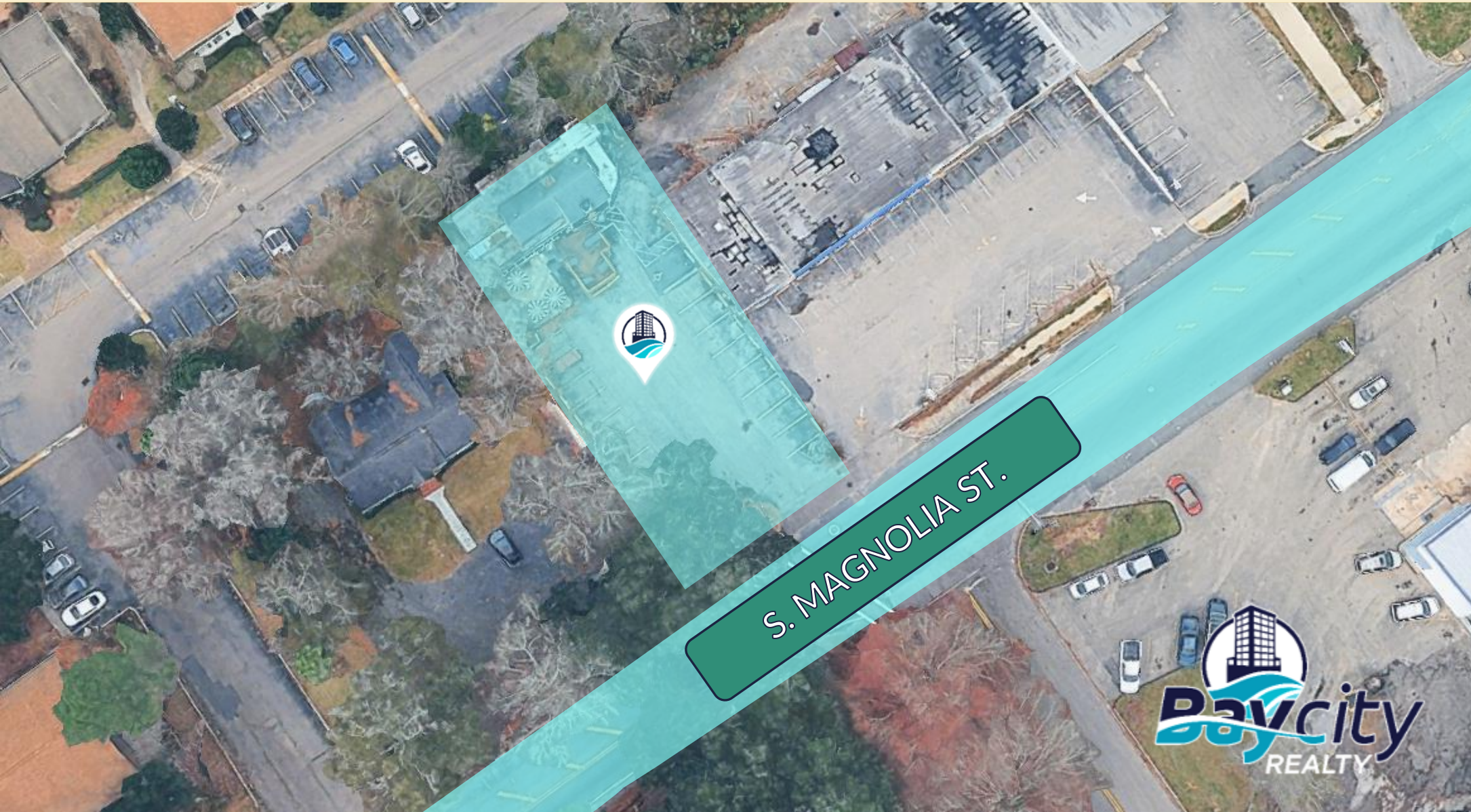
1108 S Magnolia Street

Tallahassee, Florida

1363 SF
