

**FOR LEASE**  
1,605 - 8,600 SF

# Market Square Shopping Center

1415 Timberlane Rd,  
Tallahassee, FL 32312



Juan P. Restrepo

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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 1,605 SF available in line
- » 8,600 SF available PAD

## PROPERTY HIGHLIGHTS

- » REI-Anchored Shopping Center featuring a dynamic mix of regional and national tenants.
- » Prime Market Street District Location—a highly frequented area with strong regional appeal in Tallahassee.
- » Redevelopment featuring a full renovation of the existing center and new construction for REI & Connors
- » The center underwent a full redevelopment, including new building construction for REI and Connors
- » High-Demand Market situated in one of Tallahassee’s strongest demographic areas, offering excellent accessibility and visibility.

## TRAFFIC COUNTS

- » 14,200 AADT on Timberlane Rd
- » 47,000 AADT on Thomasville Rd
- » 70,094 AADT on I-10

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,625	44,056	123,028
Households	2,300	19,312	53,510
Median HH Income	\$59,497	\$73,847	\$64,362

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TIMBERLANE RD 14,200 AADT

PRIME MERIDIAN BANK  
NAP



60

60

THOMASVILLE RD 47,000 AADT

SPRINGHILL SUITES®  
MARRIOTT NAP

THOMASVILLE RD

THOMASVILLE RD

FIRST WATCH 401-403  
407  
Sanitas Medical Center 410 416 420 422

321  
323  
MARKET SQUARE LIQUORS 315  
SOUTHERN SEAFOOD 311  
307  
305  
301

PAD

CONNORS 101

REI CO-OP 201

ExtraSpace Storage  
NAP

MARKET SQUARE 1415 Timberlane Rd, Tallahassee, FL		
SUITE	TENANT	SF
321	Golden Nails	3,073
323	Tropical Smoothie	1,751
315	Market Square Liquors	4,800
311	Southern Seadfood Marketing	3,531
307	AVAILABLE	1,605
305	Rock n Roll Sushi	1,880
301	Beignets & Brew	3,038
401-403	First Watch	4,908
407	Island Fin Poke	1,584
410	Alumini Hall	3,220
416	Sanitas	6,883
420	Luna Salon	2,505
422	Kairos Mediterranean	2,400
201	REI Co-Op	22,000
101	Connor Steakhouse	9,300
PAD	AVAILABLE	8,600
Parking	Rivian	

70,094 AADT



60

60

Non-Controlled Available

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