

FALLSCHASE VILLAGE CENTER

4067 LAGNIAPPE WAY, TALLAHASSEE, FL 32317



DANIEL STERN

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LORMAX STERN

ABOUT

When completed, Fallschase Village Center will be Tallahassee's largest open air shopping center, offering 750,000 SF of prime retail and restaurant space. The Center is currently anchored by Super Walmart, Bass Pro Shops, Applebee's, McDonald's and Costco. The eastern suburbs of Tallahassee have traditionally been underserved due to extraordinary development/entitlement barriers to entry. Fallschase, anchored by Super Walmart and the regions only Costco and Bass Pro Shops, provides a regional draw as a "market maker" in eastern Tallahassee.

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) – 37,000 VPD

AVAILABILITY

- 1.26 AC
- 1.60 AC
- 1.86 AC
- 2.03 AC
- 2.25 AC
- 2.25 AC
- 2.27 AC

ANCHORS



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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	115,287	270,247	305,364
Average Age	34.5	29.0	30.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	51,959	113,187	125,988
# of Persons per HH	2.13	2.26	2.28
Average HH Income	\$98,510	\$90,183	\$91,064
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	7.6%	8.2%	8.1%
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



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SITE PLAN



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