Census



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