RESTAURANT FOR LEASE



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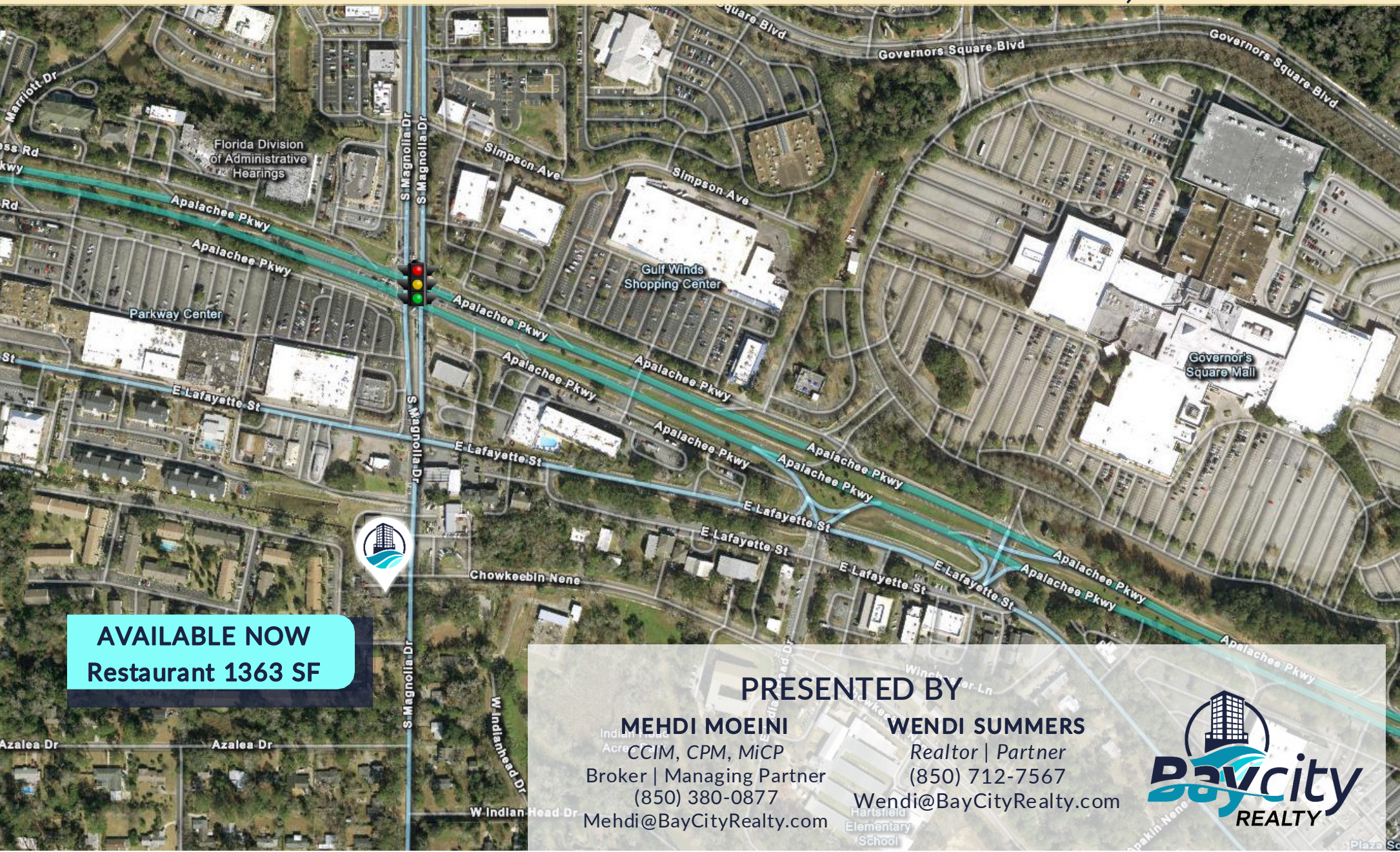

