

**perla**  
AT THE ENCLAVES



**NA TALCOR**

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# RETAIL FOR LEASE

SUMMER 2026

- Prime Retail Location – Collegetown District
- Across Street from Doak Campbell Stadium & FSU
- A Few Blocks from Downtown & Capitol
- +/- 65,400 College Students in Tallahassee
- +/- 21,922 Beds Within 1 Mile Radius
- +/- 31,908 Employees Within 1 Mile Radius



# RETAIL FOR LEASE

1,611 SF – 19,542 SF  
\$27.00/SF (NNN)

## ENROLLMENT

Florida State University: +/- 43,700  
Florida A&M University: +/- 10,000  
Tallahassee State College: +/- 11,700

## MILES TO CAMPUS

Florida State University: +/- 0.02  
Florida A&M University: +/- 0.35  
Tallahassee State College: +/- 2.15

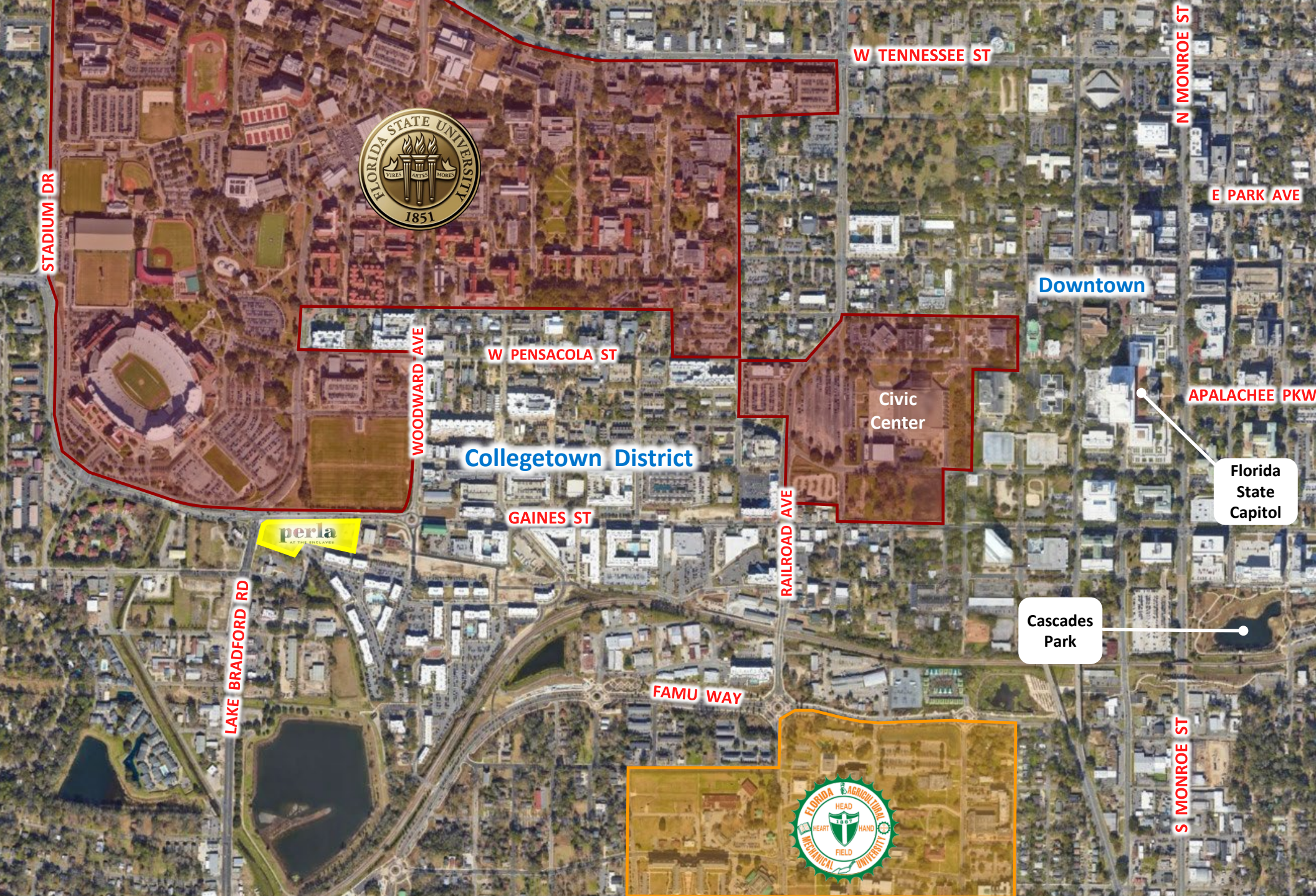


