

VINEYARD SHOPPING CENTER

TALLAHASSEE, FL



SIZE

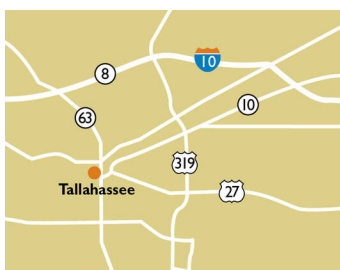
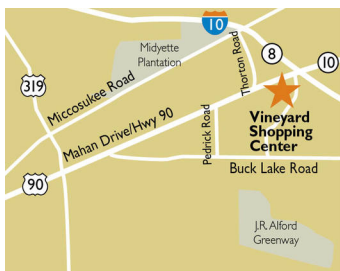
62,671 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
2,181	16,060	65,339
Households		
809	6,357	27,629
Median HH Income (\$)		
120,598	111,784	83,888

MAJOR TENANT(S)

Publix
Anytime Fitness



LOCATION

6615 Mahan Drive | Tallahassee, FL 32308

PROPERTY HIGHLIGHTS

- 62,821-square-foot center anchored by Publix, the number one market-share grocery chain in Florida
- Also features Anytime Fitness
- Located on Mahan Drive/US 90, the most heavily traveled surface road in northeast Tallahassee
- Serving the best demographic neighborhoods in the Tallahassee MSA
- 16,000 residents in a three-mile radius with an average household income over \$130,800

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



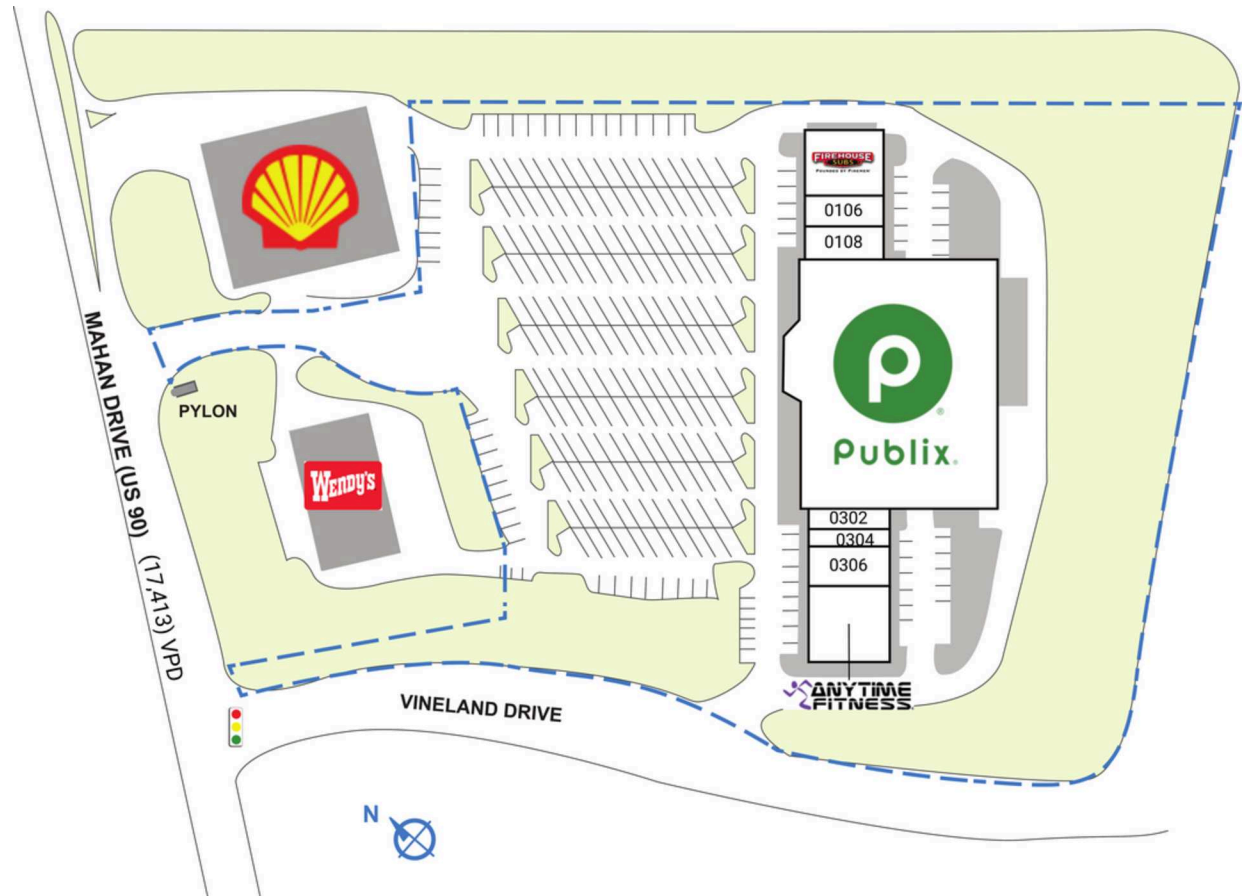
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
Shad1	Shell Gas Station	
Shad2	Wendy's	
0102	Firehouse Subs	1,325 SF
0104	AVAILABLE	1,325 SF
0106	AI Smoke Shop	1,400 SF
0108	Eastern Chinese Restaurant	1,400 SF
0200	Publix	44,271 SF
0302	Platinum Dance Center	1,750 SF
0304	Elegant Nails	1,400 SF
0306	Platinum Dance Center	3,640 SF
0310	Anytime Fitness	6,160 SF
TOTAL SQ. FT.		62,671

