



PREMIUM RETAIL SPACE NEAR FLORIDA STATE UNIVERSITY



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HIGHLIGHTS

- Within 1.2 miles of FSU (41,173 students & 2,417 faculty/staff) and Tallahassee Community College (12,445 students & 1,468 faculty/staff) and 4.2 miles from Florida A&M University (11,000 students)
- More than 10,000 student beds surrounding property
- Adjacent to The Woodlands, a 980-bed student apartments & within 1/2 mile from The Forum, a 780- bed student apartments & are 100% leased
- Direct frontage on W. Tennessee St.
- Interior/cross access to a high-volume Publix and The Woodlands student apartments
- Proximity to the capitol & three major universities
- Now pre-leasing spaces from 1,200 SF to 4,600 SF



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Available	First	2300	\$30	NNN	Proposed restaurant space with patio.
2	Available	First	2300	\$28	NNN	Inline retail - Can be combined with Suite 1
3	Available	First	1400	\$28	NNN	Inline retail
5	Available	First	1200	\$28	NNN	Inline retail
6	Available	First	1,200	\$25	NNN	Inline retail
9	Available	First	1,400	\$25	NNN	Inline retail
10	Available	First	3,400	\$25	NNN	Proposed restaurant space with patio



POPULATION

1 MILE	3 MILE	5 MILE
23,788	90,323	153,759



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$29,393	\$42,480	\$57,480



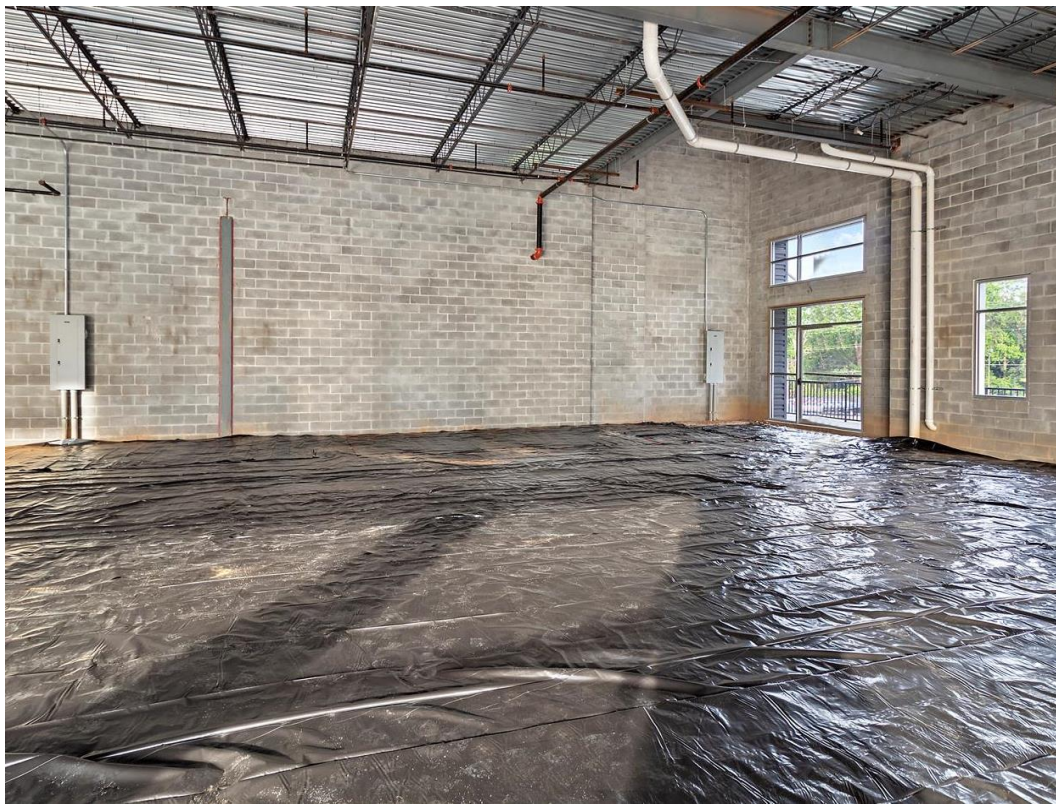
NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
10,187	35,157	61,915