AVAILABLE NOW
Restaurant 1363 SF

PRESENTED BY

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Baycity REALTY

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RESTAURANT FOR LEASE

1108 S Magnolia St.

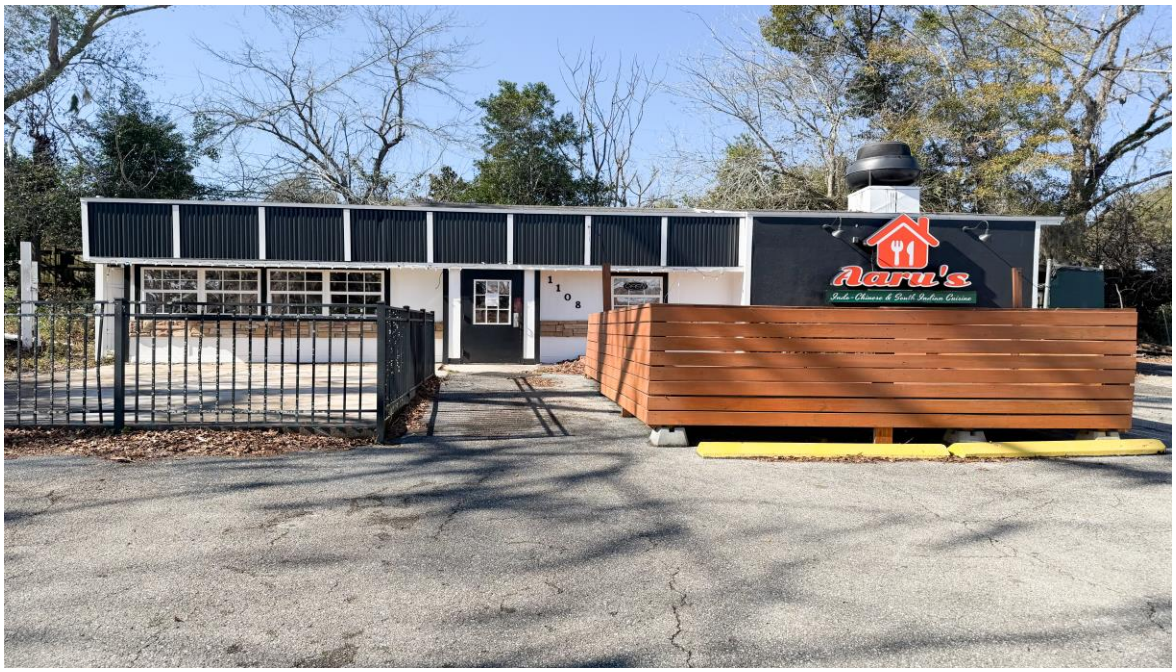
Tallahassee, Florida

Property Description

This 1,353 square foot freestanding restaurant building is available for lease in Tallahassee. The property was formerly occupied by Aaru's Restaurant, a well-reviewed local concept that has since relocated. The site offers the core elements restaurant operators look for: dedicated parking, an outdoor deck, a pylon sign, and additional building-mounted signage. The existing layout supports restaurant use; however, the interior will require a full remodel. This space is best suited for an operator ready to renovate and design a concept tailored to their brand.

Highlights

- 1,353 SF freestanding building
- Former restaurant use
- Outdoor deck area
- Dedicated on-site parking
- Pylon signage plus building signage



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RESTAURANT FOR LEASE

North Hill Commercial for Lease

1108 S Magnolia St., Tallahassee, Fl 32301

Lease Rate	$32.00 Sf/Yr
NNN Lease	$3.39 Sf/Yr

Location Information

Building Name	Former Aaru's Restaurant for Lease
Street Address	1108 S Magnolia St.
City, State, Zip	Tallahassee, Fl 32301
County	Leon
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Hwy	Apalachee Parkway | Hwy 27
Nearest Airport	Tallahassee International Airport

Building Information

Building Size	1353
Available Square Feet	1353
Tenancy	Single
Private Office Space	Yes
Year Built	1970

Property Information

Property Type	Restaurant
Property Subtype	City Commercial
Zoning	UP-1 Urban Pedestrian
Lot Size	0.16 Acres
APN #	1131204290000
Lot Frontage	65 ft
Lot Depth	150
Traffic Count	8,600
Traffic Count Street	Magnolia St.
Amenities	Parking Close to Banking & Retail Pylon Signage On Building Signage Easy Highway Access

