

FOR LEASE

VARSITY PLACE

1801 WEST TENNESSEE STREET, TALLAHASSEE, FL

±1,681 SF
2ND GENERATION JUICE BAR
AVAILABLE






IMMEDIATELY ADJACENT TO FSU WITH 45,000+ STUDENTS

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HIGHLIGHTS

- ±1,681 SF 2nd generation juice bar 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 and within walking distance to FSU
- 49 exclusive parking spaces available
- Notable surrounding retailers and restaurants:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	21,718	86,513	155,256
HOUSEHOLDS	7,545	34,117	64,215
DAYTIME EMPLOYEES	19,077	71,652	124,759
AVERAGE HH INCOME	\$31,942	\$55,006	\$67,061



VARSITY PLACE | EXECUTIVE SUMMARY



W TENNESSEE STREET - 40,000 AADT

VARSITY PLACE | DRONE PHOTO



WING STOP
SUBWAY
Auto Zone
Advance America

DOLLAR TREE
DOLLAR GENERAL
metroPCS

BLAZE PIZZA
BENTO
UBREAK!FIX
cricket
wireless
crumbl
cookies

Waffle House
Blue Water Car Wash
FREE VACUUM

Canes
CAVA

VALE
TARGET

CVS pharmacy

Shell

Pizza Hut

VyStar
Chick-fil-A

Truileve

AT&T

Chick-fil-A

MARATHON

Domino's

TACO BELL

Firehouse Subs
Papa John's
Pepp Boys

Days Inn
Hibbett Sports

W TENNESSEE STREET - 40,000 AADT

W. CALL STREET

FSU
Student Housing
±2,300 Beds

OCALA ROAD

FSU
Student Housing
±565 Residents

STADIUM DRIVE - 21,700 AADT

FSU
45,000+
Students

Varsity Place | Market Aerial



W TENNESSEE STREET - 40,000 AADT

CHIPOTLE

5 STAR
NUTRITION

Jersey
Mike's
SUBS

W CALL STREET

FSU
STUDENT HOUSING
±2,300 BEDS

FSU
STUDENT HOUSING
UNDER CONSTRUCTION

CONTACT AGENTS

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