RETAIL SPACE FOR LEASE

VARSITY PLACE

1801 West Tennessee Street, Tallahassee, FL 32304



IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

David Eggnatz VICE PRESIDENT videggnatz@katzretail.co

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Property Overview

HIGHLIGHTS

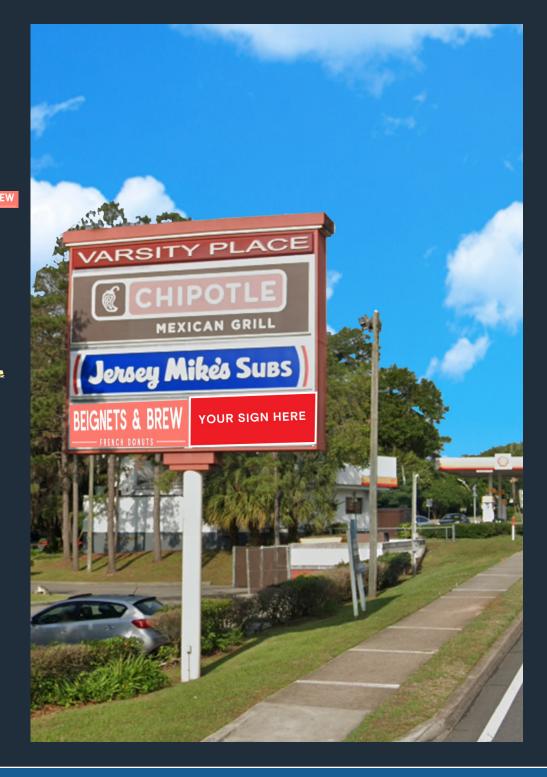
- ±1,650 SF 2nd generation retail space available
- Adjacent to FSU with 45,000+ students enrolled, primary
 commercial artery serving the student population, faculty and staff
- Join this thriving shopping center anchored by:
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- Major east/west commercial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

Cane

- 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	5 MINUTES 53,522	10 MINUTES 113,584	15 MINUTES 178,254
POPULATION HOUSEHOLDS			
	53,522	113,584	178,254

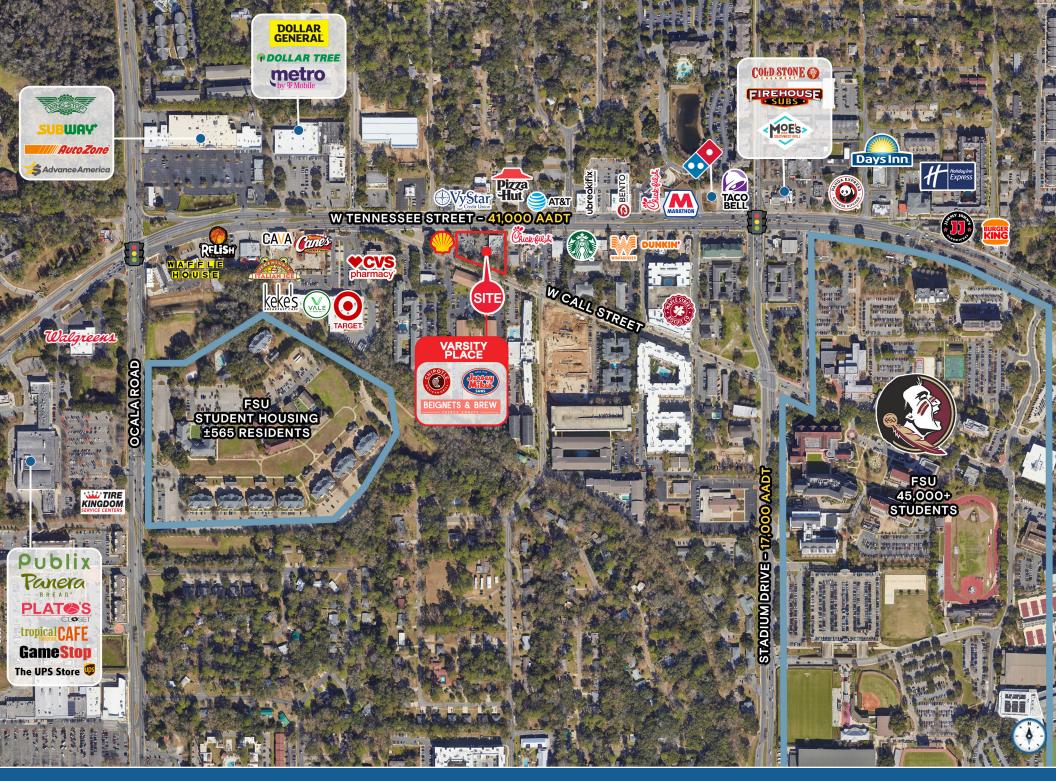


VARSITY PLACE | EXECUTIVE SUMMARY



VARSITY PLACE | DRONE PHOTO

KATZ & ASSOCIATES



VARSITY PLACE | MARKET AERIAL

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Contact Broker

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katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warrantie or guarantees as to the information given to any prospective buyer or tenant. REV: 04.23.25