Parking

Parking Type	Surface
Dedicated Parking	Yes

Utilities

Central HVAC	Yes
Water & Sewer	Municipal
Gas Available	Yes

Retail Map

1108 S Magnolia St., Tallahassee, Fl 32301

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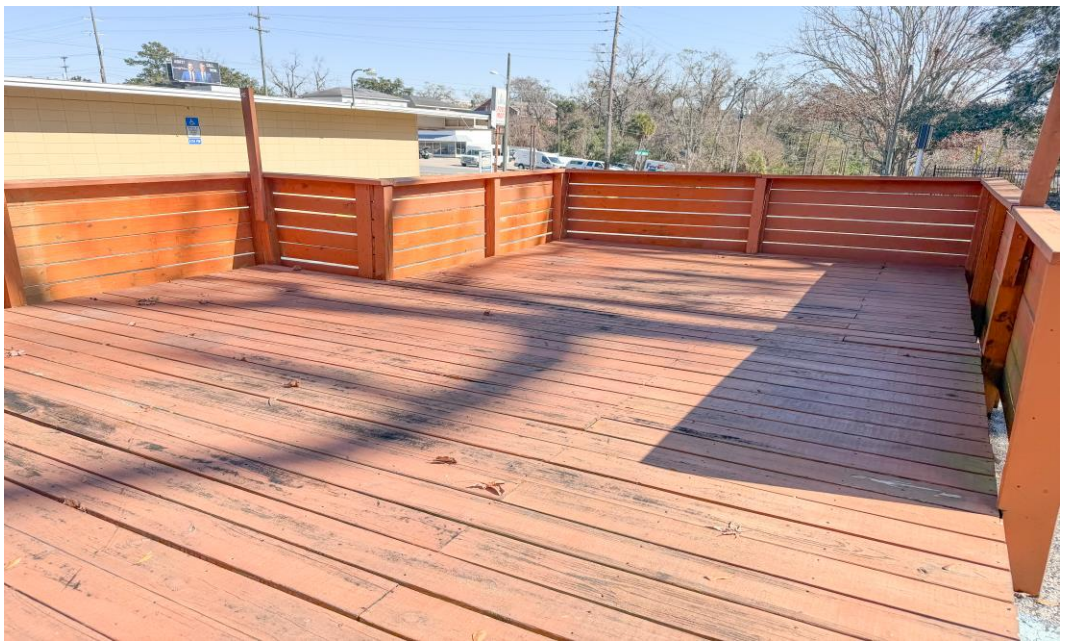
Interior Photos

1108 S Magnolia St., Tallahassee, Fl 32301

Exterior Photos

1108 S Magnolia St., Tallahassee, Fl 32301



Floor Plan

1108 S Magnolia St., Tallahassee, Fl 32301

Restaurant Floor Plan
1353 SF

S. Magnolia Street

agnolia Street

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Drive Time Map & Area Analytics

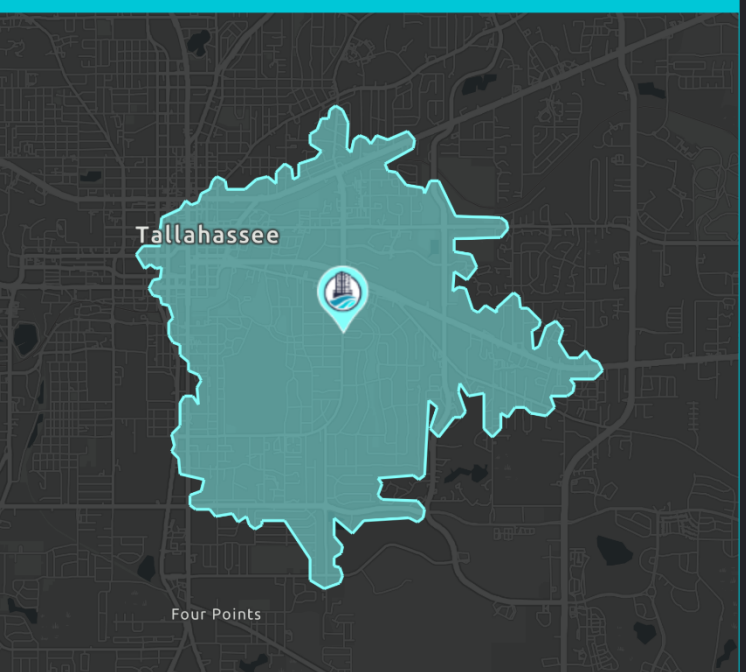
1108 S Magnolia St., Tallahassee, Fl 32301

Drive Time Band 0 - 5 Minutes

DEMOGRAPHIC PROFILE

1108 S Magnolia Dr, Tallahassee, Florida, 32301

Drive time band of 0 - 5 minutes



Source: This infographic contains data provided by Esri (2025, 2030).

