



**COMMERCIAL REAL ESTATE**

RETAIL SPACE FOR LEASE



**REDUCED RATE!**  
**Excess Space at ALDI Grocery**  
2425 Apalachee Parkway  
Tallahassee, FL 32301

**BRAD PARKER**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## EXCESS SPACE AT ALDI GROCERY

2425 APALACHEE PARKWAY, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Available SF:</b>	3,167 sf
<b>Lease Rate:</b>	\$12.00 psf (Includes CAM)
<b>Lot Size:</b>	2.51 Acres
<b>Year Built:</b>	1994
<b>Building Size:</b>	25,000 sf
<b>Renovated:</b>	2021
<b>APN:</b>	31-04-20-212-0000
<b>Zoning:</b>	CP (Commercial Parkway)

## PROPERTY OVERVIEW

**REDUCED LEASE RATE!** Recently renovated as an ALDI Grocery Store, TLG is marketing 3,167 sq. ft. of excess space in the NW corner of this building. Parking on-site is excellent and shared with ALDI. Retailers and restaurants in the area include Target, Governor's Mall, Pep Boys, Jason's Deli, Zaxby's, Whataburger, and Wendy's. This location is perfect for a restaurant or retail shop. High traffic counts along Apalachee Parkway exceed 30,500 cars per day.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

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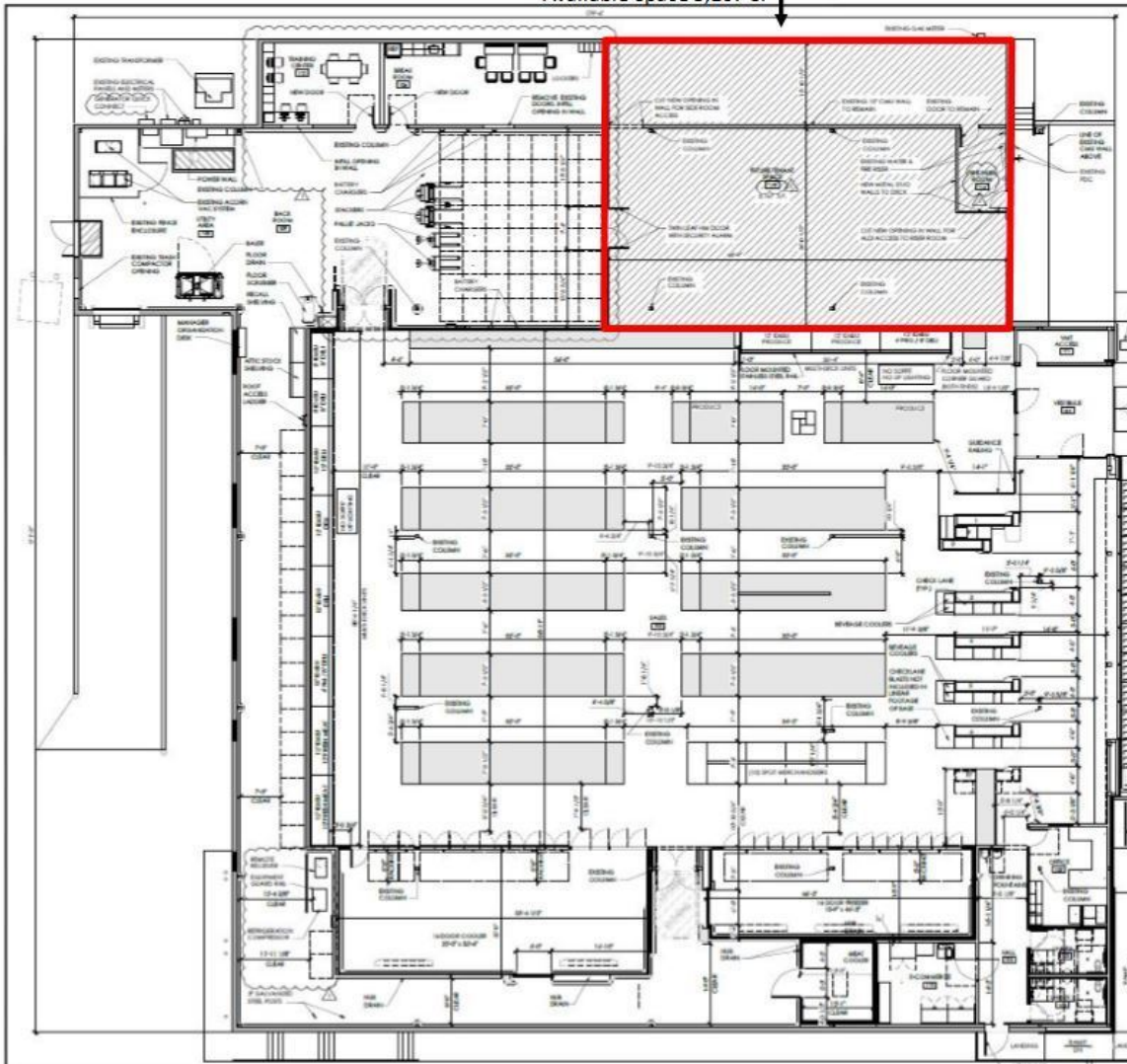