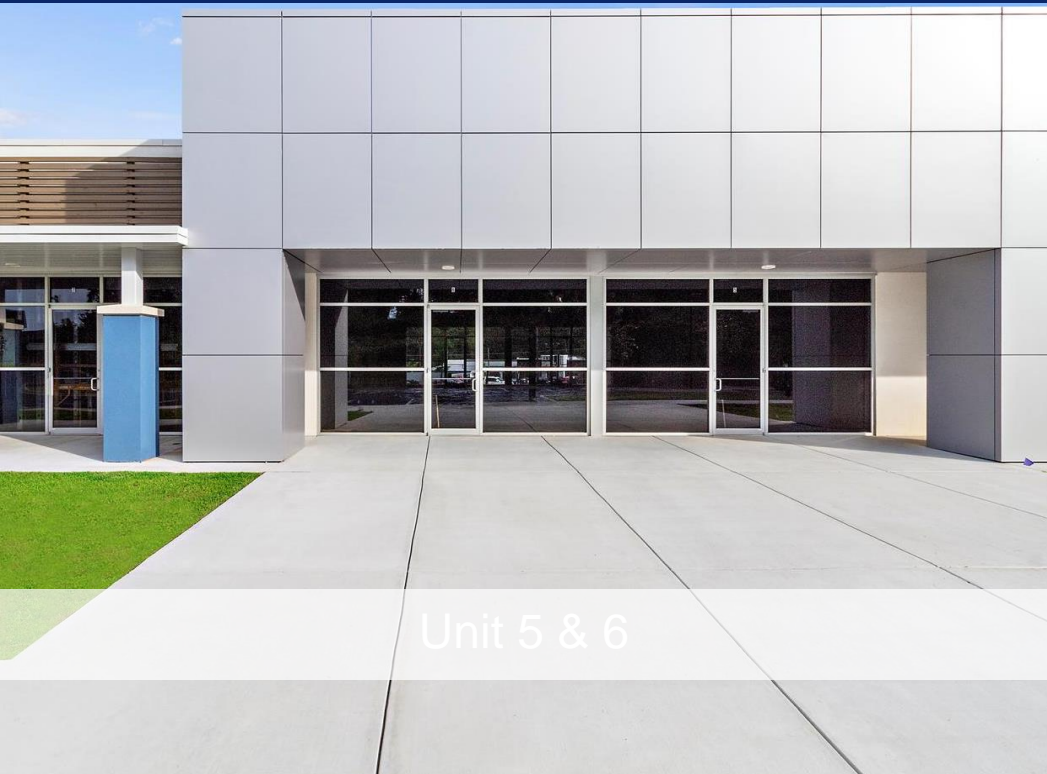
Unit 1





Unit 3

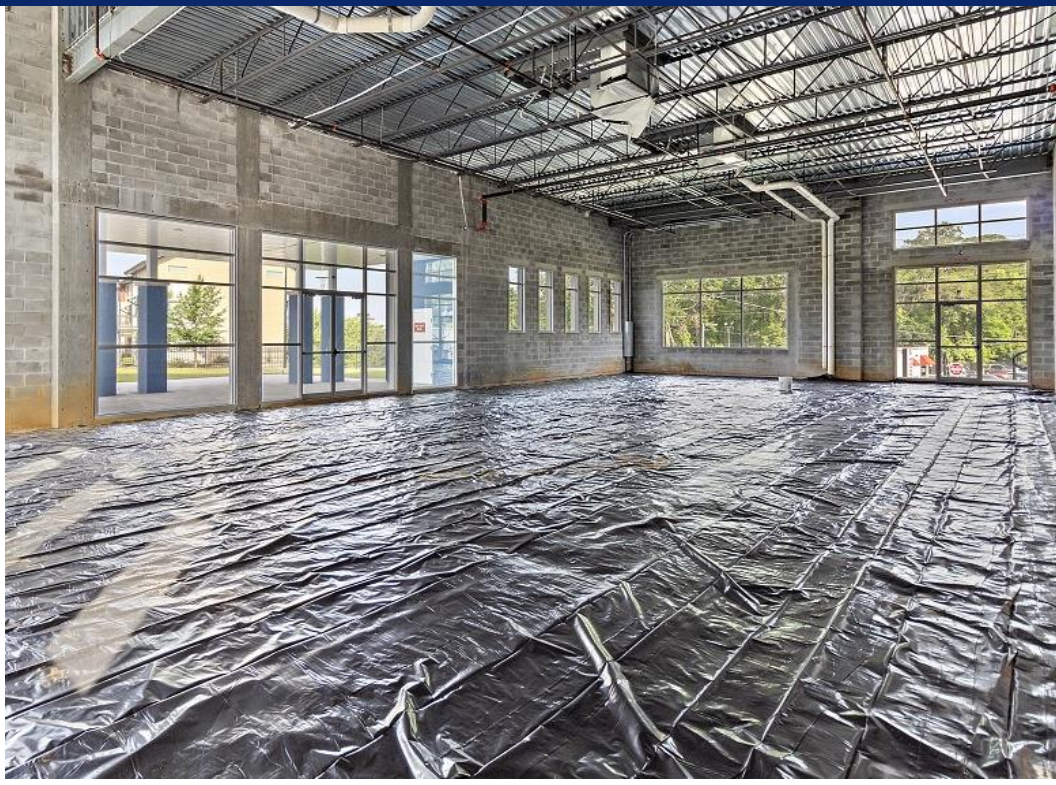




Unit 5 & 6







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,340	77,058	132,265
2010 Population	21,977	86,172	145,859
2019 Population	23,788	90,323	153,759
2024 Population	24,871	93,342	159,505
2019 African American	7,695	38,103	63,105
2019 American Indian	38	240	436
2019 Asian	802	2,854	4,380
2019 Hispanic	3,043	8,194	12,110
2019 Other Race	625	1,821	2,769
2019 White	13,922	44,642	78,612
2019 Multiracial	688	2,603	4,355
2019-2024: Population: Growth Rate	4.45 %	3.30 %	3.70 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,603	8,871	11,232
\$15,000-\$24,999	2,058	6,489	9,000
\$25,000-\$34,999	1,876	5,242	8,242
\$35,000-\$49,999	1,221	5,034	9,140
\$50,000-\$74,999	887	4,657	10,150
\$75,000-\$99,999	316	2,469	5,948
\$100,000-\$149,999	133	1,477	4,657
\$150,000-\$199,999	25	402	1,571
\$200,000 or greater	67	515	1,973
Median HH Income	\$21,279	\$28,470	\$38,150
Average HH Income	\$29,393	\$42,480	\$57,480

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,345	34,983	60,089
2010 Total Households	9,592	33,677	59,258
2019 Total Households	10,187	35,157	61,915
2024 Total Households	10,604	36,326	64,095
2019 Average Household Size	2.19	2.22	2.28
2000 Owner Occupied Housing	940	9,424	23,473
2000 Renter Occupied Housing	7,693	22,195	31,569
2019 Owner Occupied Housing	774	8,160	22,700
2019 Renter Occupied Housing	9,413	26,997	39,215
2019 Vacant Housing	1,108	5,614	8,896
2019 Total Housing	11,295	40,771	70,811
2024 Owner Occupied Housing	858	8,727	24,097
2024 Renter Occupied Housing	9,746	27,599	39,997
2024 Vacant Housing	1,158	5,810	9,179
2024 Total Housing	11,762	42,136	73,274
2019-2024: Households: Growth Rate	4.05 %	3.30 %	3.45 %