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EDUCATION

6.2%	14.2%	24.2%	55.3%
No High School Diploma	High School Graduate	Some College/ Associate's Degree	Bachelor's/Grad/ Prof Degree

EMPLOYMENT

White Collar	72.7%
Blue Collar	10.6%
Services	16.6%

4.7% Unemployment Rate

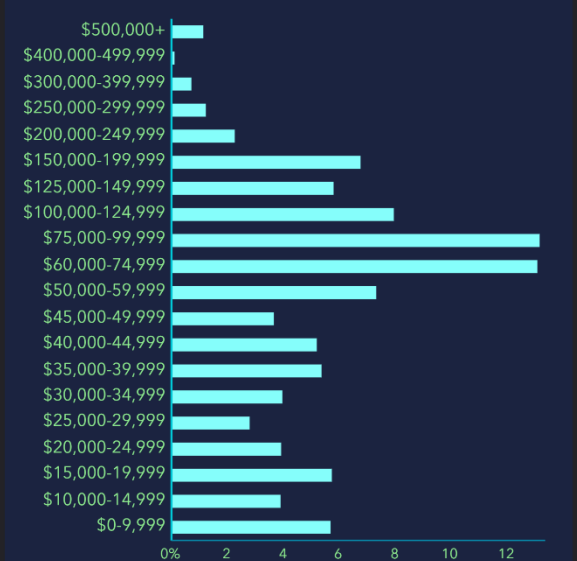
KEY FACTS

13,687 Population	34.4 Median Age
7,005 Households	$51,265 Median Disposable Income

INCOME

$62,168	Median Household Income
$43,647	Per Capita Income
$33,196	Median Net Worth

HOUSEHOLD INCOME



Drive Time Map & Area Analytics

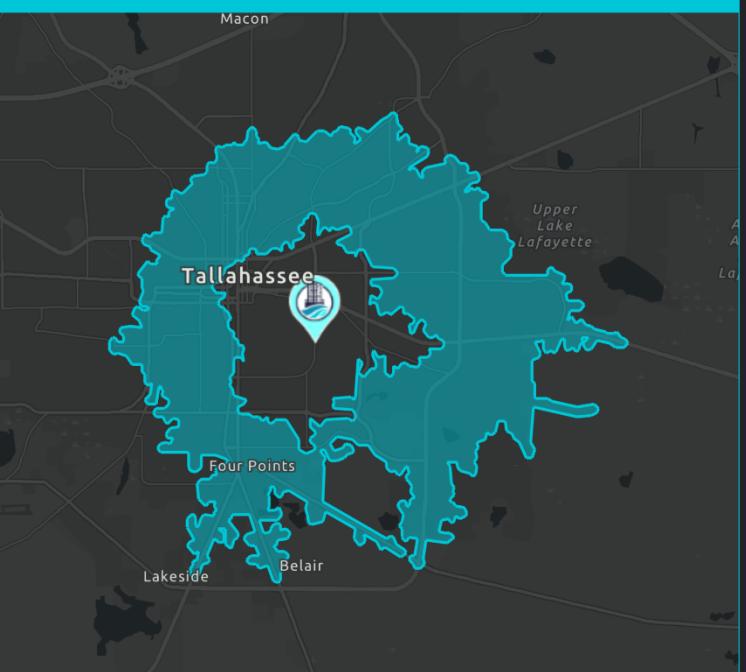
1108 S Magnolia St., Tallahassee, Fl 32301

Drive Time Band 5 - 10 Minutes

DEMOGRAPHIC PROFILE

1108 S Magnolia Dr, Tallahassee, Florida, 32301

Drive time band of 5 - 10 minutes



EDUCATION

6.3%	19.1%	24.2%	50.4%
No High School Diploma	High School Graduate	Some College/ Associate's Degree	Bachelor's/Grad/ Prof Degree

