

RETAIL OFFERING FOR LEASE

Tallahassee Retail for Lease on S Magnolia Dr.

1016 S Magnolia Dr Tallahassee, FL 32301



Bay City Realty
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Bay City Realty LLC

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| 850.764.6800

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Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Available Spaces	4
Building Size:	10,305 SF
Available SF:	875 - 2,546 SF
Lot Size:	0.343 Acres
Year Built:	1964
Zoning:	UP1

Property Overview

Imagine the potential for your business at this prime location in Tallahassee, FL. With a spacious interior ready for transformation, this space offers endless possibilities for customization. The expansive layout provides a canvas to design and optimize your ideal workspace, tailored to your unique vision. The location ensures visibility and accessibility, making it an ideal choice for your business.

Property Highlights

- - Versatile, spacious interior with potential for customization
- - Ample parking for clients and employees
- - Convenient and accessible location
- - Endless possibilities for interior redesign
- - Prime visibility for your business

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Lease Rate	\$20.00 SF/Yr + NNN
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Location Information

Building Name	Tallahassee Retail for Lease on S Magnolia Dr.
Street Address	1016 S Magnolia Dr
City, State, Zip	Tallahassee, FL 32301
County	Leon
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	FL-20
Nearest Airport	Tallahassee International Airport 7 Miles

Building Information

Building Size	10,305 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1964

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	UP1
Lot Size	0.343 Acres
APN #	1131204540000
Traffic Count	7000
Traffic Count Street	South Magnolia Dr.
Amenities	Ample paved parking Pylon sign Close to downtown

Parking & Transportation

Parking Type	Surface
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Location Description

The convenient central location of this shopping strip center in Tallahassee is truly a game-changer. With hotels, restaurants, and a variety of shopping options all within a mile radius, it's a retail paradise. Plus, being just one mile from Downtown, your business will be in the midst of a vibrant area known for its beautiful parks, boutique hotels, unique dining, museums, arts, and music scene. It's also less than 10 minutes away from the Florida State University campus and the vibrant College Town district. Your team is sure to thrive in this dynamic and convenient neighborhood. It's an exciting opportunity for any retail business!

Site Description

This site is a commercial retail strip mall with several long term tenants. Asphalt paved parking lot provides ample parking space.

It is located in central Tallahassee, about one mile east of downtown, on the west side of South Magnolia Drive, just south of the intersection of East Lafayette Street and approximately two blocks south of Apalachee Parkway (U.S. Highway 27).



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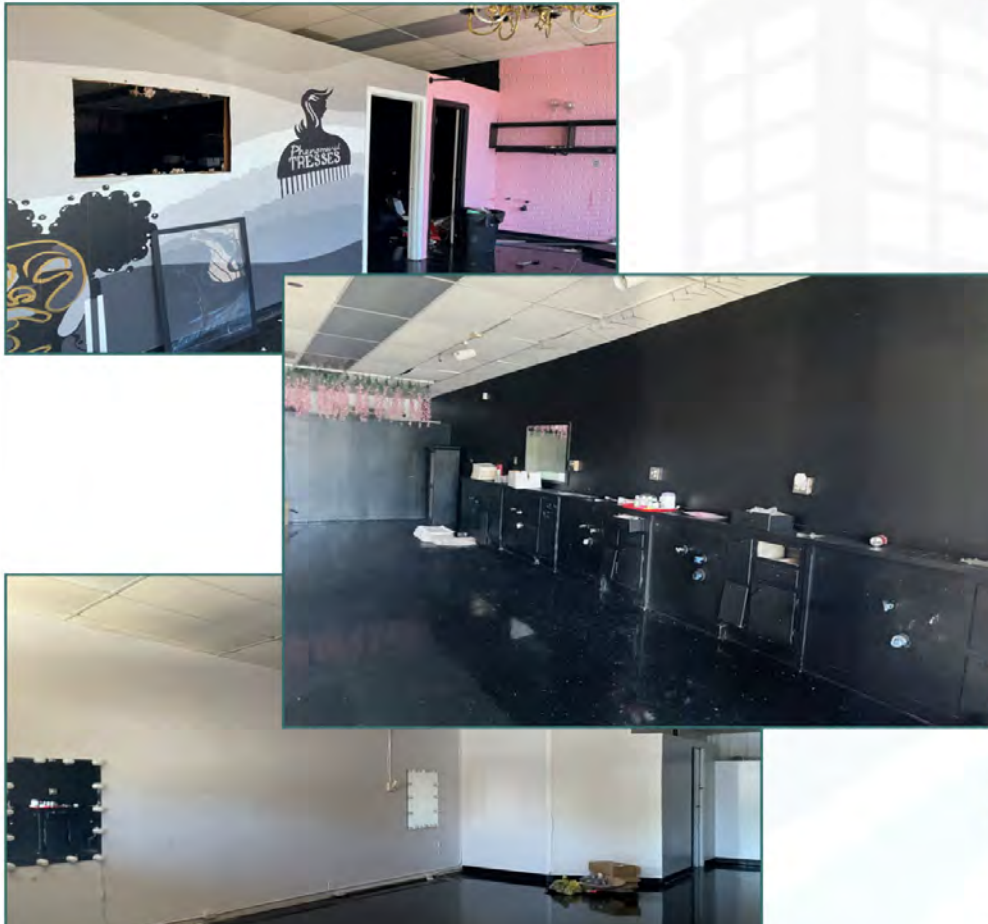
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These Spaces can be leased alone or combined to create a 2050sf +/- space.

