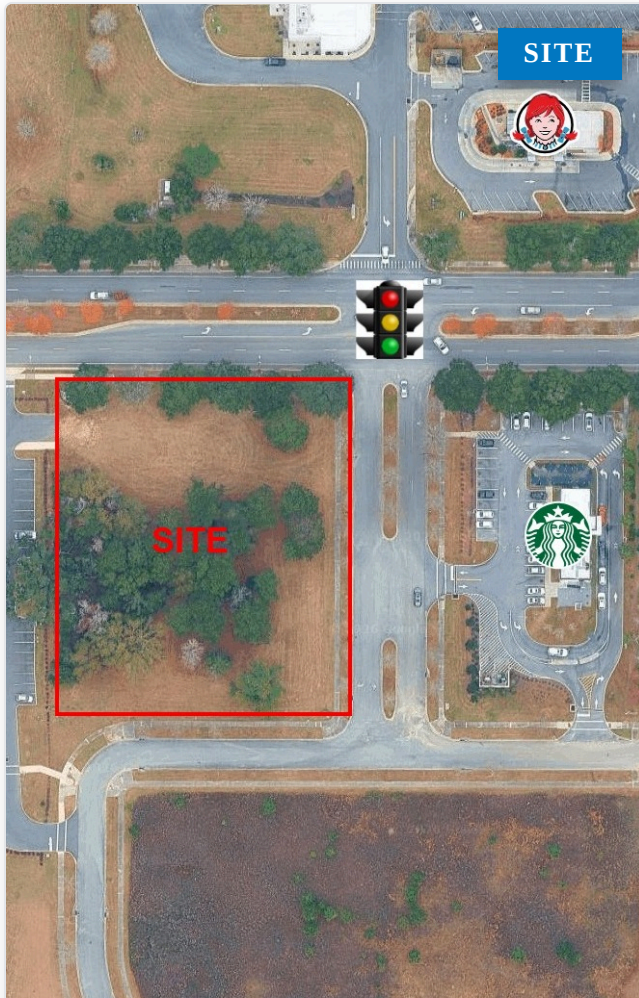


1950 GAINSBOROUGH LANE TALLAHASSEE, FLORIDA 32311

Signalized Hard-Corner Pad | Blair Stone Rd & Capital Circle SE Trade Area | Leon County



FloridaRetailGroup
retail real estate services



AERIAL — SUBJECT SITE AT THE NEW SIGNALIZED INTERSECTION, ADJACENT TO STARBUCKS

±1.56 AC

PARCEL SIZE

44,100

COMBINED AADT

\$107K

AVG HH INCOME • 2MI

42,582

POPULATION • 3MI

2

PROPOSED PADS

INVESTMENT HIGHLIGHTS

An exceptional ±1.56-acre pad site positioned on a newly signalized hard corner in one of Tallahassee's fastest-growing southeast retail corridors. The site sits directly across from a Publix-anchored shopping center and is immediately surrounded by national credit tenants — including the adjacent Starbucks, McDonald's, Wendy's, and Jersey Mike's — capturing strong daytime and residential traffic from the SouthWood master-planned community and major State of Florida employment centers.

PROPOSED CONCEPT

Parcel 1	±1.56 Acres
Proposed QSR (drive-thru)	2,360 SF / 20 spaces
Proposed Coffee (drive-thru)	986 SF / 20 spaces
Frontage	Blair Stone Rd
Zoning	Commercial (Leon County)
Delivery	2026

DRIVE-THRU READY

Concept plan accommodates two freestanding drive-thru pads — ideal for national QSR and coffee operators seeking a high-visibility, high-income trade area with limited competing pad inventory.

LOCATION SNAPSHOT

Address	1950 Gainsborough Ln
City	Tallahassee, FL 32311
County	Leon
Lat / Lon	30.4019 / -84.2379
Cross Streets	Blair Stone Rd

SURROUNDING TENANTS

- Publix — grocery anchor
- Starbucks • McDonald's
- Jersey Mike's • Wendy's
- CVS • GATE fuel & conv.
- SouthWood residential

DEMAND DRIVERS

Minutes from FL Dept. of Revenue, Health & Agriculture, the VA Hospital, SouthWood Golf & Country Club, and the FSU School District.



