

FALLSCHASE VILLAGE CENTER

4067 LAGNIAPPE WAY, TALLAHASSEE, FL 32317



DANIEL STERN

248 737 7110

dls@lormaxstern.com

LORMAX STERN

FEATURES

- Tallahassee's largest open air shopping center
- Average household income is over \$99k/yr within a 5 mile radius.

TRAFFIC COUNT

- I-90 (Mahan Dr) – 25,000 VPD

AVAILABILITY

- 1.26 AC
- 1.6 AC
- 2.03 AC
- 2.25 AC
- 2.25 AC
- 2.27 AC

ANCHORS



DANIEL STERN

248 737 7110

dls@lormaxstern.com





DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	113,329	268,239	303,351
Average Age	36.9	31.3	32.4
Average Age (Male)	35.2	30.0	31.2
Average Age (Female)	38.5	32.7	33.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	50,821	111,957	124,727
# of Persons per HH	2.14	2.26	2.29
Average HH Income	\$99,490	\$88,811	\$89,759
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	8%	8%	8%
RACE	5 MILES	10 MILES	15 MILES
Total Population - White	60%	54%	55%
Total Population - Black	25%	31%	31%
Total Population - Asian	5%	4%	4%
Total Population - Pacific Islander	0%	0%	0%
Total Population - American Indian	0%	0%	0%
Total Population - Other	2%	2%	2%

AERIAL



DANIEL STERN

248 737 7110

dls@lormaxstern.com

LORMAX STERN

SITE PLAN



DANIEL STERN

248 737 7110

dls@lormaxstern.com

LORMAX STERN