## VARSITY PLACE

1801 West Tennessee Street, Tallahassee, FL 32304



FSU FLORIDA STATE UNIVERSITY

**IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS** 



**EXCLUSIVE RETAIL LEASING** 

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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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: ( BEIGNETS & BREW







- 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:













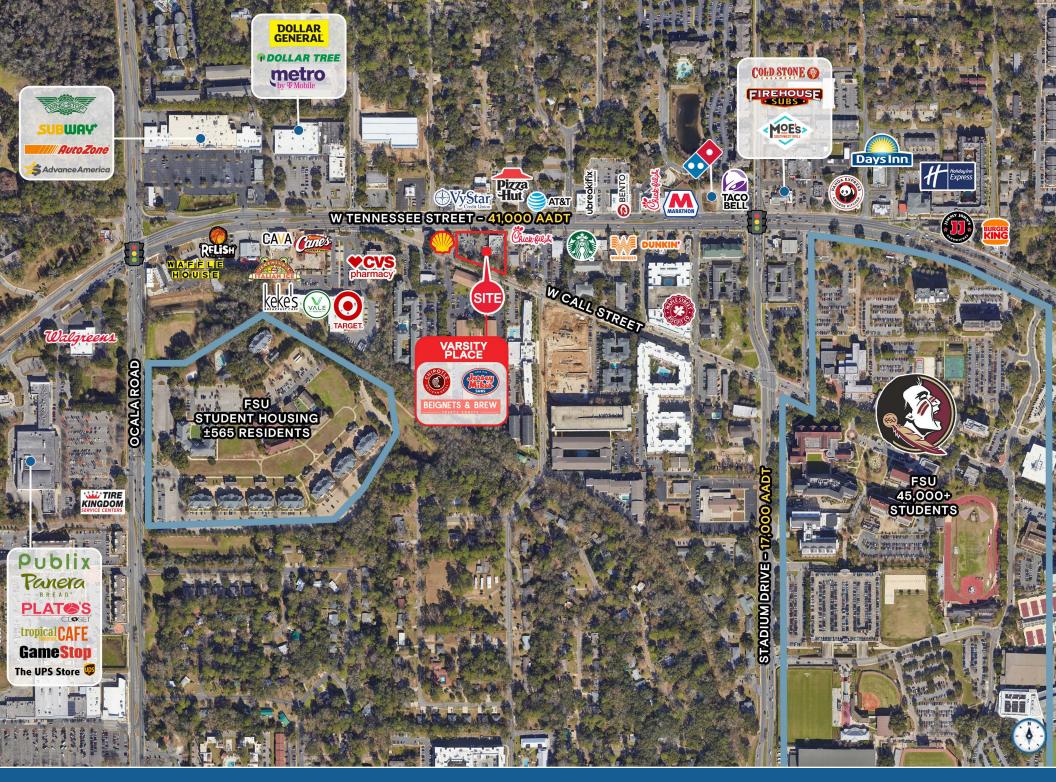




DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,079	92,731	162,387
HOUSEHOLDS	9,256	37,792	69,200
EMPLOYEES	19,841	77,668	134,201
AVERAGE HH INCOME	\$39,515	\$60,911	\$71,974
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	<b>5 MINUTES</b> 53,522	10 MINUTES	<b>15 MINUTES</b> 178,254
POPULATION HOUSEHOLDS			
	53,522	113,584	178,254









## Contact Broker

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katzretail.com

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