

Walgreens

SUBLEASE OPPORTUNITY

313 N. Monroe Street
Tallahassee, FL
(NEC of Tennessee & Monroe)

RetailNet
REAL ESTATE

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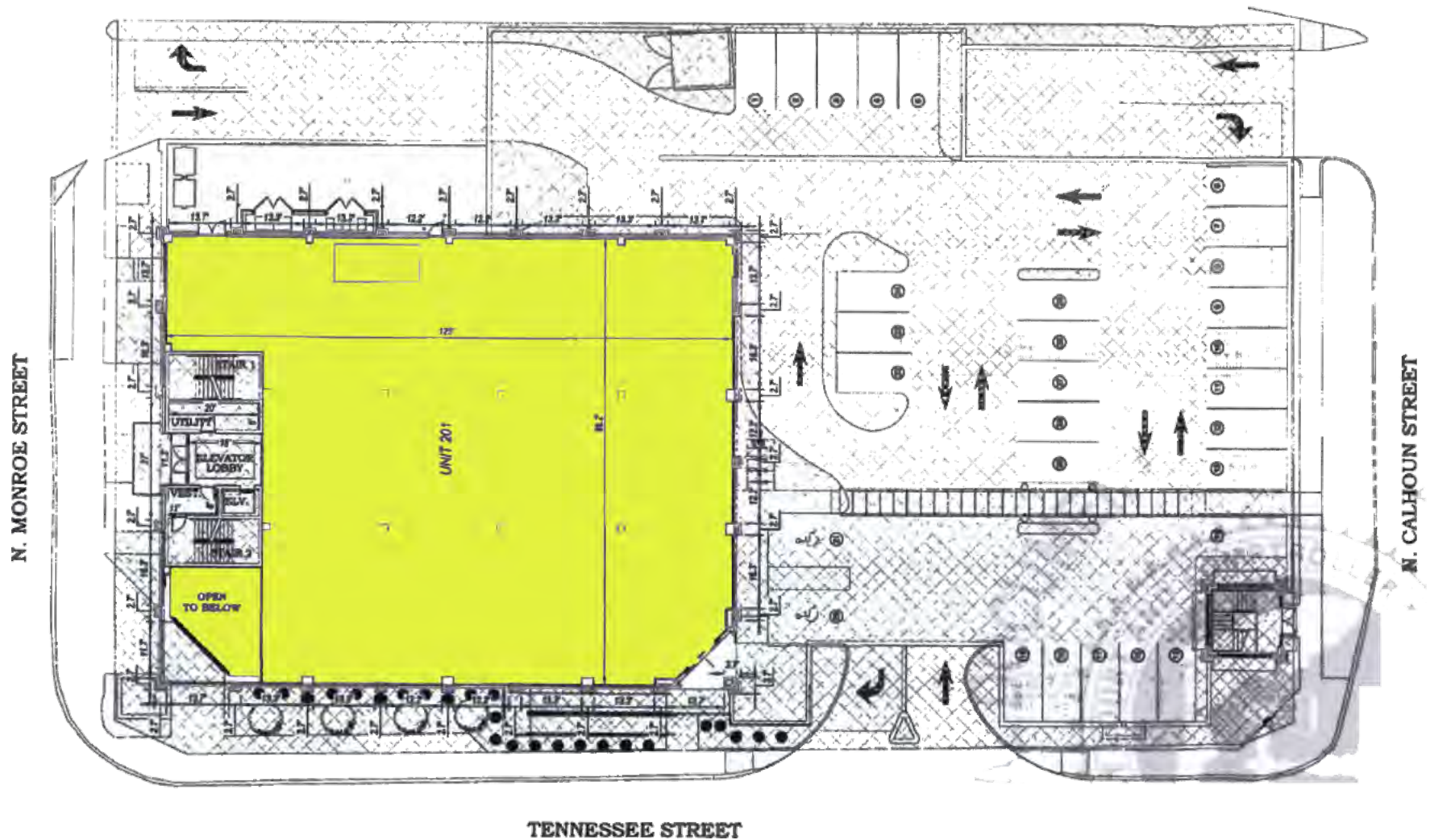


