



GOVERNOR'S MARKETPLACE

Premier open-air lifestyle destination with national
retailers, restaurants and entertainment in Tallahassee.

1654 Governors Square Blvd, Tallahassee, FL 32301

244,947 SF

TOTAL GLA
Neighborhood center

2.4M+

ANNUAL VISITORS
Placer.ai 2024

1,415

PARKING SPACES
5.82 per 1,000 SF

MAJOR TENANTS

OLD NAVY

five BELOW

ULTA
BEAUTY

Marshalls

petco

carter's



AVAILABLE OPPORTUNITIES

08
3,725 SF

19
8,500 SF

26
0.50 AC

FOR LEASE

Major incentives for qualified prospects

PROPERTY HIGHLIGHTS

Governor's Marketplace | Tallahassee, Florida



GOVERNOR'S MARKETPLACE AERIAL



NATIONAL RETAIL ANCHORS



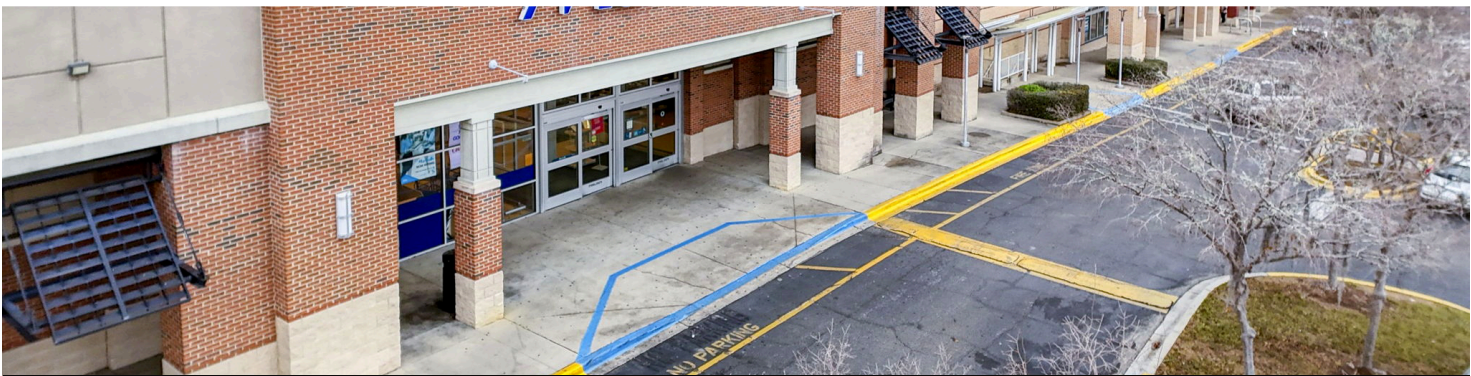
MARSHALLS FRONTAGE

LEASING SUMMARY

Unit	Size	Space Type	Status
08	3,725 SF	Inline retail	Available
19	8,500 SF	Outparcel	Available
26	0.50 AC	Land	Available

POSITIONING

- Excellent visibility and access from I-10 and Apalachee Parkway.
- High daytime population driven by state government, FSU and FAMU.
- National retail, fitness, beauty and entertainment tenant mix.
- Strong position within the Tallahassee retail market.
- 2.4M+ annual visitors support consistent tenant traffic.