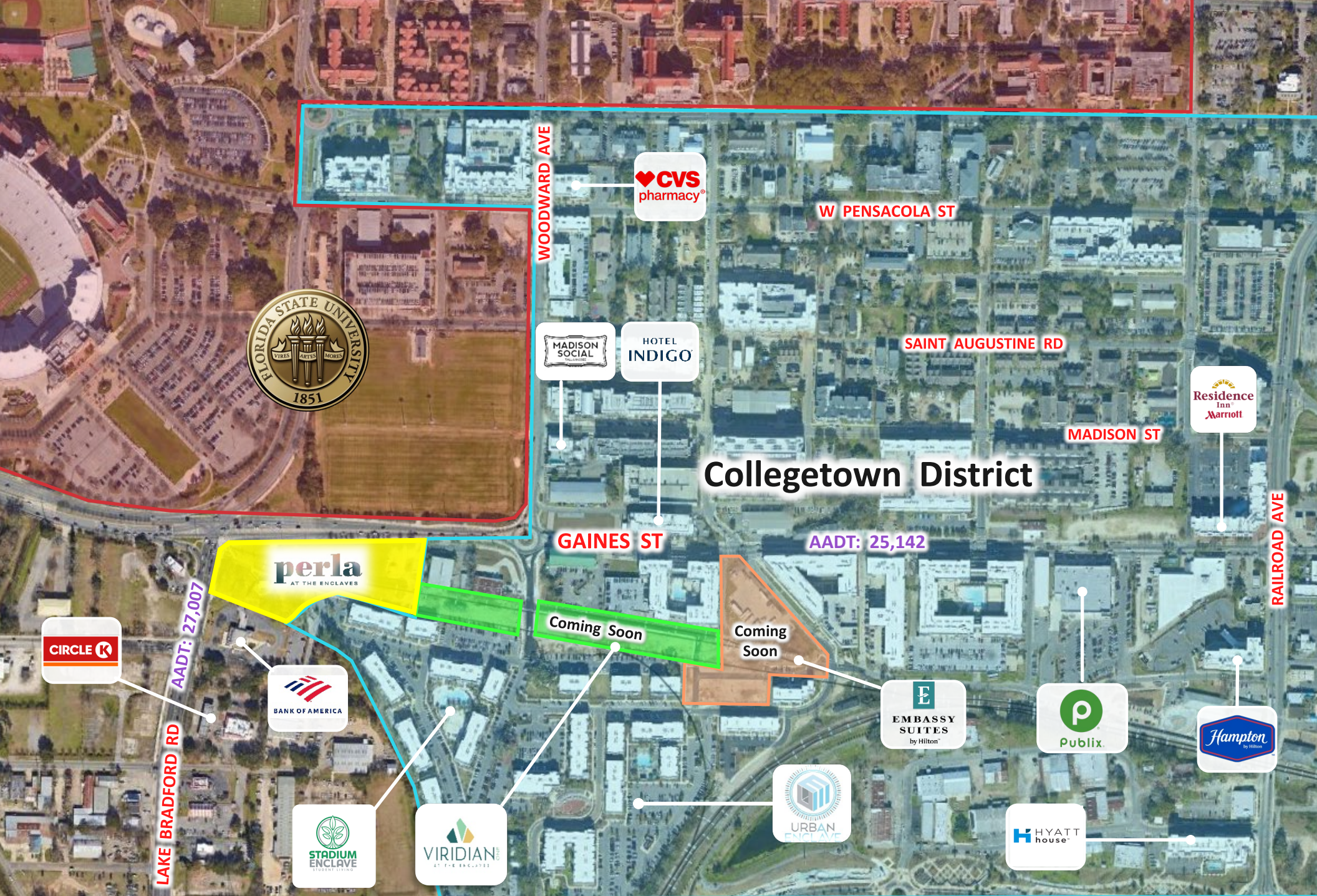
### Debbie Ashlin

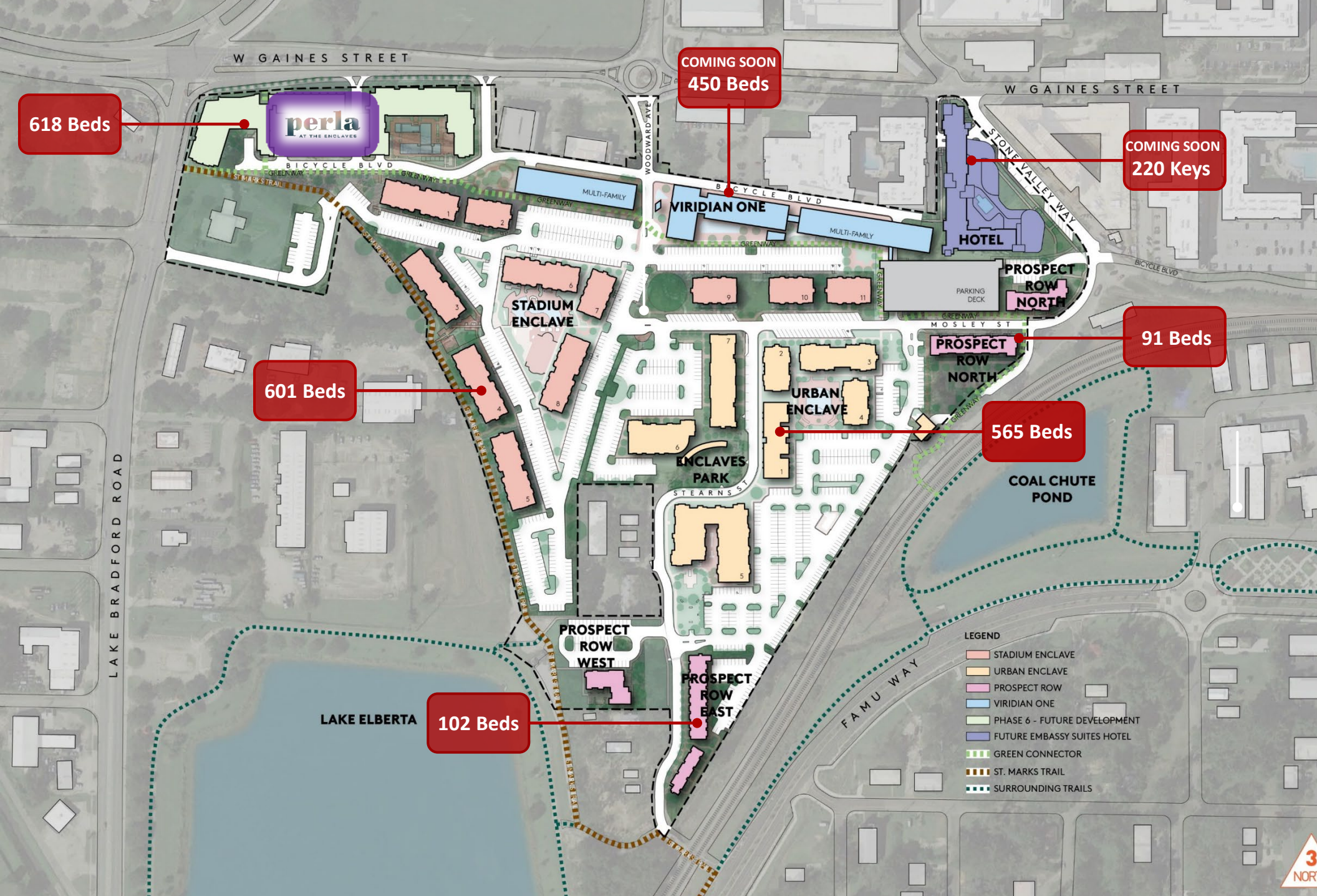
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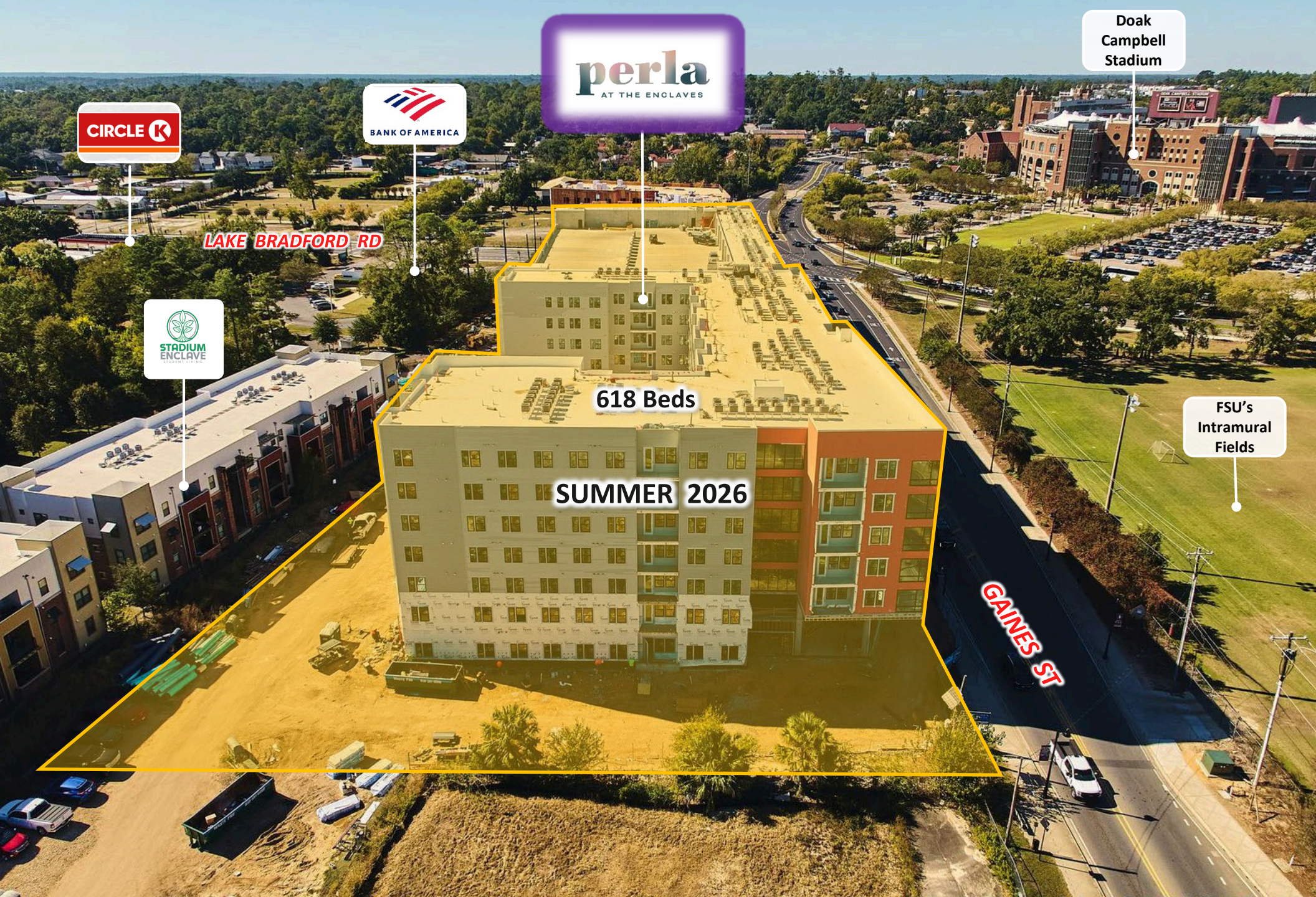
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**CIRCLE K**