# ALDI & AVAILABLE SPACE FLOOR PLAN

## EXCESS SPACE AT ALDI GROCERY

2425 APALACHEE PARKWAY, TALLAHASSEE, FL 32301

Available Space 3,167 SF



DESCRIPTION	ROOM NAME	ROOM #	SQ. FT.	STATUS
EXISTING DELI	DELICIOUS DELI	101	1,200	EXISTING
EXISTING MEAT	MEAT & SEAFOOD	102	800	EXISTING
EXISTING PRODUCE	PRODUCE	103	1,000	EXISTING
EXISTING GENERAL MERCHANDISE	GENERAL MERCHANDISE	104	1,500	EXISTING
EXISTING SERVICE	SERVICE	105	200	EXISTING
EXISTING STORAGE	STORAGE	106	100	EXISTING
EXISTING RESTROOM	RESTROOM	107	50	EXISTING
EXISTING OFFICE	OFFICE	108	100	EXISTING
EXISTING BREAK ROOM	BREAK ROOM	109	100	EXISTING
EXISTING ELECTRICAL	ELECTRICAL	110	50	EXISTING
EXISTING PLUMBING	PLUMBING	111	50	EXISTING
EXISTING ROOF	ROOF	112	100	EXISTING
EXISTING EXTERIOR	EXTERIOR	113	100	EXISTING

REVISION	DATE	BY
1	08/27/20	DJM
2	09/01/20	GT

**USA Design Group, P.C.**  
Single Point System, Inc.  
1001 South Beaver, Suite 100  
Tulsa, Oklahoma 74116-3900  
P: 918.587.8800  
F: 918.587.9900  
www.usadesigngroup.com

**ALDI Inc.**  
THE ALDI STORE  
2425 APALACHEE PKWY  
TALLAHASSEE, FL 32301  
Leon County  
Project Name & Location:

**Operations Plan**  
Drawing Name: Project No: 2013318  
Date: 08/27/20 V7.1 W4  
Type: Retro-PI  
Scale: As Noted Drawing 1/3

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RETAILER MAP

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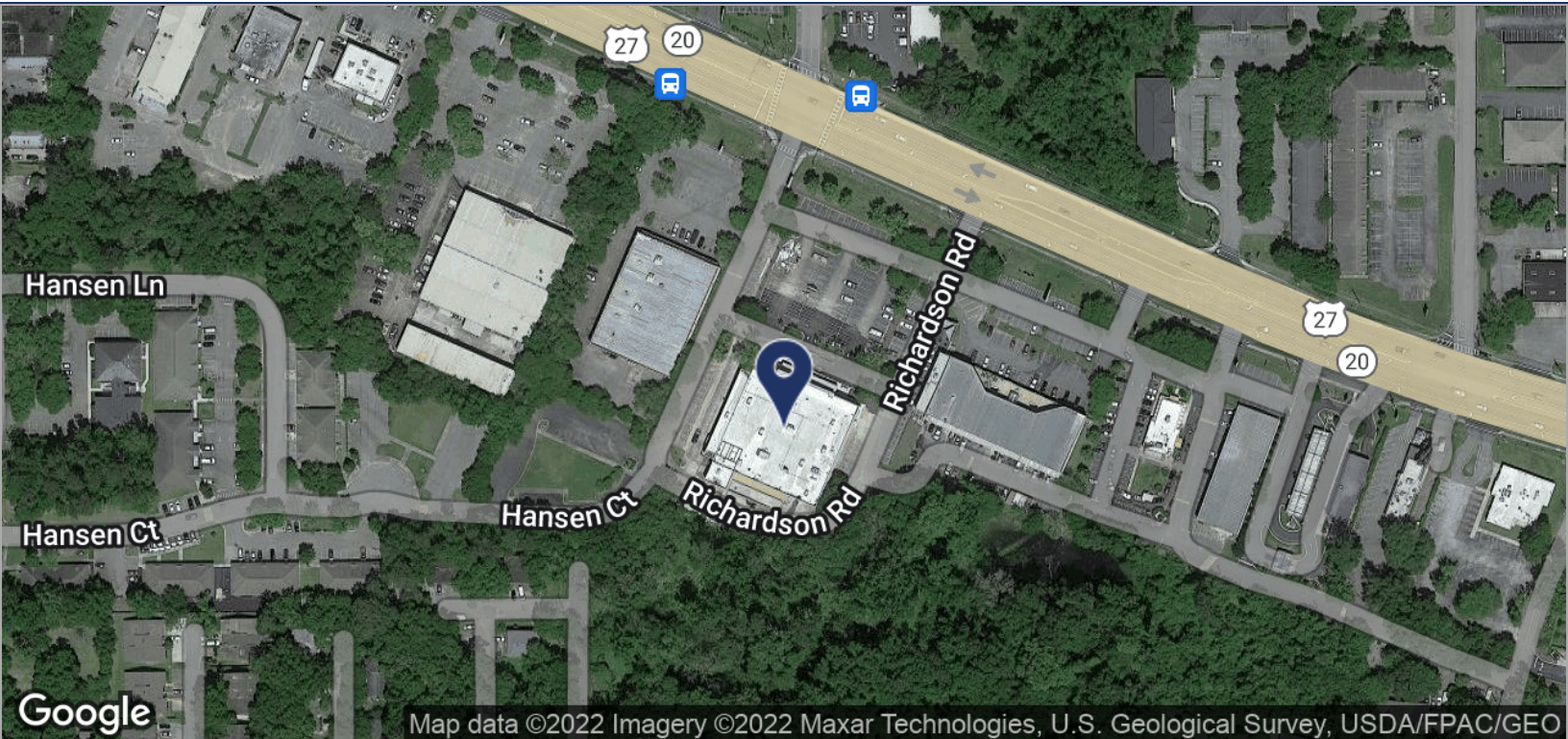






