

RETAIL SPACE FOR LEASE

# VARSITY PLACE

1801 West Tennessee Street, Tallahassee, FL 32304

±1,650 SF 2ND GEN  
RETAIL SPACE AVAILABLE



IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES














RETAIL REAL ESTATE ADVISORS

**David Eggatz**  
VICE PRESIDENT  
daveeggatz@katzretail.com  
(954) 579-2927



# 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















## Contact Broker

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[katzretail.com](http://katzretail.com)

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