



# FALLSCHASE VILLAGE CENTER

4067 LAGNIAPPE WAY TALLAHASSEE, FL 3217



**LORMAX STERN**

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4067 Lagniappe Way, Tallahassee, FL 32317

## FALLSCHASE VILLAGE CENTER TALLAHASSEE, FL 32317



### PROPERTY DESCRIPTION

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 eastern suburbs of Tallahassee have traditionally been underserved due to extraordinary development/entitlement barriers to entry. Fallschase, anchored by Super Wal-Mart and the region's only Costco and Bass Pro Shops, provides a regional draw as a "market maker" in eastern Tallahassee.

### PROPERTY SUMMARY

Anchors:	Walmart, Costco, Boot Barn
Available SF:	7,500 SF - 22,690 SF
GLA:	750,000 SF
Traffic Counts:	15,900 VPD Mahan Dr

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	48,251	105,210	117,674
Total Population	112,899	263,224	299,481
Average HH Income	\$80,454	\$72,983	\$72,763

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