FloridaRetailGroup
retail real estate services

Leasing & Sales Inquiries

bpilatock@floridaretailgroup.com | (904) 586-3056



FloridaRetailGroup
retail real estate services

Trade Area • Demographics • Site Plan

Market Overview

1950 Gainsborough Ln, Tallahassee, FL 32311 | 2026 Est. with 2031 Projections

42,582

POPULATION • 3 MI

19,728

HOUSEHOLDS • 3 MI

\$107,731

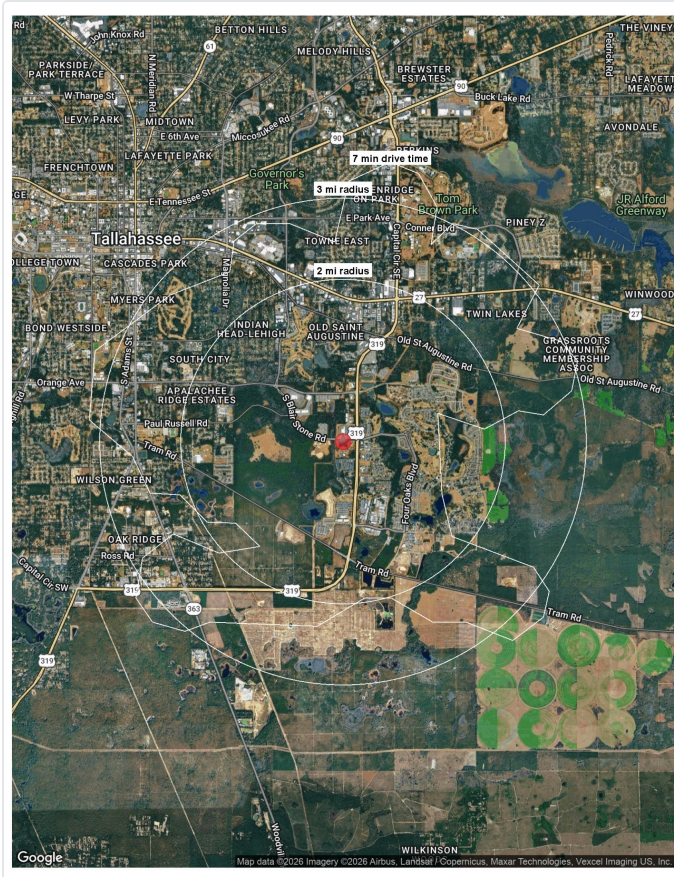
AVG HH INCOME • 2 MI

\$1.59B

CONSUMER SPEND • 3 MI

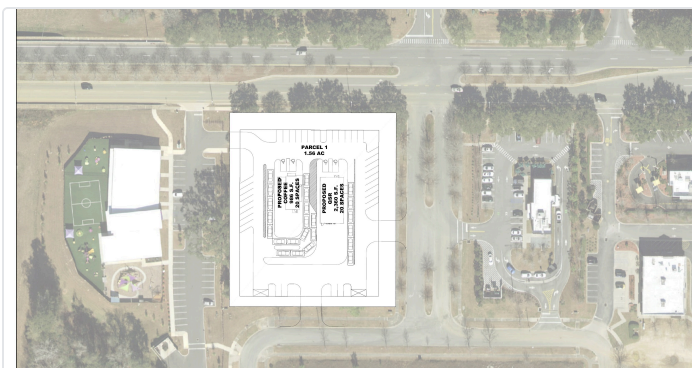
25,102

DAYTIME EMPLOYEES • 3 MI



2 mi • 3 mi radius & 7-minute drive time from the site

CONCEPT SITE PLAN & TRADE AREA



CONCEPT PLAN — QSR + COFFEE PADS (CASTO, MAY 2026)

DEMOGRAPHIC PROFILE

2026 ESTIMATE	2 MI	3 MI	7 MIN
Population	20,314	42,582	37,815
Households	9,697	19,728	16,875
Avg HH Income	\$107,731	\$91,912	\$90,359
Median HH Income	\$83,562	\$70,091	\$69,153
Median Age	33.8	33.2	32.7
Bachelor's +	57.0%	50.5%	50.3%
Daytime Employees	12,379	25,102	23,624
Total Businesses	1,043	2,514	2,265

GROWTH & SPENDING

METRIC	2 MI	3 MI	7 MIN
Pop. Growth '10-'26 (ann.)	2.3%	1.6%	1.7%
HH Growth '10-'26 (ann.)	2.8%	2.0%	2.1%
Median Home Value	\$334,259	\$280,977	\$276,841
Total HH Expenditure	\$857M	\$1.59B	\$1.35B
Food/Bev/Tobacco Spend	\$110M	\$214M	\$183M



REGIONAL AERIAL — SOUTHWOOD & STATE EMPLOYMENT HUBS



FloridaRetailGroup
retail real estate services

Leasing & Sales Inquiries

bplatock@floridaretailgroup.com | (904) 586-3056



FloridaRetailGroup
retail real estate services

Retail Aerial • Surrounding Tenancy

Trade Area Aerial

1950 Gainsborough Ln, Tallahassee, FL 32311 | Blair Stone Rd & Capital Circle SE



AERIAL — SUBJECT SITE AT THE NEWLY SIGNALIZED HARD CORNER, SURROUNDED BY A PUBLIX-ANCHORED RETAIL NODE AND NATIONAL CREDIT TENANTS

ANCHORS & GROCERY

- Publix — grocery anchor
- GATE — fuel & convenience

QUICK-SERVICE & COFFEE

- Starbucks (adjacent)
- McDonald's
- Wendy's
- Jersey Mike's

PHARMACY & SERVICE

- CVS Pharmacy
- Tropical Smoothie

RESIDENTIAL & DRIVERS

- SouthWood master-planned community
- Adjacent multifamily
- State of Florida employment centers

TRAFFIC COUNTS

29,500

AADT · BLAIR STONE RD

14,600

AADT · GAINSBOROUGH LN

44,100

COMBINED AT SIGNAL

- **SITE** — ±1.56 AC pad available



FloridaRetailGroup
retail real estate services

Leasing & Sales Inquiries

bplatock@floridaretailgroup.com | (904) 586-3056