



CRAWFORD SQUARE
REAL ESTATE ADVISORS



MAGNOLIA GROVE

216 S. MAGNOLIA DRIVE, TALLAHASSEE, FL 32301



FEATURED TENANTS



LEASING MANAGER
ALEX CONNER +1(205) 795-3479
aconner@crawfordsq.com

PROPERTY HIGHLIGHTS

- Located approximately 1 mile east of Downtown Tallahassee and the State Capitol and 1.5 miles east of Florida State University
- Anchored by Home2 Suites, a 132-key hotel servicing the Capitol, FSU and FAMU
- Across from Governor's Square Mall, the only regional mall within 100 miles, anchored by Dillard's, Macy's, and JCPenney
- Surrounding national retailers include Target, Marshalls, Michaels, Ross, Ulta, Best Buy, and Dick's Sporting Goods
- Traffic counts: Magnolia Dr. - 29,500± AADT | Apalachee Pkwy - 35,500± AADT
- Excellent visibility and access with prominent pylon signage

POPULATION

3 mile 90,412
5 mile 178,782
10 mile 271,388

DAYTIME POPULATION

3 mile 144,288
5 mile 232,445
10 mile 303,232

DEMOGRAPHICS



HOUSEHOLDS

3 mile 38,717
5 mile 77,274
10 mile 113,987

AVG HH INCOME (\$)

3 mile 71,096
5 mile 75,016
10 mile 87,699

MED HH INCOME (\$)

3 mile 48,508
5 mile 50,325
10 mile 57,907



MAGNOLIA GROVE

TALLAHASSEE

TALLAHASSEE INTERNATIONAL AIRPORT

AREA MAP

Visionworks HIBBETT SPORTS YouFit **amc**

ROSS DRESS FOR LESS belk Staples DOLLAR TREE

FLEET FEET LENS CRAFTERS **99** SUPERCUTS

lululemon WHOLE FOODS Tuesday Morning DOLLAR GENERAL

JOANN SHERWIN-WILLIAMS

PET SUPPLIES PLUS BOOT BARN DOLLAR TREE

Walmart COSTCO WHOLESALE Pets Etc Shops

crumbl cookies SUPERCUTS target Great Clips

HIBBETT SPORTS Tanca Publix DOLLAR TREE

DOLLAR GENERAL

crumbl cookies YouFit **BIG LOTS!** Great Clips

SportClips Publix Academy

GOVERNOR'S MARKETPLACE

DAVID'S BRIDAL five BEL'W Kirkland's

pure barre Marshalls Michaels ULTA

OLD NAVY MEN'S WEARHOUSE carter's petco

GOVERNOR'S SQUARE

HOT TOPIC Foot Locker COTTON ON snipes

zumiez VANS "OFF THE WALL" ALDO Rainbow

LOFT OUTLET H&M rue21 CHAMPS TORRID

Bath & Body Works claires SHOE DEPT. ENCORE JCPenney

Dillard's macy's PACSUN THE CHILDREN'S PLACE DTLR

charlotte FUSSE FOREVER 21 AMERICAN EAGLE Buckle B

EXPRESS AÉROPOSTALE FINISH LINE SEPHORA



Students: 44,500+

MAGNOLIA GROVE

ROCKN ROLL BRUSH Stanton OPTICAL xfinity

MISSION BBQ Star City Soap TAKKO 正宗 KOREAN TAQUERIA

BLAZE PIZZA Starbucks tazikis

WHICH WICH? SUPERIOR SANDWICHES

HIBBETT SPORTS HARBOR FREIGHT SALLY BEAUTY

bealls DOLLAR TREE ROSS DRESS FOR LESS

Students: 7,700+

DSW DESIGNER SHOE WAREHOUSE WORLD MARKET BEST BUY Office DEPOT OfficeMax

Burlington PETSMART DICK'S SPORTS & OUTDOORS FAMILY DOLLAR

Walmart

AREA MAP



MAGNOLIA GROVE



MAGNOLIA DRIVE

GOVERNOR'S MARKETPLACE

carter's **OLD NAVY**
Michaels **ULTA BEAUTY**
Marshalls **five BELOW**

petco

urbanAir
ADVENTURE PARK

Winn-Dixie

Kirkland's

Chick-fil-A

Five Star Pizza

REGAL

MEN'S WARDHOUSE

GOVERNOR'S SQUARE

HOT TOPIC **Foot Locker** **COTTON+ON** **snipes**
zumiez **VANS** **ALDO** **Rainbow**
LOFT OUTLET **H&M** **rue21** **CHAMPS** **TORRID**
Bath&Body Works **claire's** **SHOE DEPT. ENCORE** **JCPenney**
Dillard's **macy's** **PAC SUN** **PLACE** **DTLR**
charlotte RUSSO **FOREVER 21** **AMERICAN EAGLE** **Buckle B**
EXPRESS **AÉROPOSTALE** **FINISH LINE** **SEPHORA**

EL PATRON
MEXICAN GRILL & CANTINA

McDonald's

NOTHING BUT THE CAKES

BUFFALO WILD WINGS

Walgreens

Mayari **MATTRESS FIRM**
Indian Cuisine

DSW
DESIGNER SHOE WARHOUSE

GULF WIND SHOPPING CENTER

COST PLUS
WORLD MARKET **Office DEPOT**
Unique, authentic and always affordable.

BEST BUY **LOVESAC** **SMALLCASES**
Designed for Life Furniture Co.

QUICKEN STEAK CHICKEN

PARKWAY CENTER

city G.E.A.R. **bealls OUTLET** **ROSS DRESS FOR LESS**
DOLLAR TREE **SALLY BEAUTY**
MARKET OF INDIA LIQUORS & Lounge **HARBOR FREIGHT**

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SUITE	TENANT	SF
1	STANTON OPTICAL	4,000
1A	COMCAST XFINITY	5,000
2A	TAZIKI'S	2,400
2	MISSION BBQ	3,700
3A	WHICH WICH?	1,800
3B	TAKKO	3,500
4A	BUFF CITY SOAP	3,500
4B	BLAZE PIZZA	2,500
5A	STARBUCKS	1,971
5B	ROCK AND ROLL SUSHI	2,200



265