1010 S Magnolia Drive | 1175sf +/-



1012 S Magnolia Drive | 875sf +/-



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1020 S Magnolia Drive | 2546 sf +/-



1024 S Magnolia Drive | 973 sf +/-



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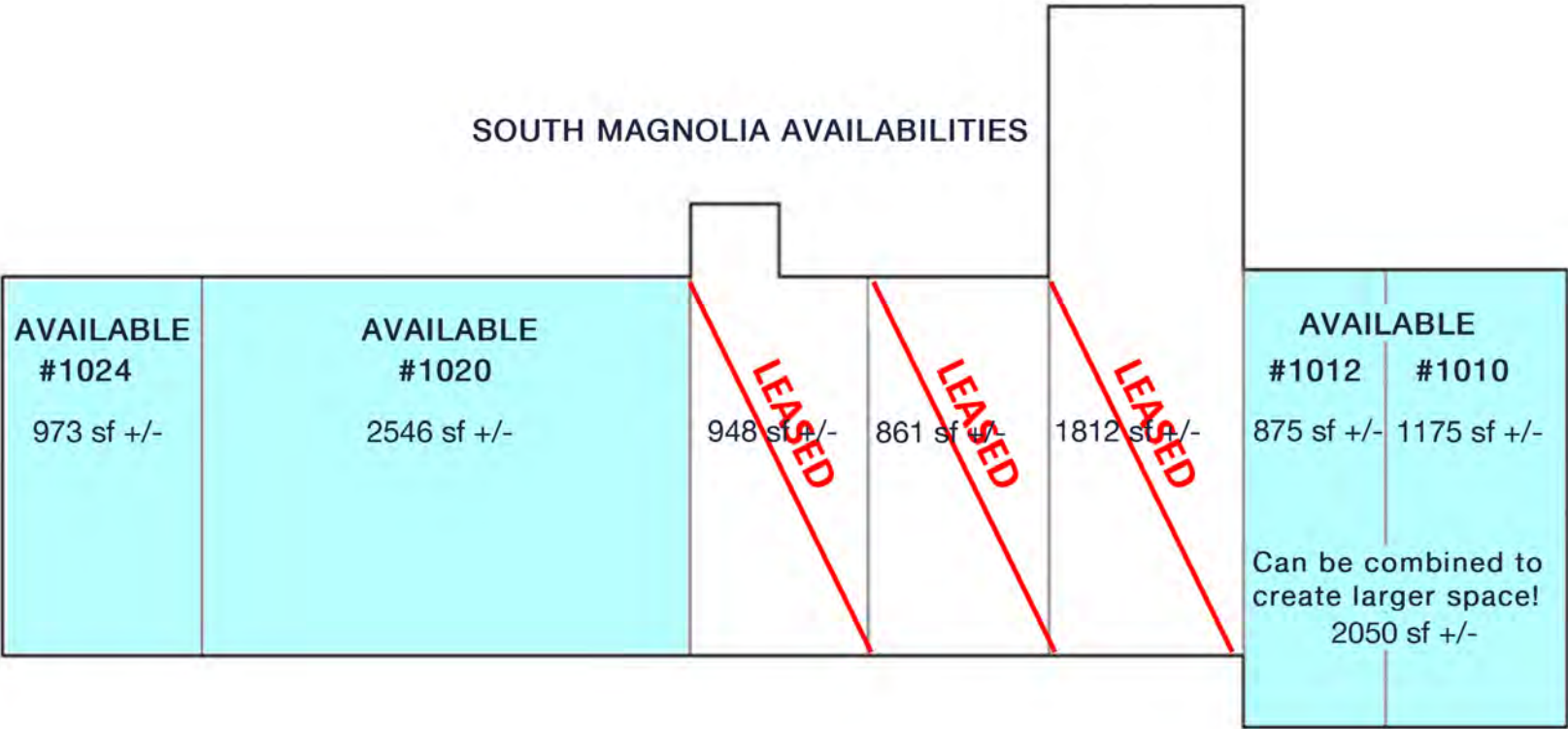