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

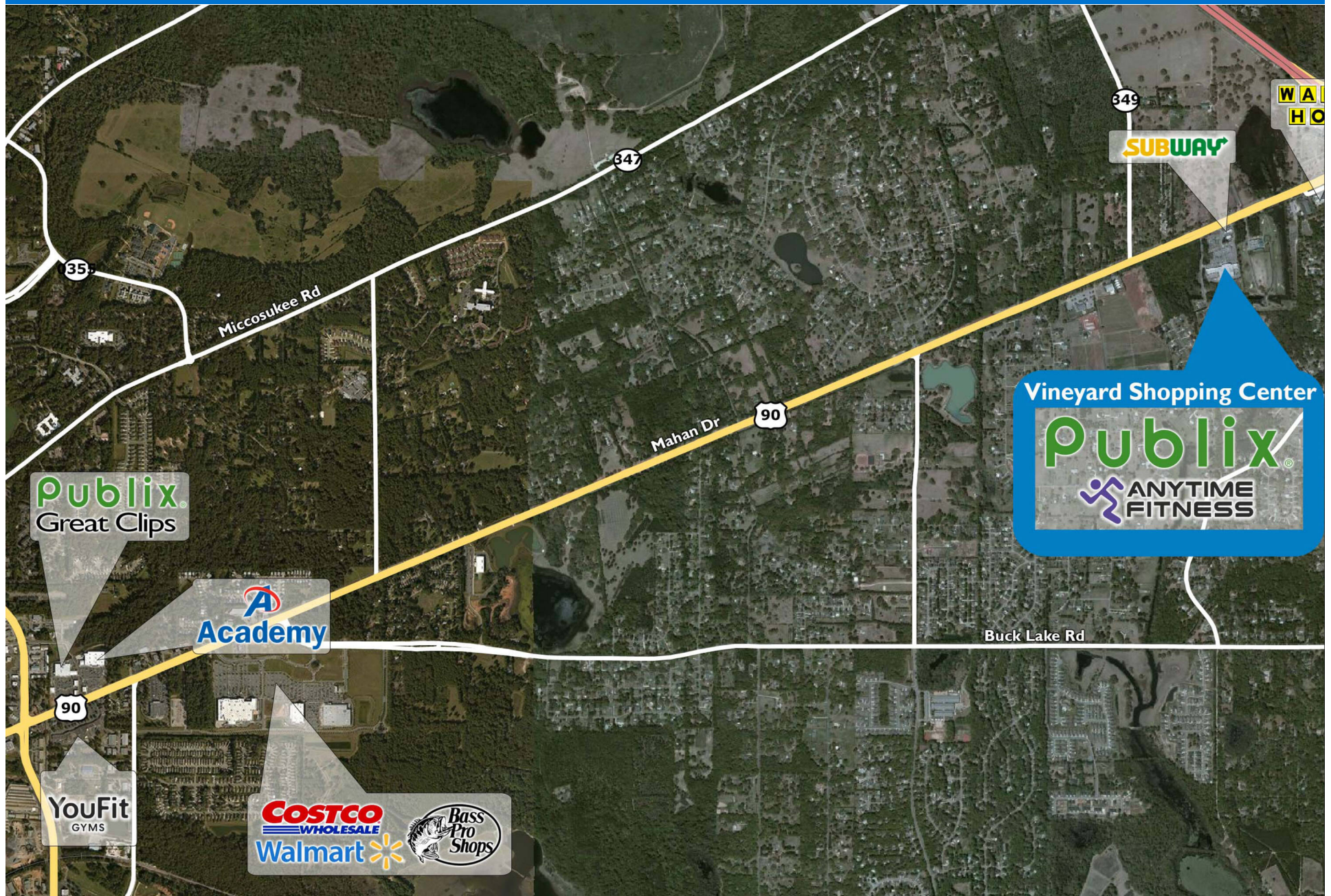
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.479886