EMPLOYMENT

White Collar	69.6%
Blue Collar	8.7%
Services	21.8%

4.9% Unemployment Rate

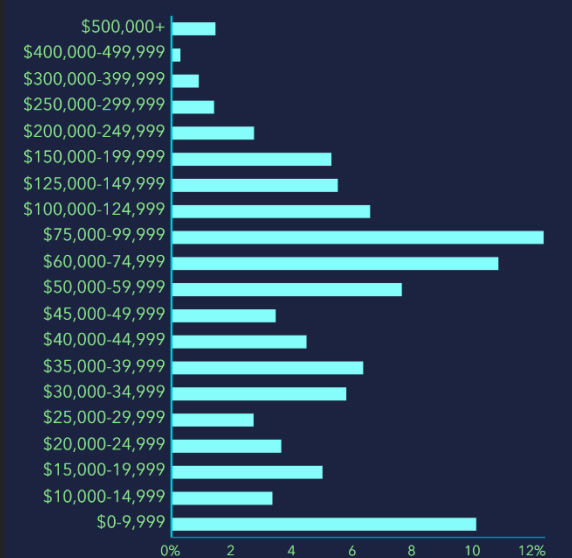
KEY FACTS

62,727 Population	27.4 Median Age
25,715 Households	$47,337 Median Disposable Income

INCOME

$56,263	Median Household Income
$34,055	Per Capita Income
$31,726	Median Net Worth

HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030).

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Drive Time Map & Area Analytics

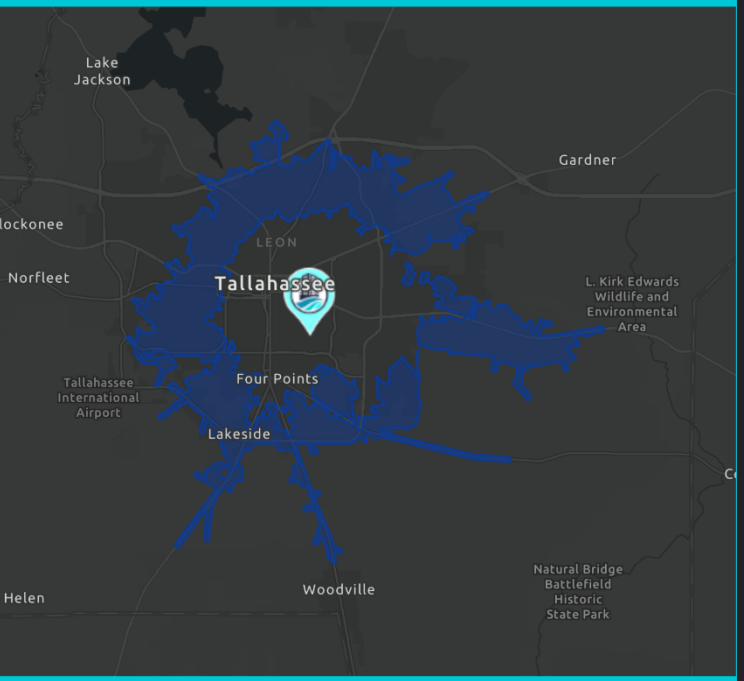
1108 S Magnolia St., Tallahassee, Fl 32301

Drive Time Band 10 – 15 Minutes

DEMOGRAPHIC PROFILE

1108 S Magnolia Dr, Tallahassee, Florida, 32301

Drive time band of 10 - 15 minutes



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EDUCATION

6.6%	20.4%	23.4%	49.6%
No High School Diploma	High School Graduate	Some College/ Associate's Degree	Bachelor's/Grad/ Prof Degree

EMPLOYMENT

White Collar	70.3%
Blue Collar	11.8%
Services	17.9%

5.4% Unemployment Rate

KEY FACTS

76,285 Population	29.7 Median Age
32,853 Households	$44,894 Median Disposable Income

INCOME

$53,055	Median Household Income
$36,708	Per Capita Income
$27,251	Median Net Worth

HOUSEHOLD INCOME

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Meet the Team

MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.

WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.