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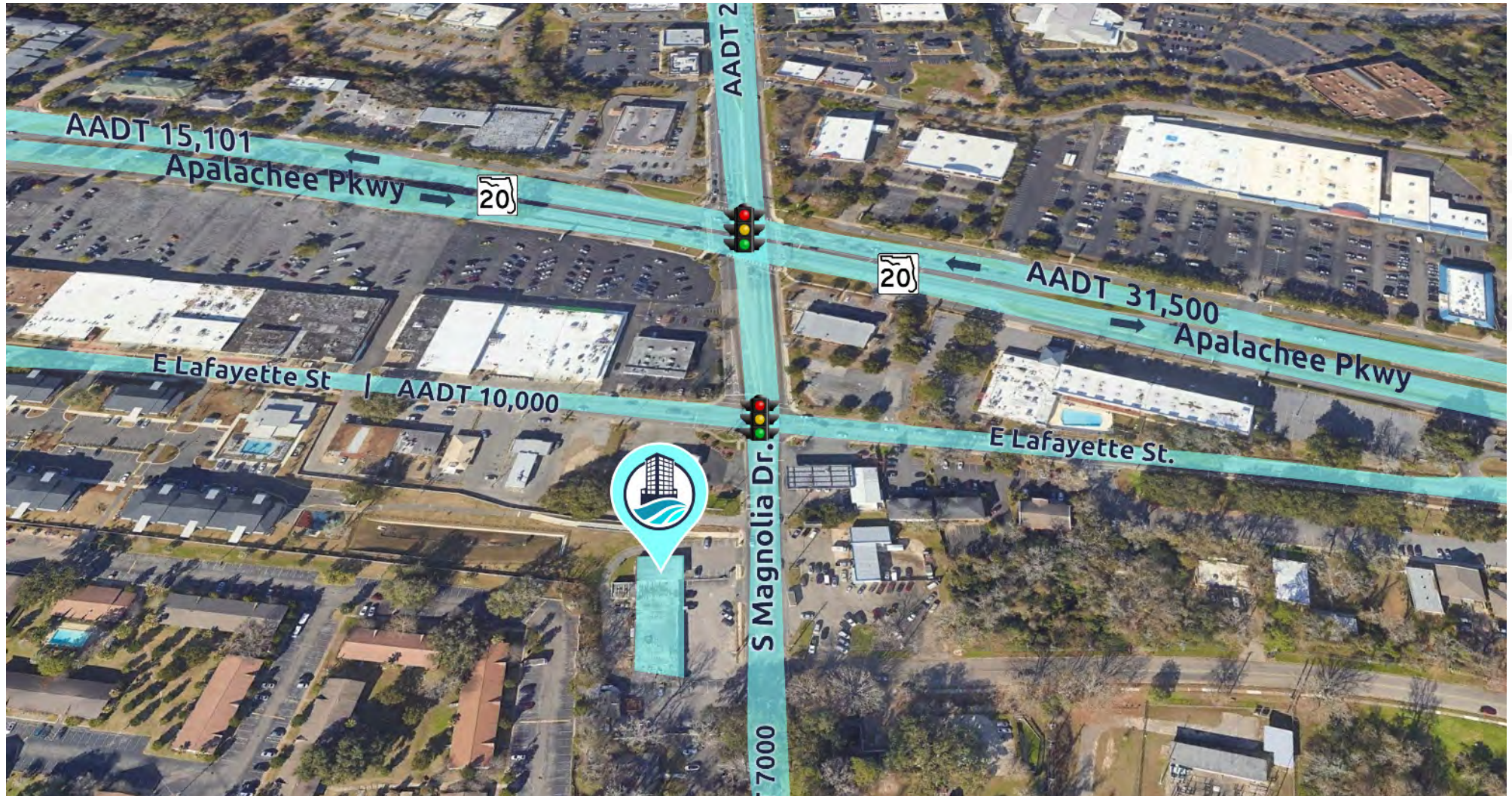
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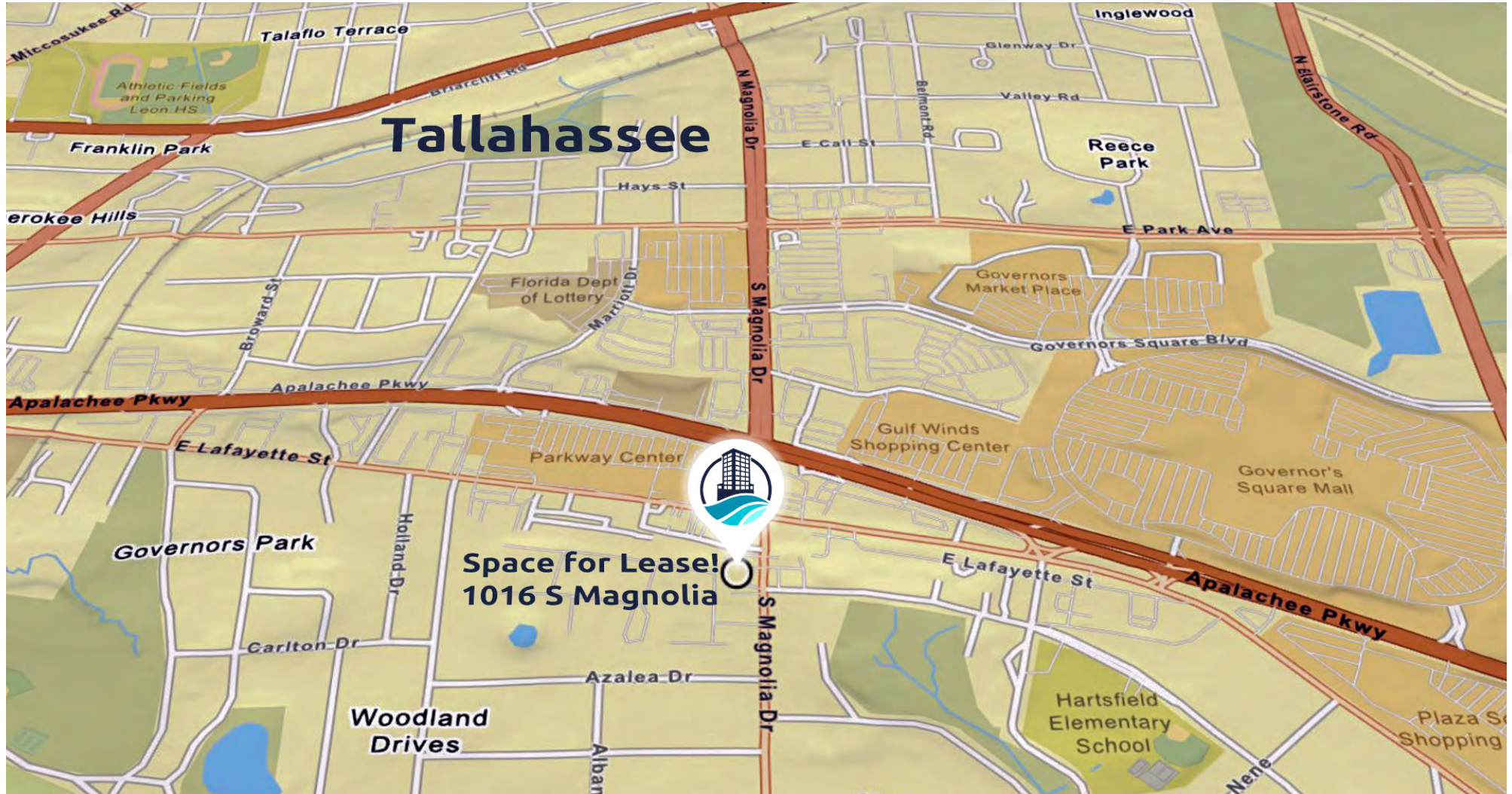
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	1,157	5,641	87,960
Average Age	44	42	34
Average Age (Male)	43	41	33
Average Age (Female)	46	43	35
Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	591	3,070	36,691
# of Persons per HH	2	1.8	2.4
Average HH Income	\$95,950	\$81,454	\$72,087
Average House Value	\$387,639	\$357,012	\$279,286

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About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.