

100% LEASED

VARSITY PLACE

1801 West Tennessee Street, Tallahassee, FL 32304



IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
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Property Overview

HIGHLIGHTS

- 100% leased
- 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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