Drive Time Map & Area Analytics

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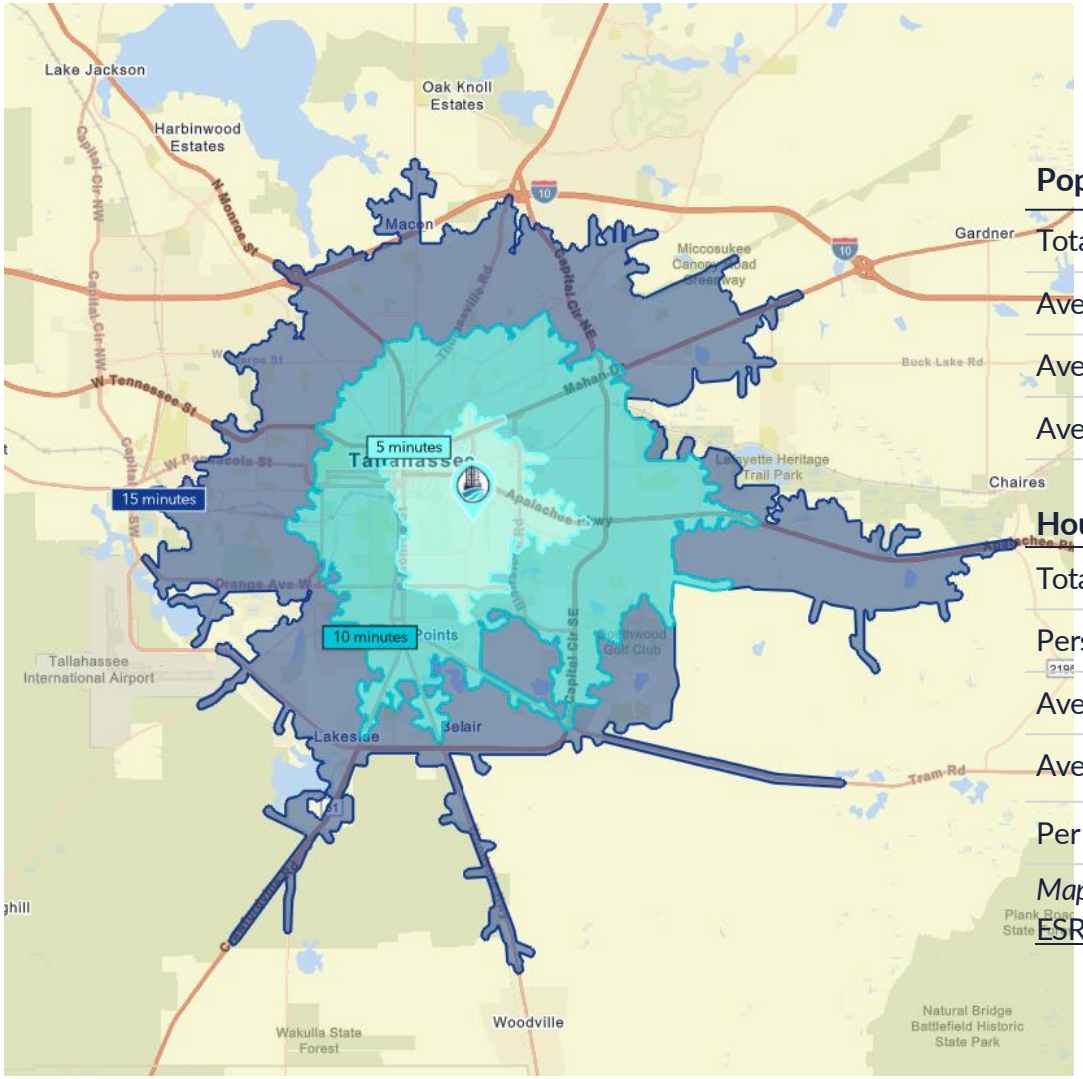

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	13,687	62,727	76,285
Average Age	34	27	29
Average Age (Male)	41	39	39
Average Age (Female)	44	41	42

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	8,228	26,083	69,801
Persons per HH	2.3	2.5	2.5
Average HH Income	$65,935	$69,195	$74,233
Average House Value	$333,042	$270,788	$264,083
Per Capita Income	$28,667	$27,678	$29,693

Map and demographics data derived from ESRI