



GULF WIND SHOPPING CENTER

Established neighborhood retail destination on Apalachee Parkway with national anchors and strong daily traffic.

1480 Apalachee Parkway, Tallahassee, FL 32301

122,298 SF

TOTAL GLA
Neighborhood center

2.8M+

ANNUAL VISITORS
Placer.ai 2024

503

PARKING SPACES
4.1 per 1,000 SF

MAJOR TENANTS



Office DEPOT
Taking Care of Business

WORLD MARKET
WHERE THE WORLD COMES TO SHOP



AVAILABLE OPPORTUNITIES

13
1,300 SF



FOR LEASE

Major incentives for qualified prospects

PROPERTY HIGHLIGHTS

Gulf Wind Shopping Center | Tallahassee, Florida



APALACHEE PARKWAY FRONTAGE



BEST BUY ANCHOR



INLINE RETAIL FRONTAGE

LEASING SUMMARY

Unit	Size	Space Type	Status
13	1,300 SF	Inline retail	Available

POSITIONING

- Prominent visibility and access along Apalachee Parkway / US-27.
- Convenient access to I-10 and key Tallahassee corridors.
- Strong mix of national retailers, restaurants and services.
- Minutes from Florida State University and Downtown Tallahassee.
- 2.8M+ annual visitors support consistent tenant traffic.



SOUTH INLINE STOREFRONT



CHICKEN SALAD CHICK FRONTAGE

AREA & ACCESS

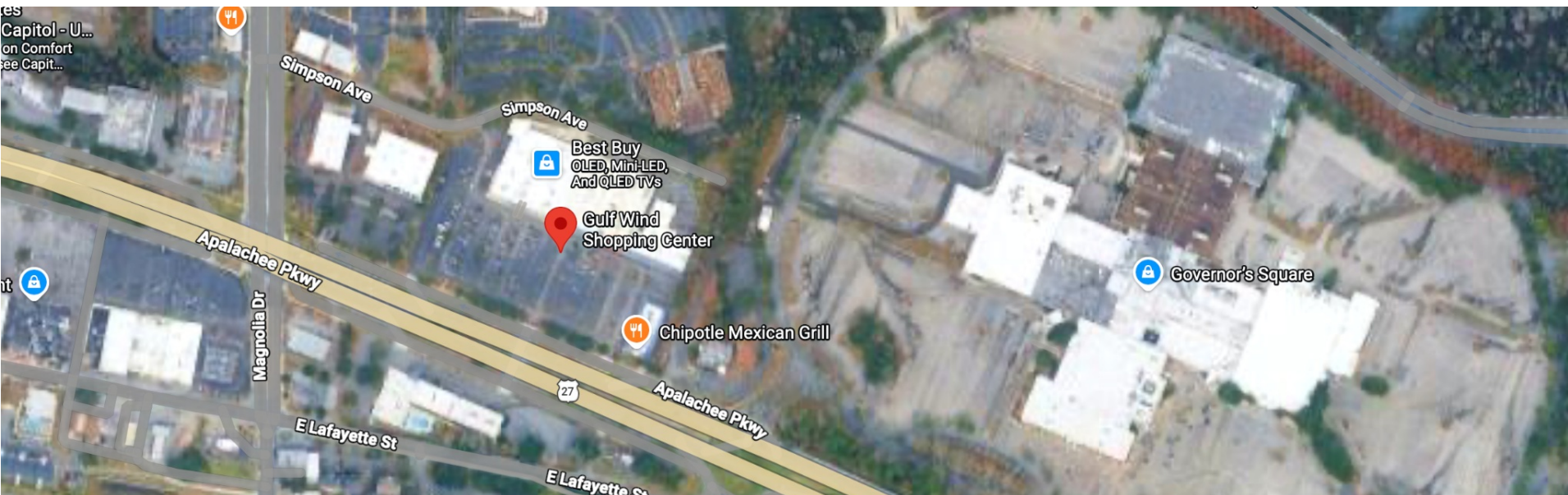
Gulf Wind Shopping Center | Apalachee Parkway / US-27



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



PROPERTY VISIBILITY



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

TRAFFIC & REGIONAL ACCESS

41,000

APALACHEE PKWY VPD
FDOT

84,000

I-10 VPD
Nearby

29,000

CAPITAL CIR NE VPD
Nearby

2.8M+

ANNUAL VISITORS
Placer.ai 2024

STRATEGIC ACCESS ADVANTAGE

Direct access from Apalachee Parkway / US-27, with connectivity to I-10, Florida State University and Downtown Tallahassee.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	7,942	58,214	114,812
Population growth (2023-2028)	0.9%	1.2%	1.3%
Median household income	\$61,024	\$74,189	\$81,227
Median age	31.7	32.9	34.0
Average home value	\$255,200	\$289,600	\$315,900
Average rent - market	\$1,208	\$1,399	\$1,578
Average rent - gross	\$1,473	\$1,698	\$1,915
Crime rate per 1,000 residents	3.75	3.18	3.01

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	55.3%
	Black or African American, Non-Hispanic	34.5%
	Hispanic / Latino	6.3%
	Asian, Non-Hispanic	2.4%
	Other / Two or More Races	1.5%

5-MILE MARKET INDICATORS

\$315,900 AVERAGE HOME VALUE Strong housing market	\$1,578 MARKET RENT \$1,915 gross rent	3.01 CRIME RATE Per 1,000 residents	105,700 DAYTIME POPULATION Retail and employment base	52,000 HOUSEHOLDS Large household base
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MARKET REACH

Metric	Value
Annual visitors	2.8M+
Daytime population - 5 miles	105,700
Households - 5 miles	52,000
Total GLA	122,298 SF
Parking	503 spaces

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	11,900	7.5%
High School Diploma / GED	30,700	19.4%
Some College	43,700	27.6%
Associate Degree	19,100	12.1%
Bachelor's Degree	37,800	23.9%
Graduate / Professional Degree	15,100	9.5%

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



AVAILABILITY

13	1,300 SF	South inline storefront
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CURRENT TENANT DIRECTORY

Gulf Wind Shopping Center | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
01	Best Buy	45,818 SF
02	Office Depot	27,580 SF
03	World Market	20,240 SF
04	Sky High Smoke Shop	1,080 SF
05	Cal's Beauty Supply	10,000 SF
06	State of Florida	3,000 SF
07	C Nail Bar	1,400 SF
08	Nail Bar	1,400 SF

UNIT	TENANT	SIZE
09	Korean BBQ	1,400 SF
11	CPR Cell Phone Repair	1,280 SF
12	Jackson Hewitt	1,300 SF
12A	T-Mobile	1,300 SF
14	Chicken Salad Chick	2,550 SF
15	Chipotle	2,650 SF



APALACHEE PARKWAY CORRIDOR



PROPERTY OVERVIEW



BEST BUY ANCHOR



INLINE RETAIL FRONTAGE



SERVICE RETAIL FRONTAGE



T-MOBILE FRONTAGE



CHICKEN SALAD CHICK



RESTAURANT FRONTAGE



RESTAURANT ENDCAP

LEASING ADVISORY TEAM

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



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