PROPRTY OVERVIEW

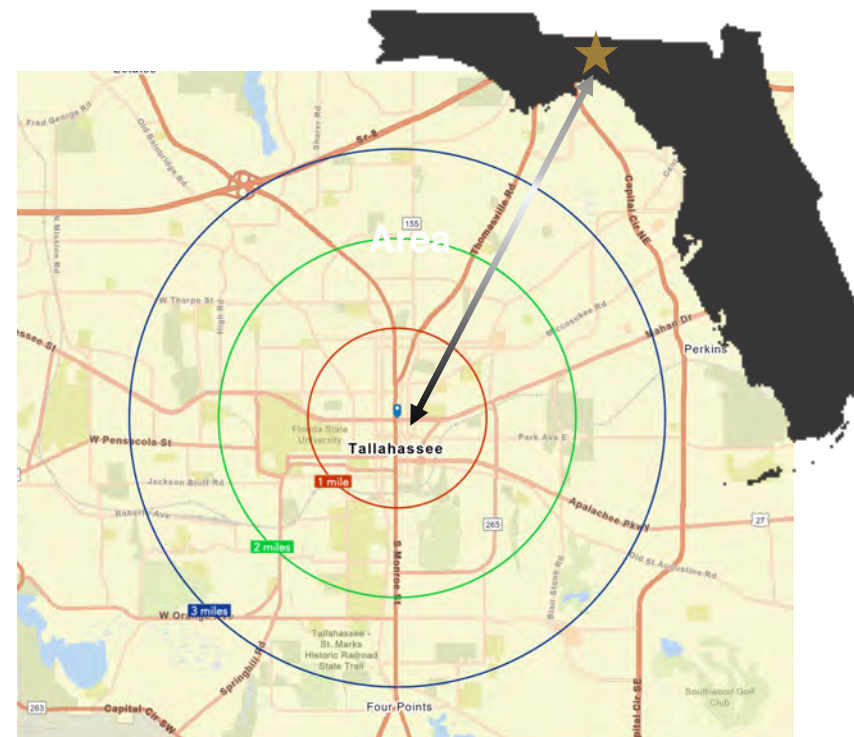
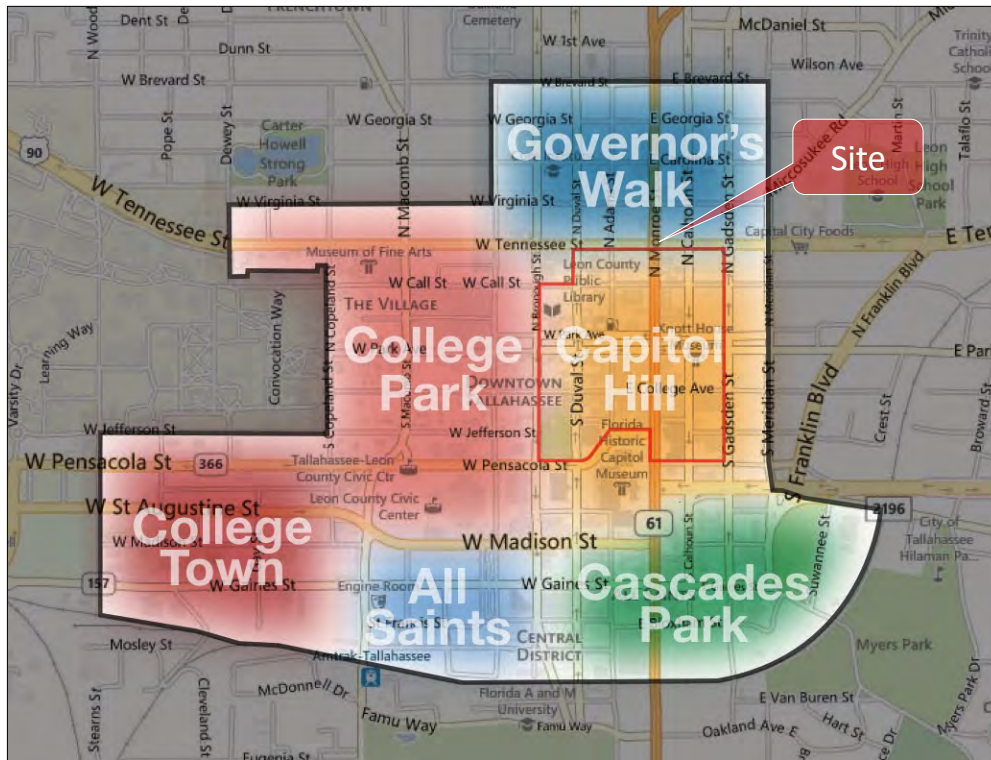
- ✦ **Immediate Occupancy Opportunity**
- ✦ **Year Built:** 2014
- ✦ **Master Lease Expiration:** 5/31/39
- ✦ **Square Footage:** ±13,706 + **Drive-thru**
 - ✦ 10,706 SF – 1st Floor
 - ✦ 3,000 SF – 2nd Floor
- ✦ **Parking:** 40 exclusive spaces
 - ✦ 30 surface spaces
 - ✦ 10 underground spaces
- ✦ **Signage:**
 - ✦ Building