**LAKE BRADFORD RD**



**618 Beds**

**SUMMER 2026**

**Doak  
Campbell  
Stadium**

**FSU's  
Intramural  
Fields**

**GAINES ST**

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Florida  
State  
University

FSU's  
Intramural  
Fields

**perla**  
AT THE ENCLAVES

Downtown  
Tallahassee

Collegetown  
District

WOODWARD AVE

618 Beds

SUMMER 2026

GAINES ST

LAKE BRADFORD RD

STADIUM  
ENCLAVE  
STUDENT HOUSING

BANK OF AMERICA

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**\$27.00/SF (NNN)**

**Retail For Lease | 1,611 SF – 19,542 SF**

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# MARKET OVERVIEW

## MARKET HIGHLIGHTS

1. Tallahassee is Florida's State Capital
2. Tallahassee's unemployment rate is lower than the U.S. average
3. Tallahassee has a large student population and state/government employees
4. Highly educated workforce, thriving high-tech presence and world-renowned research institutions
5. Diverse economy and favorable business climate

## MAJOR EMPLOYERS

State of Florida	46,300
Florida State University	12,512
Leon County Schools	4,550
Tallahassee Memorial Hospital	4,655
City of Tallahassee	4,000
Publix Supermarket	2,102
Florida A&M University	1,923
Leon County	1,919
Tallahassee Community College	1,631
Walmart	1,300
Capital Regional Medical Center	1,151



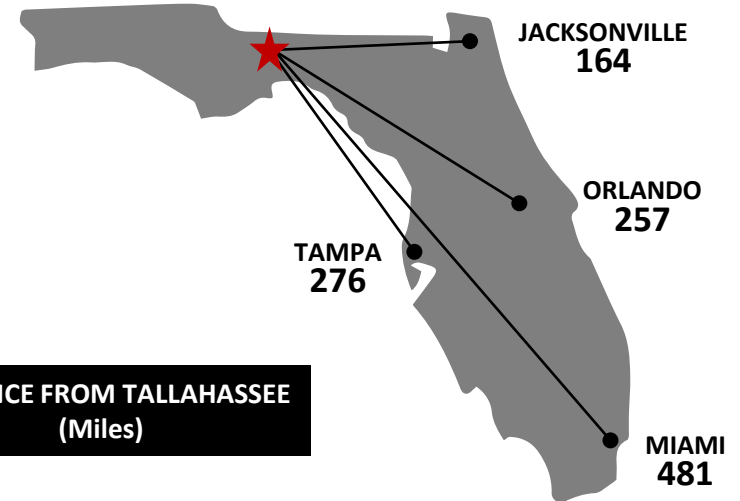
203,650  
TALLAHASSEE  
POPULATION



302,197  
LEON COUNTY  
POPULATION



400,030  
MSA  
POPULATION



DISTANCE FROM TALLAHASSEE  
(Miles)



TALLAHASSEE  
REGIONAL  
AIRPORT



INTERSTATE 10,  
HIGHWAY US-90,  
US-27 & US-19



65,400  
COLLEGE  
STUDENTS