Longitude: -84.167208

Vineyard Shopping Center Tallahassee, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,181	16,060	65,339
	2028 Projected Population	2,345	17,382	69,291
	2010 Census Population	1,982	13,982	59,420
	2000 Census Population	1,833	10,935	51,435
	1990 Census Population	1,226	6,568	38,433
	Historical Annual Growth 1990 to 2000	4.10%	5.23%	2.96%
	Historical Annual Growth 2000 to 2010	0.78%	2.49%	1.45%
	Estimated Annual Growth 2010 to 2023	0.70%	1.01%	0.69%
	Projected Annual Growth 2023 to 2028	1.46%	1.60%	1.18%
	Median Age	49.4	47.6	43.5
Households	Q4 2023 Estimated Households	809	6,357	27,629
	2028 Projected Households	870	6,927	29,363
	2010 Census Households	721	5,209	24,455
	2000 Census Households	633	3,981	20,429
	1990 Census Households	416	2,345	14,231
	Historical Annual Growth 1990 to 2000	4.29%	5.43%	3.68%
	Historical Annual Growth 2000 to 2010	1.32%	2.73%	1.82%
	Estimated Annual Growth 2010 to 2023	0.84%	1.46%	0.89%
	Projected Annual Growth 2023 to 2028	1.46%	1.73%	1.23%
	Population per Household	2.66	2.49	2.29
Population by Race	White	72.8%	67.8%	64.6%
	Black or African American	11.1%	15.5%	19.8%
	Asian & Pacific Islander	5.8%	7.0%	4.5%
	Other Races	4.6%	3.9%	4.5%
	Hispanic Population	5.7%	5.9%	6.5%
Income	Average Household Income	\$141,976	\$130,843	\$104,790
	Median Household Income	\$120,598	\$111,784	\$83,888
	Per Capita Income	\$53,140	\$52,445	\$44,983
Education (Age 25+)	Elementary	1.5%	1.1%	1.7%
	Some High School	1.0%	2.3%	2.4%
	High School Graduate	14.6%	16.0%	17.2%
	Some College	17.6%	15.6%	15.2%
	Associates Degree Only	11.0%	8.1%	9.6%
	Bachelors Degree Only	30.0%	29.6%	29.9%
	Graduate Degree	24.3%	27.2%	23.8%
Business	Number of Businesses	30	211	2,554
	Total Number of Employees	350	2,616	36,869
	Employees per Business	11.69	12.43	14.43
	Residential Population per Business	72.85	76.29	25.58

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.