# ADDITIONAL AERIALS/PARKING LOT EXCESS SPACE AT ALDI GROCERY

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Map data ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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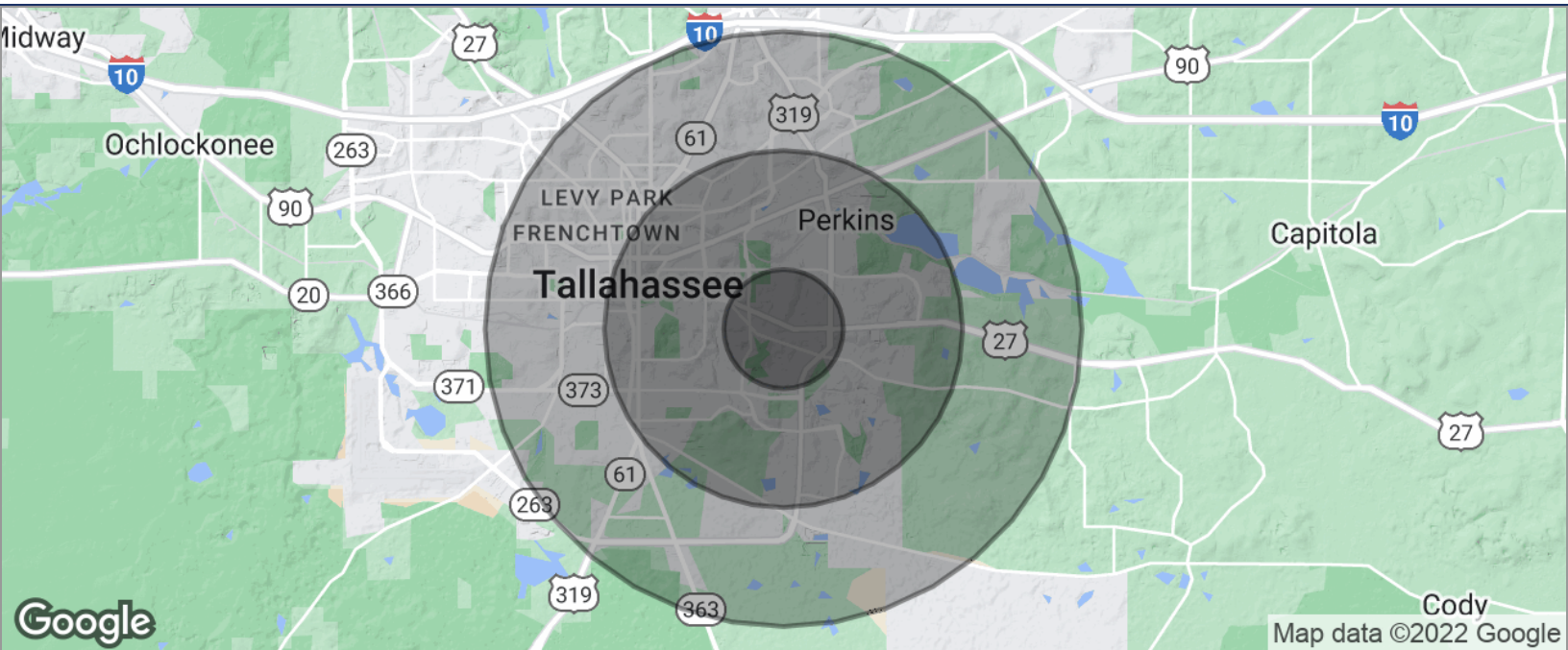




## DEMOGRAPHICS MAP

## EXCESS SPACE AT ALDI GROCERY

2425 APALACHEE PARKWAY, TALLAHASSEE, FL 32301



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,500	46,428	120,796
MEDIAN AGE	28.3	31.8	31.6
MEDIAN AGE (MALE)	27.1	29.8	30.6
MEDIAN AGE (FEMALE)	29.1	33.4	32.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,013	22,228	51,408
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$46,684	\$51,831	\$52,340
AVERAGE HOUSE VALUE	\$153,962	\$193,573	\$217,765

\* Demographic data derived from 2020 ACS - US Census

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