

Retail Property
FOR LEASE



FREE STANDING DRIVE-THRU

1964 West Tennessee Street, Tallahassee, FL 32304

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer this highly visible $\pm 1,716$ SF free-standing restaurant building for lease on W Tennessee Street, Tallahassee's busiest student housing and retail corridor. Currently occupied by Subway, the property is available for \$95,000/year NNN with a required tenant buyout.

The site features a drive-thru, shared parking, and excellent accessibility from both W Tennessee Street and Ocala Road. Positioned within 1.5 miles of Florida State University and in close proximity to TCC and FAMU, the property benefits from strong demographics, a dense student population, and daily traffic counts of $\pm 47,000$ AADT. With CP zoning allowing a wide range of commercial uses, this location is a prime opportunity for operators seeking exposure in one of Tallahassee's most dynamic retail corridors.

PROPERTY HIGHLIGHTS

- $\pm 1,716$ SF free-standing building with drive-thru
- Frontage on W Tennessee St with AADT $\pm 47,000$ (FDOT counts)
- Surrounded by FSU, TCC, and FAMU student population
- CP zoning allows wide range of commercial uses
- Strong demographics: 93,000+ within 3 miles

OFFERING SUMMARY

Lease Rate:	\$95,000.00 per year (NNN)
Available SF:	1,716 SF
Lot Size:	0.07 Acres
Building Size:	1,716 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,255	42,125	68,121
Total Population	26,918	103,720	162,433
Average HH Income	\$40,662	\$57,807	\$69,506

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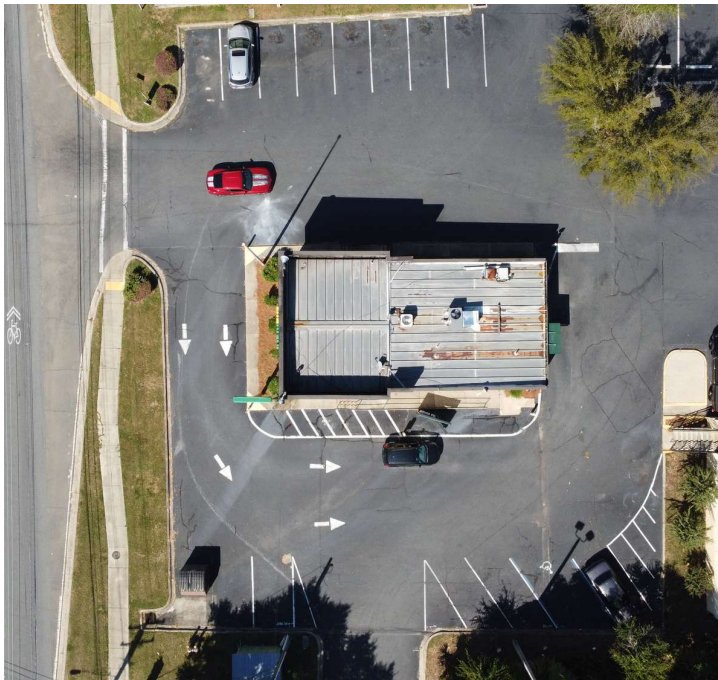
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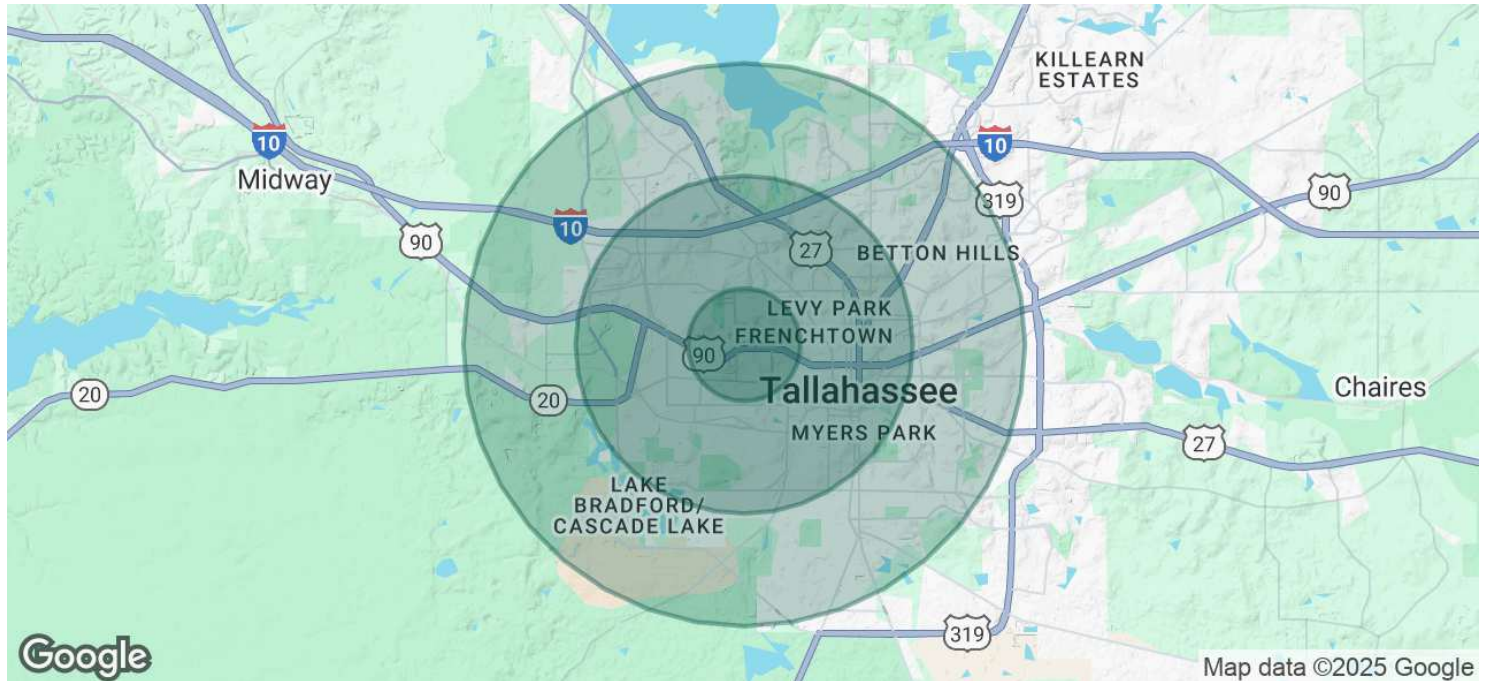
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,918	103,720	162,433
Average Age	26	31	34
Average Age (Male)	26	30	33
Average Age (Female)	26	31	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,255	42,125	68,121
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$40,662	\$57,807	\$69,506
Average House Value	\$147,126	\$230,215	\$257,641

Demographics data derived from AlphaMap

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