

Premium Retail Space

At W. Tennessee St. and Ocala Rd.



NOW LEASING | RETAIL



2121 W. TENNESSEE ST. TALLAHASSEE, FL 32304

PROPERTY FEATURES:

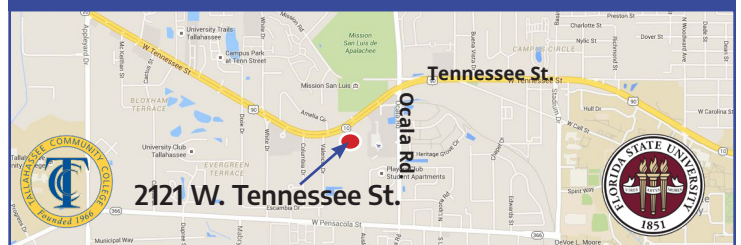
- Within 1.2 miles of FSU (41,173 students & 2,417 faculty/staff) and Tallahassee Community College (12,445 students & 1,468 faculty/staff) and 4.2 miles from Florida A&M University (11,000 students)
- **Join tenant Bojangles' Famous Chicken 'n Biscuits!**
- More than 10,000 student beds surrounding 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

| 2020 DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|--------------------|----------|----------|----------|
| Population | 23,093 | 91,710 | 155,899 |
| Average HH Income | \$27,276 | \$41,308 | \$56,622 |
| Medium Age | 22.7 | 23.7 | 26.3 |
| Daytime Population | 24,201 | 110,789 | 177,084 |

TRAFFIC COUNT

| | |
|------------------|-------------|
| W. Tennessee St. | 43,500 AADT |
| Ocala Rd. | 28,000 AADT |

MAP



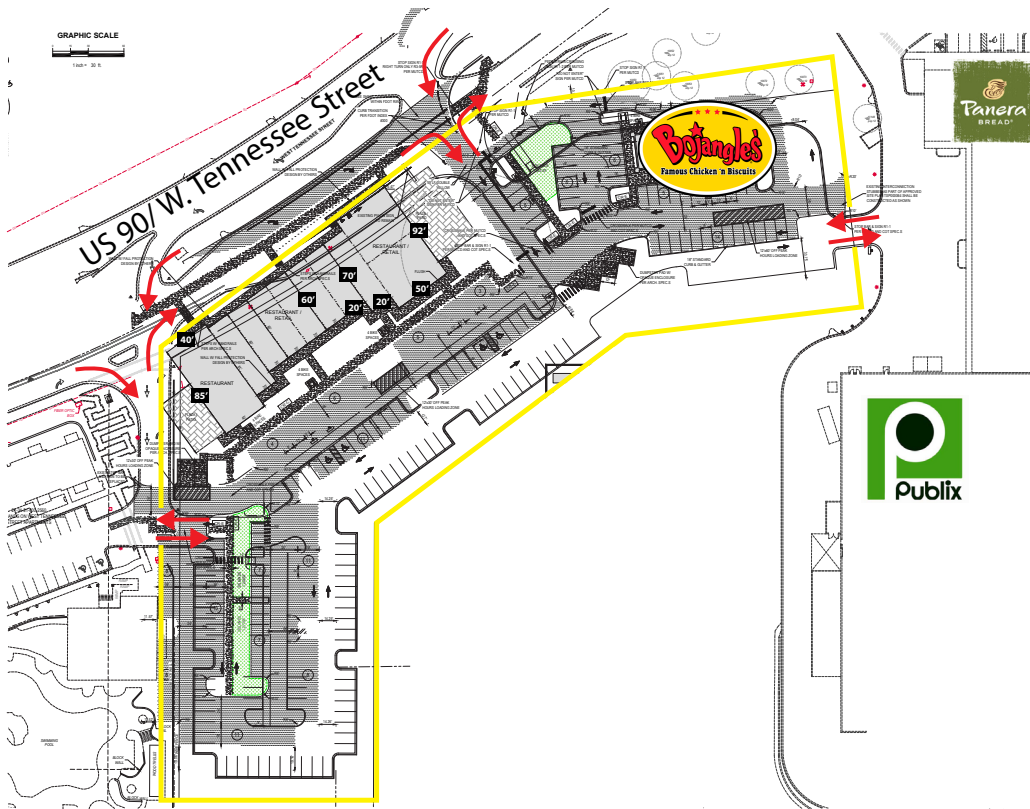
Contact us now for more information

DEMETREE REAL ESTATE SERVICES
407-759-3399
 leasing@dresi.com

Demetree Real Estate Services
 941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789
DemetreeRealEstate.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

Market Aerial / Site Plan



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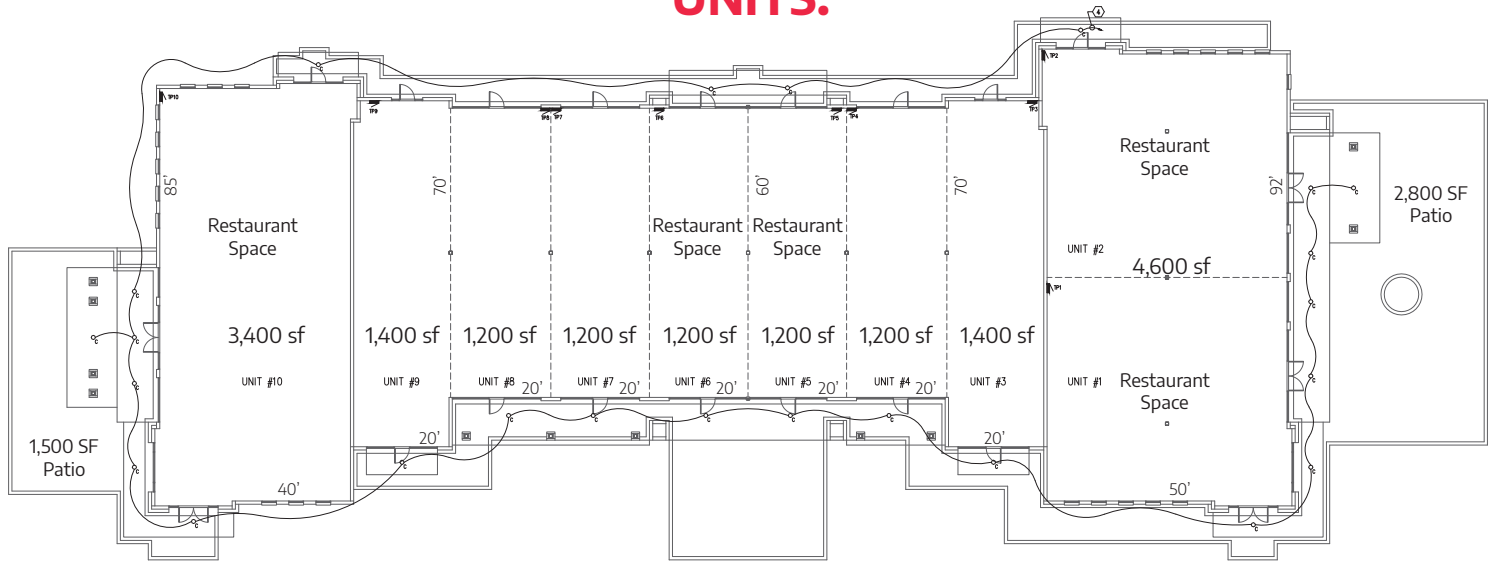
Unit Plan

Premium Retail Space

At W. Tennessee St. and Ocala Rd.

Near Florida State University - Tallahassee

UNITS:



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