MARSHALLS ANCHOR FRONTAGE



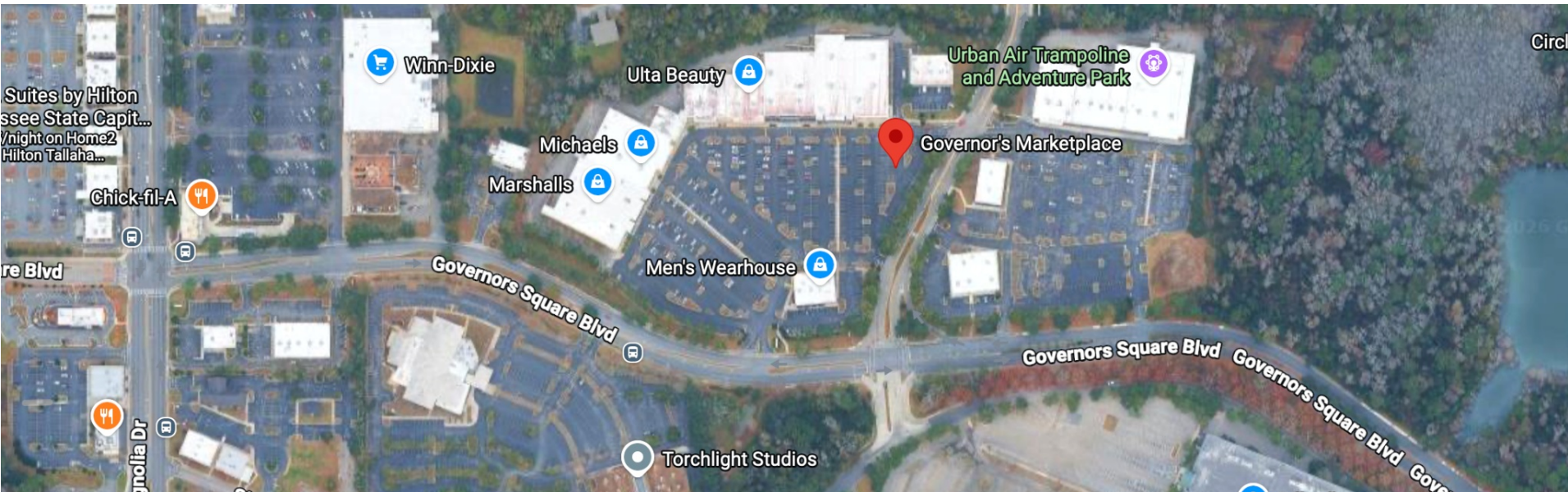
MICHAELS FRONTAGE



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



MONUMENT SIGNAGE



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

TRAFFIC & REGIONAL ACCESS

83,000

I-10 VPD
FDOT 2023

33,000

APALACHEE PKWY VPD
FDOT 2023

11,500

GOVERNORS SQ BLVD VPD
Supplied material

2.4M+

ANNUAL VISITORS
Placer.ai 2024

STRATEGIC ACCESS ADVANTAGE

Strategic access to I-10 and Apalachee Parkway, minutes from Florida State University, FAMU and Downtown Tallahassee.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	11,721	73,693	146,128
Population growth (2023-2028)	2.4%	2.3%	2.1%
Median household income	\$74,726	\$68,426	\$66,017
Median age	28.1	30.8	32.4
Average home value	\$219,100	\$235,700	\$233,200
Average rent - market	\$1,411	\$1,342	\$1,275
Average rent - gross	\$1,618	\$1,548	\$1,460
Crime rate per 1,000 residents	5.35	6.20	6.42

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	55.6%
	Black or African American, Non-Hispanic	35.0%
	Hispanic / Latino	5.9%
	Asian, Non-Hispanic	2.0%
	Other / Two or More Races	1.5%

5-MILE MARKET INDICATORS

\$233,200 AVERAGE HOME VALUE 5-mile radius	\$1,275 MARKET RENT \$1,460 gross rent	6.42 CRIME RATE Per 1,000 residents	119,700 DAYTIME POPULATION Retail and employment base	2.1% POPULATION GROWTH 2023-2028, 5-mile radius
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MARKET REACH

Metric	Value
Annual visitors	2.4M+
Daytime population - 5 miles	119,700
5-mile population growth	2.1%
Total GLA	244,947 SF
Parking	1,415 spaces

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	9,400	6.4%
High School Diploma / GED	23,000	15.7%
Some College	41,100	28.0%
Associate Degree	22,300	15.2%
Bachelor's Degree	38,700	26.3%
Graduate / Professional Degree	12,600	8.6%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



AVAILABILITY

08	3,725 SF	West inline storefront
19	8,500 SF	Outparcel
26	0.50 AC	Land available



CURRENT TENANT DIRECTORY

Governor's Marketplace | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
01	Aspen Dental	3,800 SF
02	Mariner Finance	2,000 SF
03	Five Star Pizza	1,600 SF
03A	Amscot	2,892 SF
04	America's Best Contacts	4,500 SF
05	Garnet & Gold	4,000 SF
06	Marshalls	30,200 SF
07	Michaels	22,065 SF
09	Five Below	10,619 SF
11	Ulta Beauty	10,070 SF
12	Old Navy	20,000 SF

UNIT	TENANT	SIZE
13	Amped Fitness	35,000 SF
14	Armed Forces Career Center	3,466 SF
15	Armed Forces Career Center	2,417 SF
17	Men's Wearhouse	5,465 SF
18	Pure Barre	2,900 SF
20	Medical Center	1,443 SF
21	HobbyTown	6,324 SF
22	Petco	13,750 SF
23	Milan Laser Hair Removal	2,240 SF
24	David's Bridal	9,000 SF
25	Urban Air Adventure Park	34,775 SF



GOVERNORS SQUARE BOULEVARD CORRIDOR



REGIONAL AERIAL



PROPERTY OVERVIEW



PRIMARY RETAIL ANCHORS



SHOPPING CENTER AERIAL



RETAIL AND OUTPARCEL VIEW



MONUMENT SIGNAGE



MAIN MONUMENT SIGN



INLINE RETAIL PROMENADE

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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