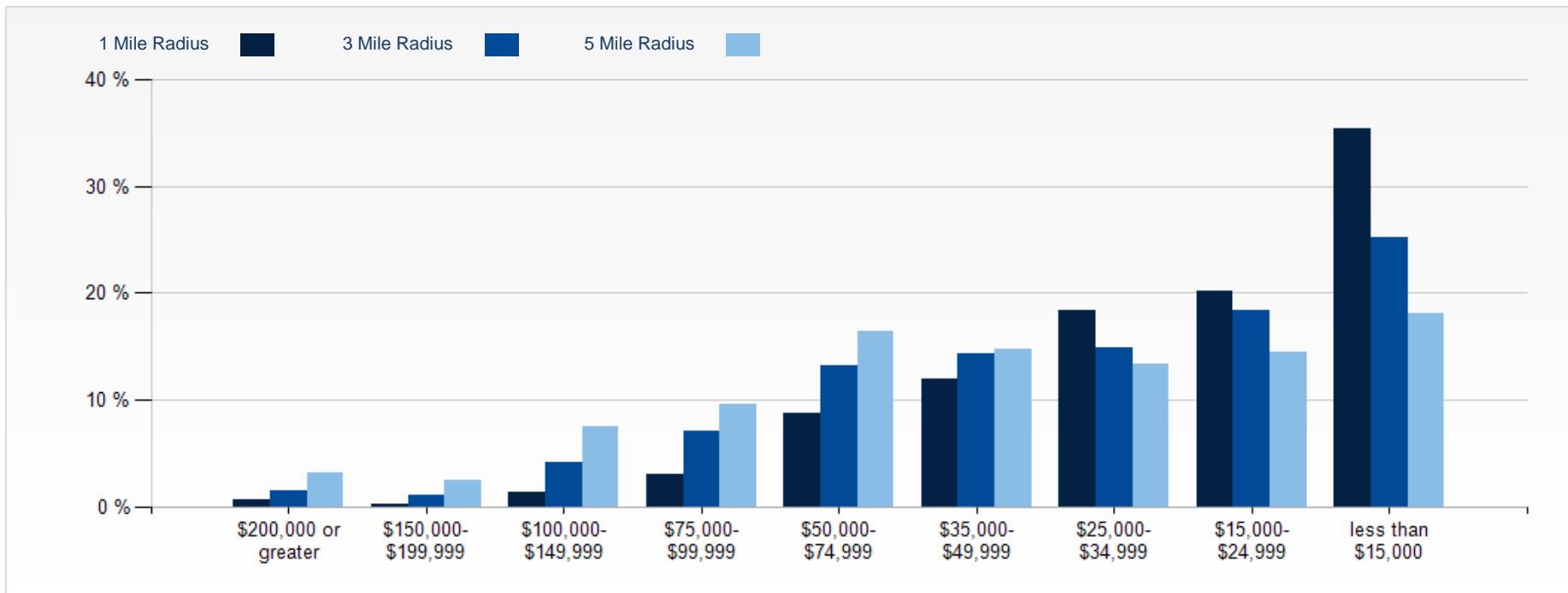
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	841	5,636	10,902
2019 Population Age 35-39	405	3,550	8,050
2019 Population Age 40-44	295	2,670	6,171
2019 Population Age 45-49	293	2,557	5,870
2019 Population Age 50-54	266	2,570	5,763
2019 Population Age 55-59	244	2,554	6,163
2019 Population Age 60-64	226	2,332	6,037
2019 Population Age 65-69	176	1,945	5,400
2019 Population Age 70-74	110	1,458	4,205
2019 Population Age 75-79	91	934	2,585
2019 Population Age 80-84	64	668	1,682
2019 Population Age 85+	69	790	1,906
2019 Population Age 18+	22,217	79,759	130,309
2019 Median Age	23	24	26