- ✦ **Intersection Traffic:** ±72,500K VPD
- ✦ **Access Points:**
 - ✦ Tennessee Street – RI/O
 - ✦ Monroe Street – RI/O
 - ✦ N. Calhoun St – FI/O (garage)
- ✦ **Zoning:** CC, City of Tallahassee
- ✦ **Restrictions Include:** pharmacy, veterinary
- ✦ **Building co-tenants include:** Berger Singerman and Morgan & Morgan

1st Floor Plan



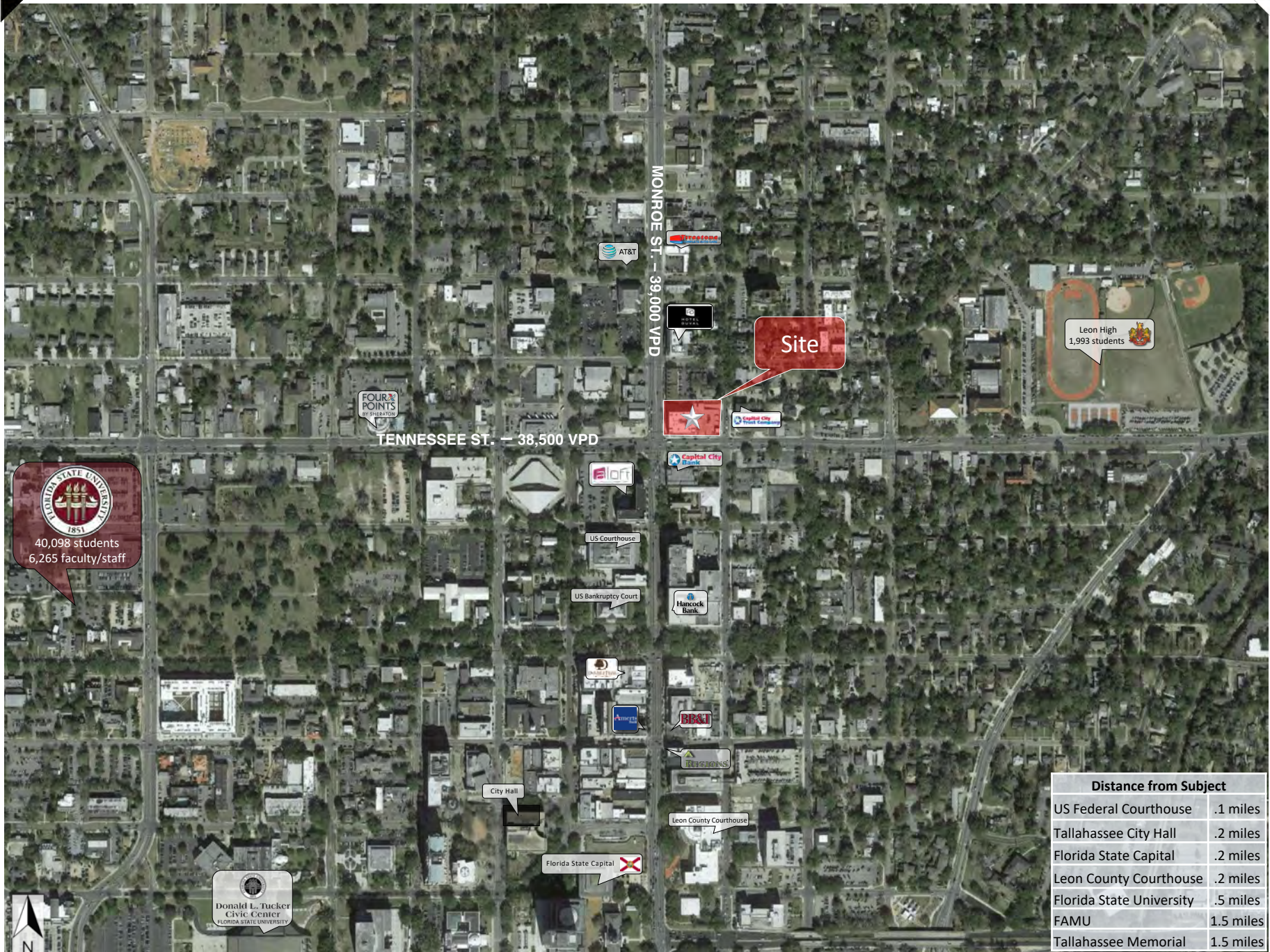
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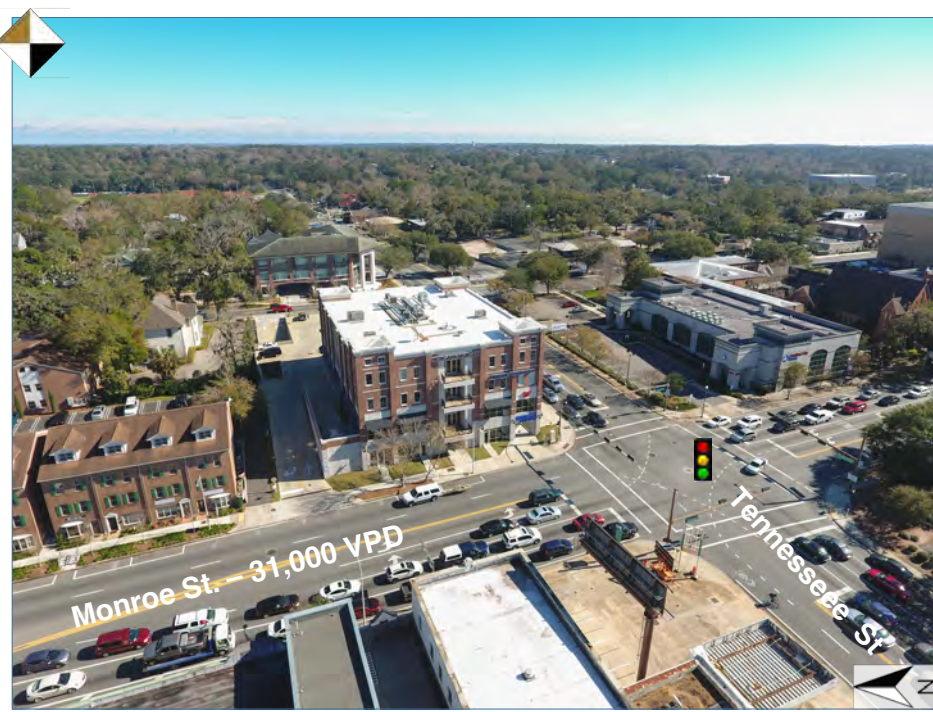
'21 Estimates	1 Mile	2 Miles	3 Miles
Population	13,719	48,268	104,630
Households	5,423	18,060	42,872
Avg. HH Inc.	\$52,641	\$52,453	\$53,876

