

RETAIL SPACE FOR LEASE

VARSITY PLACE

1801 West Tennessee Street, Tallahassee, FL 32304

±1,650 SF 2ND GEN RETAIL
SPACE COMING AVAILABLE



IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±1,650 SF 2nd generation retail space available
- Adjacent to FSU with 45,000+ students enrolled, primary commercial artery serving the student population, faculty and staff
- Join this thriving shopping center anchored by:   
- Major east/west commercial commuter corridor with 40,000+ AADT on Tennessee Street
- Excellent visibility and accessibility off of West Tennessee Street within walking distance to FSU
- 49 exclusive parking spaces available
- Notable surrounding retailers and restaurants:   
      

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	23,079	92,731	162,387
HOUSEHOLDS	9,256	37,792	69,200
EMPLOYEES	19,841	77,668	134,201
AVERAGE HH INCOME	\$39,515	\$60,911	\$71,974

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	53,522	113,584	178,254
HOUSEHOLDS	21,503	46,953	75,865
EMPLOYEES	45,594	94,536	147,304
AVERAGE HH INCOME	\$48,797	\$66,791	\$73,508





W TENNESSEE STREET - 4,000 AADT

SITE
YOUR SIGN HERE

VARSITY PLACE
CHIPOTLE MEXICAN GRILL
Jersey Mike's Subs
YOUR SIGN HERE BEIGNETS & BREW FRENCH DONUTS

WING STOP
SUBWAY
AutoZone
AdvanceAmerica

DOLLAR GENERAL
DOLLAR TREE
metro
by T-Mobile

COLD STONE
FIREHOUSE
SUBS
MOE'S
SOUTHWEST GRILL

OCALA ROAD

W TENNESSEE STREET - 41,000 AADT

STADIUM DRIVE - 17,000 AADT

RELISH
Waffle House
GAVA
Cane's
CVS pharmacy
kekes
VALE
TARGET
Walgreens
TIRE KINGDOM
SERVICE CENTERS

SITE
Varsity Place
BEIGNETS & BREW

Pizza Hut
AT&T
ubreakfix
BENTO
Chick-fil-A
MARATHON
TACO BELL
Starbucks
DUNKIN'
Waffle Street

Days Inn
Holiday Inn Express
PANDA EXPRESS
JJ
BURGER KING
FSU
45,000+ STUDENTS

FSU
STUDENT HOUSING
±565 RESIDENTS

Publix
Panera
BREAD
PLATOS
CLOSET
tropical CAFE
GameStop
The UPS Store



Contact Brokers

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