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$29,670	\$34,862	\$41,113
Average Household Income 25-34	\$38,457	\$48,477	\$55,636
Median Household Income 35-44	\$30,438	\$40,539	\$52,665
Average Household Income 35-44	\$40,912	\$58,356	\$73,506
Median Household Income 45-54	\$26,904	\$40,268	\$53,134
Average Household Income 45-54	\$40,216	\$58,972	\$77,689
Median Household Income 55-64	\$29,235	\$42,298	\$54,758
Average Household Income 55-64	\$38,865	\$56,261	\$75,330
Median Household Income 65-74	\$26,457	\$36,374	\$50,464
Average Household Income 65-74	\$33,563	\$48,727	\$71,570
Average Household Income 75+	\$31,273	\$37,184	\$52,587

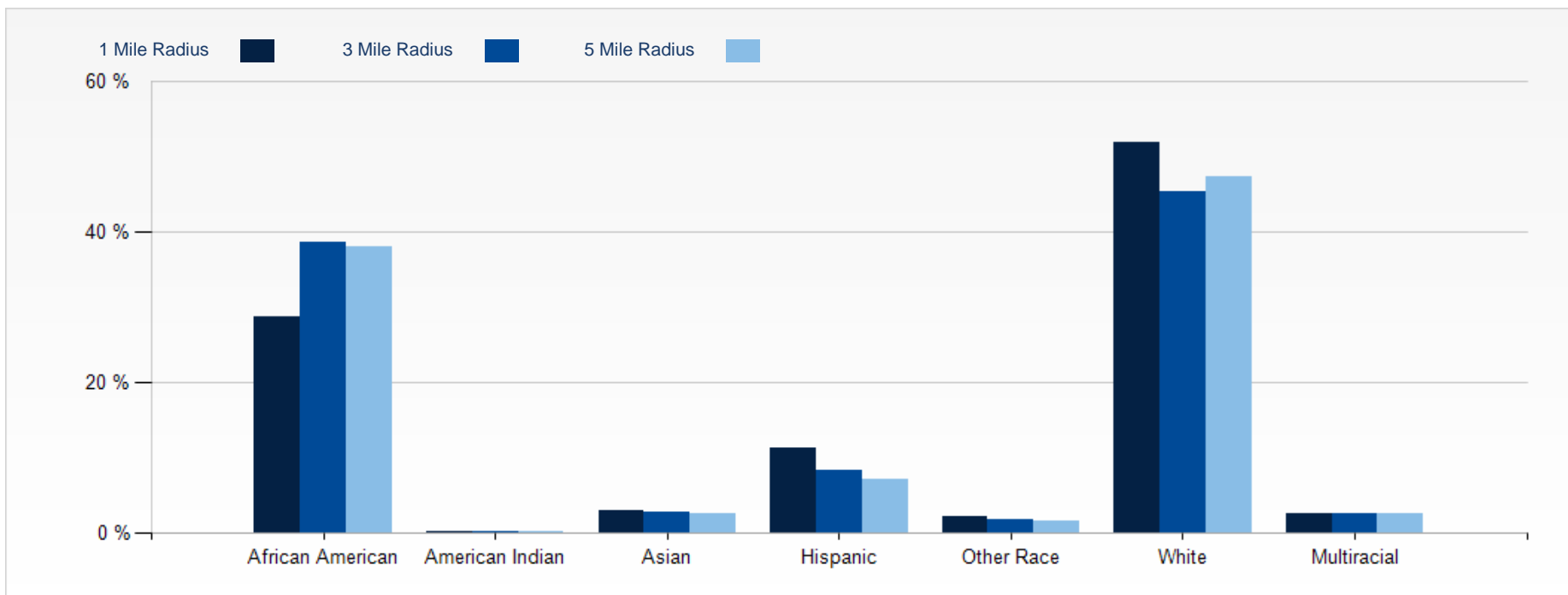
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	980	5,815	10,909
2024 Population Age 35-39	449	4,037	8,754
2024 Population Age 40-44	345	3,128	7,385
2024 Population Age 45-49	302	2,642	6,141
2024 Population Age 50-54	278	2,632	6,002
2024 Population Age 55-59	241	2,401	5,608
2024 Population Age 60-64	252	2,428	5,976
2024 Population Age 65-69	204	2,105	5,637
2024 Population Age 70-74	135	1,739	4,925
2024 Population Age 75-79	125	1,253	3,599
2024 Population Age 80-84	81	800	2,146
2024 Population Age 85+	79	816	1,999
2024 Population Age 18+	23,164	82,302	135,173
2024 Median Age	23	24	27