LOCATION OVERVIEW

- ❖ **Prominent Location.** Property is at the NEC of Downtown Tallahassee's central intersection, Tallahassee & Monroe ($\pm 72,500$ VPD)
- ❖ **Within ½ Mile of the Following.** State Capital, Florida State University (40,098 students / 6,265 faculty & staff), US Federal Courthouse, Tallahassee City Hall, and the Leon County Courthouse
- ❖ **Immediate Occupancy Retail Opportunity.** One of Downtown Tallahassee's few mid-size retail spaces. Additionally, the building is newly constructed ('14).
- ❖ **Visibility & Access.** Frontage and access on 3 streets (*Tennessee, N. Monroe & N. Calhoun*)
- ❖ **Drive-through + 40 Exclusive Parking Spaces**
- ❖ **Long-term Availability.** Lease expires 5/31/39



Distance from Subject	
US Federal Courthouse	.1 miles
Tallahassee City Hall	.2 miles
Florida State Capital	.2 miles
Leon County Courthouse	.2 miles
Florida State University	.5 miles
FAMU	1.5 miles
Tallahassee Memorial	1.5 miles



313 N. Monroe Street, Tallahassee, FL

OFFERING TERMS

- ✦ **Suggested Rent***: \$135,000/yr. + sales tax
(*inclusive of RET; otherwise NNN*)
- ✦ **Minimum Term**: 10 years; maximum term 5/31/39
- ✦ **Delivery**: 'As-Is'
- ✦ **Offers Evaluated as Received**

***Final rent + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee**

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