

FALLSCHASE PLAZA

4051 Lagniappe Way, Tallahassee, FL 32317

FOR SALE | GROUND LEASE | BUILD TO SUIT

PROPERTY HIGHLIGHTS

- Pad Site: Up to 22,000 SF
- Ideal end cap position for Junior Box store
- Located within the Fallschase Village Center which pulls in 4.9 million visits annually
- Approximately five miles from Florida State University and Florida A&M University with a combined student population of more than 50,000 students
- Co-tenants include Walmart Supercenter, Costco, Bass Pro Shops, Dollar Tree, Boot Barn, CMX Cinemas, and McDonalds

DEMOGRAPHICS

POPULATION



1 Mile	4,624
3 Mile	46,432
5 Mile	114,548

HOUSEHOLDS



1 Mile	1,937
3 Mile	20,481
5 Mile	49,161

DAYTIME POPULATION



1 Mile	4,768
3 Mile	56,787
5 Mile	151,540

AVE. HOUSEHOLD INCOME



1 Mile	\$78,075
3 Mile	\$82,542
5 Mile	\$85,047

DAILY TRAFFIC COUNTS



Mahan Drive	40,000 AADT
Capital Circle	44,500 AADT
Buck Lake Rd.	9,600 AADT



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