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$31,185	\$38,947	\$47,780
Average Household Income 25-34	\$41,567	\$54,348	\$64,038
Median Household Income 35-44	\$32,263	\$46,890	\$60,548
Average Household Income 35-44	\$44,057	\$67,872	\$85,542
Median Household Income 45-54	\$28,653	\$46,590	\$61,801
Average Household Income 45-54	\$45,227	\$69,183	\$91,241
Median Household Income 55-64	\$32,969	\$49,349	\$60,416
Average Household Income 55-64	\$44,700	\$65,234	\$85,606
Median Household Income 65-74	\$29,429	\$40,120	\$55,466
Average Household Income 65-74	\$36,961	\$56,265	\$81,765
Average Household Income 75+	\$35,047	\$43,814	\$63,858

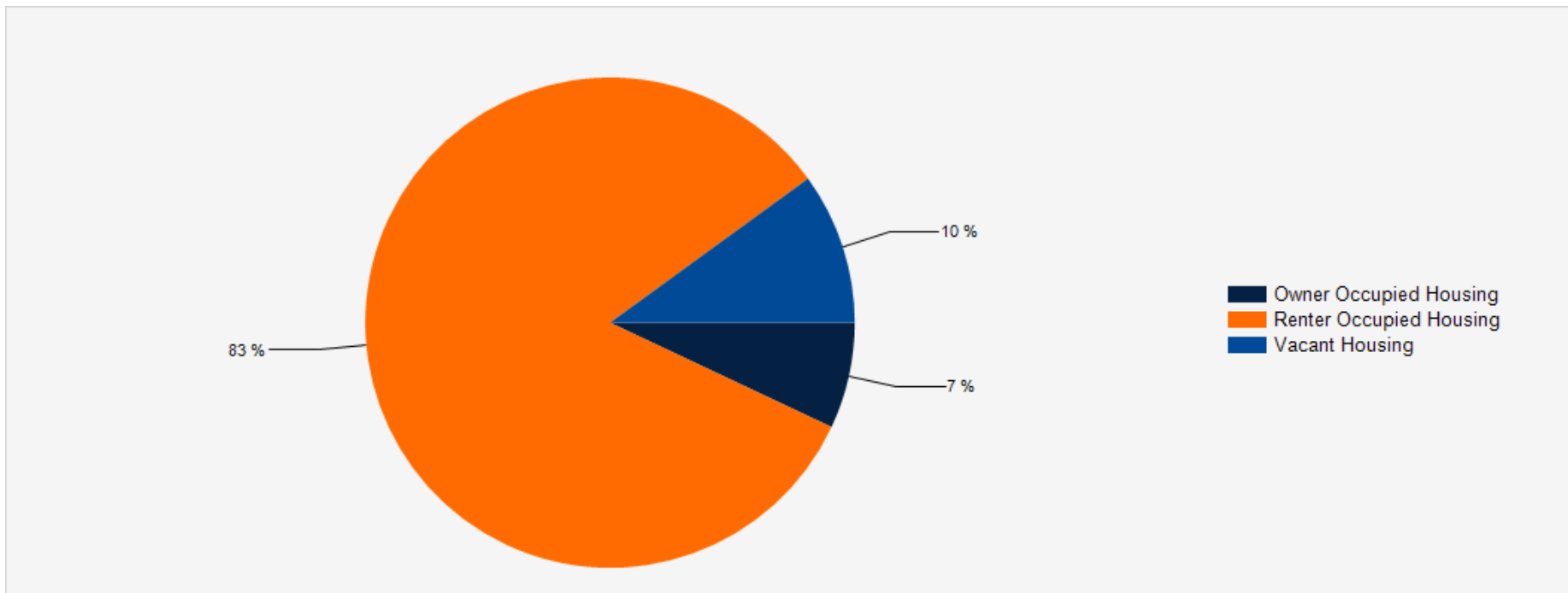
2019 Household Income



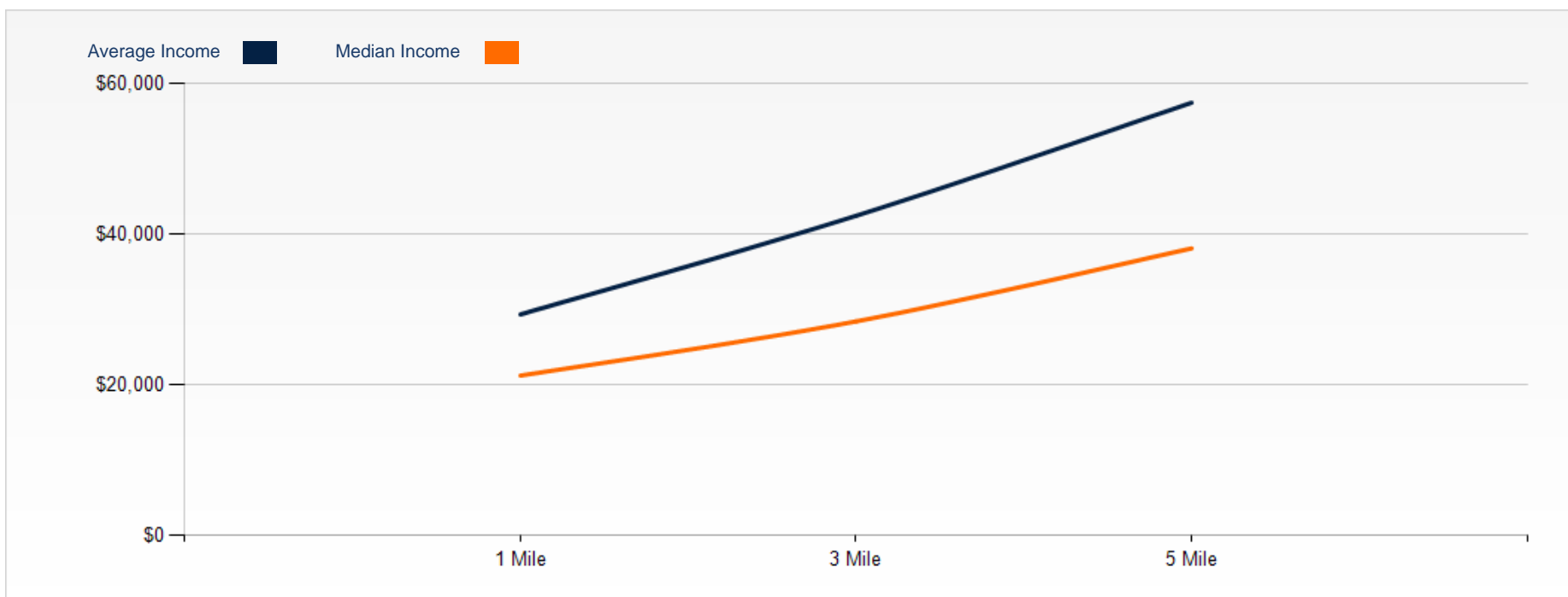
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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