

Retail Property

FOR LEASE



2520 W PENSACOLA ST , B

Tallahassee, FL 32304

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this retail space at 2520 Pensacola St. in Tallahassee, FL. This space was the former Boost Mobile building (relocating into larger space next door). It is located in the main retail corridor in Tallahassee, surrounded by dozens of national and local retailers as well as thousands of student housing units. It is within minutes of FSU and its famous Doak Campbell Stadium, along with TCC, and FAMU, making it the perfect location for any retail or restaurant space!

PROPERTY HIGHLIGHTS

- Surrounded by thousands of student housing units
- Close proximity to all major universities and colleges in the area
- Excellent frontage on W Pensacola St.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Available SF:	1,100 SF
Building Size:	3,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	739	2,305	7,945
Total Population	1,283	4,155	15,210
Average HH Income	\$29,737	\$28,378	\$25,398

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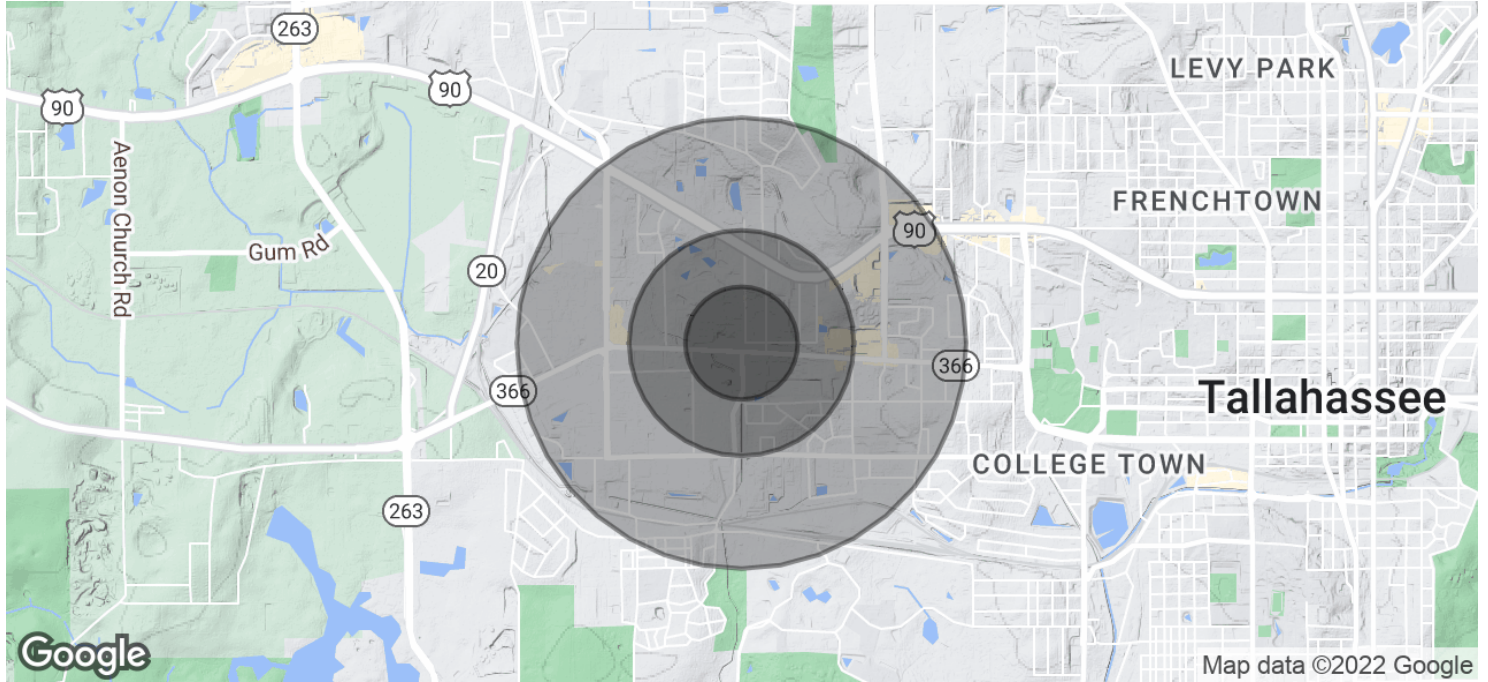
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,283	4,155	15,210
Average Age	23.1	23.3	23.5
Average Age (Male)	23.5	23.7	23.8
Average Age (Female)	22.7	22.8	23.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	739	2,305	7,945
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$29,737	\$28,378	\$25,398
Average House Value	\$5,310	\$16,579	\$27,481

* Demographic data derived from 2020 ACS - US Census

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