

perla
AT THE ENCLAVES



NALTALCOR

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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



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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



SUMMER 2026

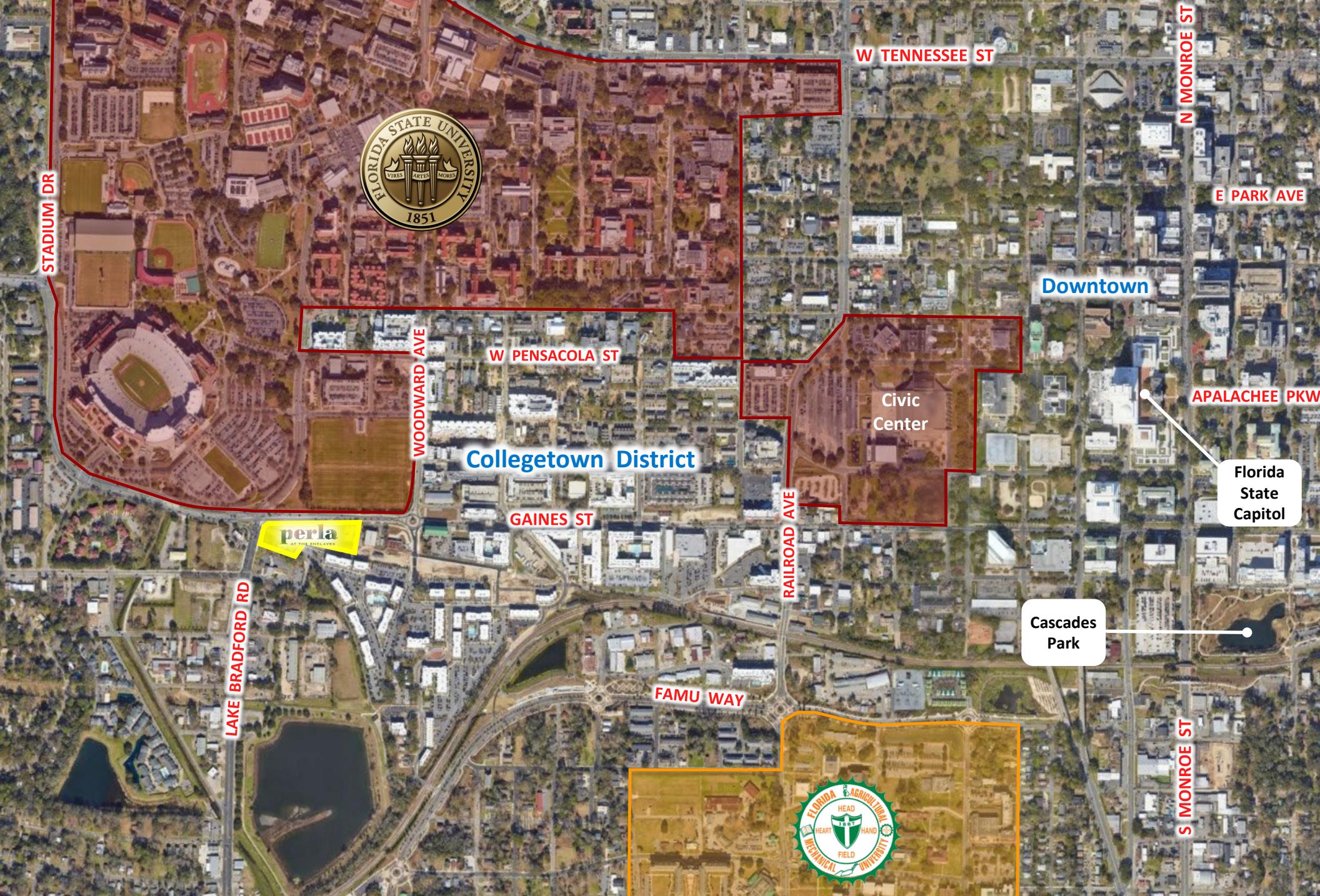
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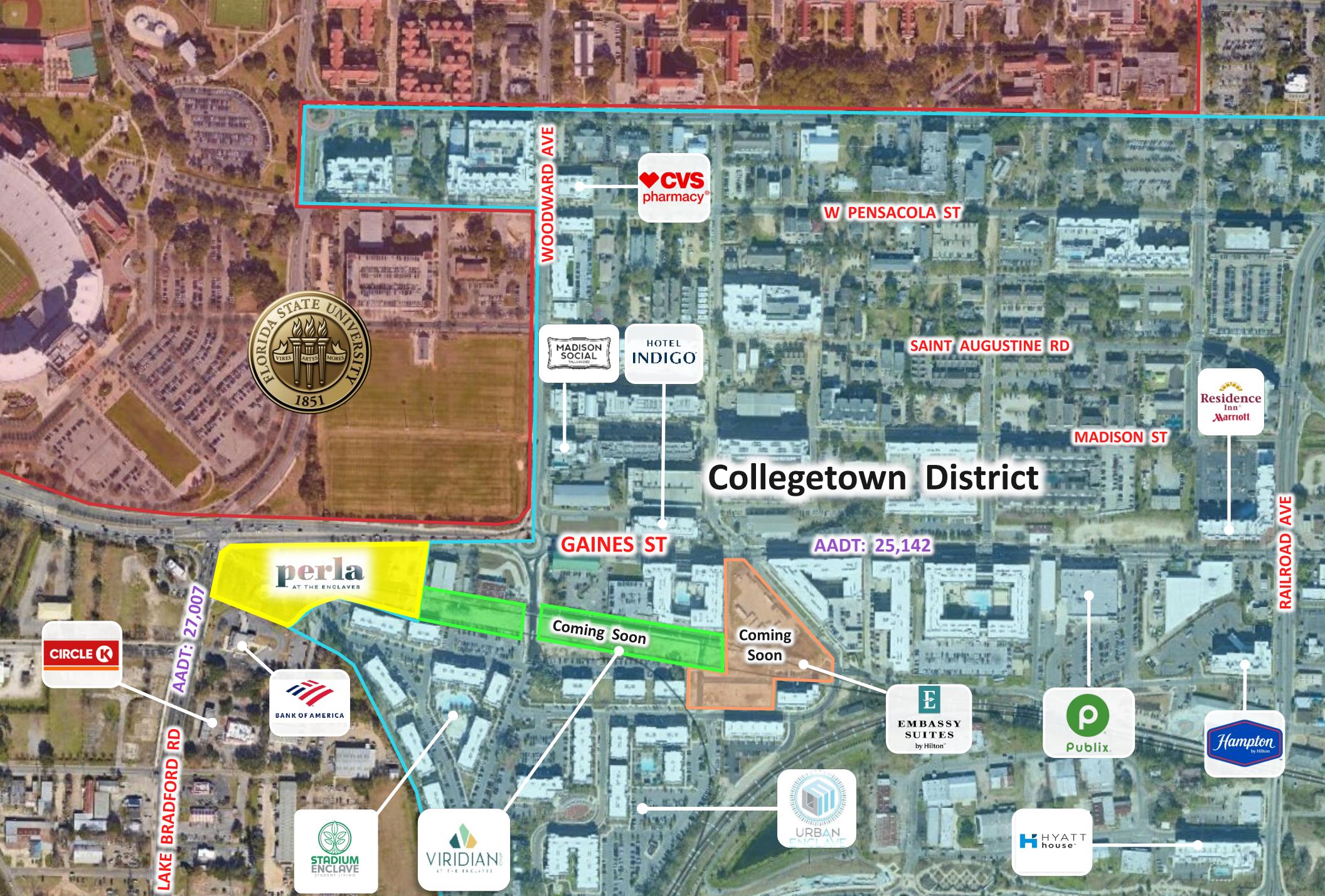
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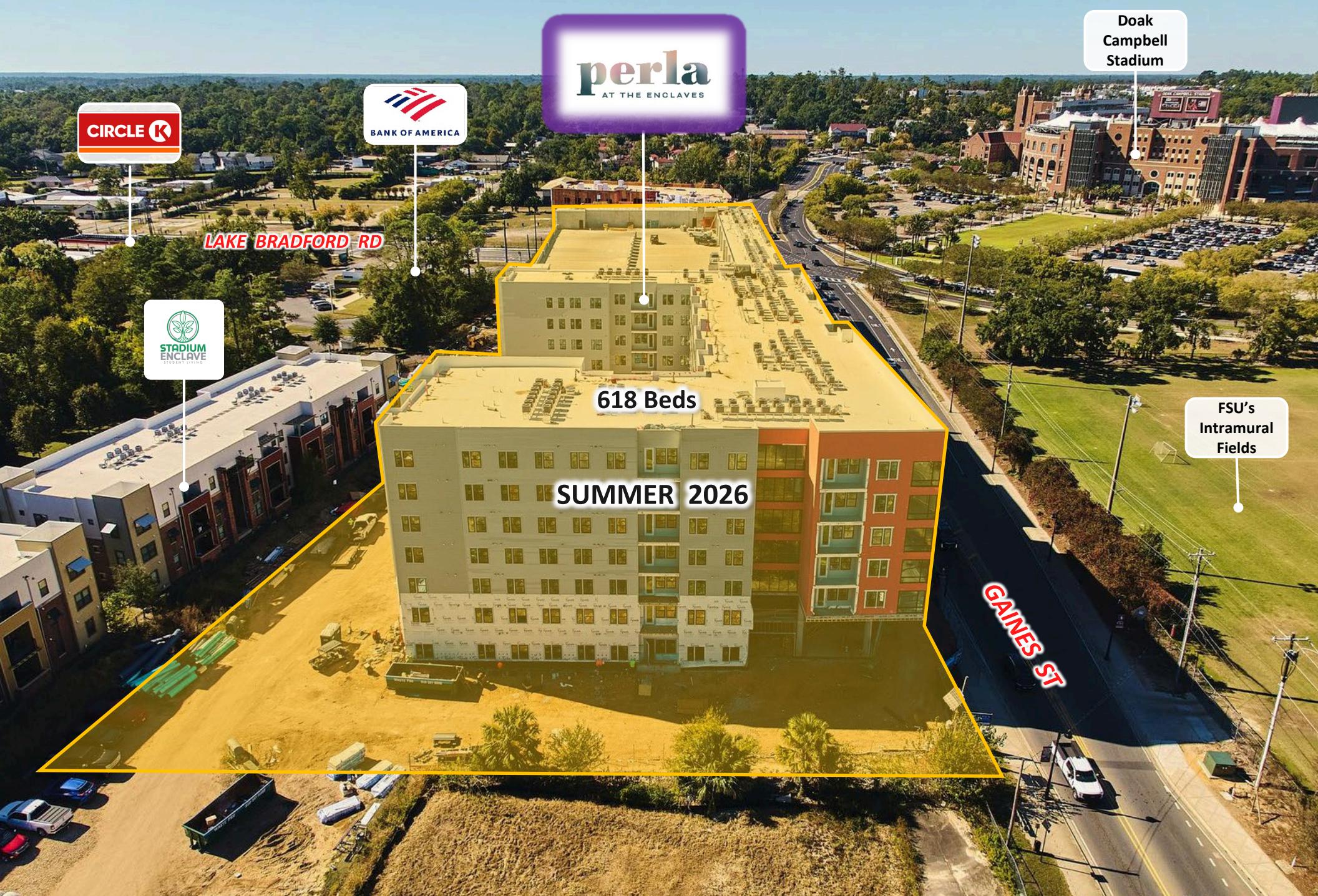
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CIRCLE K



LAKE BRADFORD RD



618 Beds

SUMMER 2026

**Doak
Campbell
Stadium**

**FSU's
Intramural
Fields**

GAINES ST

NALCOR

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perla
AT THE ENCLAVES

Florida
State
University

FSU's
Intramural
Fields

WOODWARD AVE

618 Beds

SUMMER 2026

GAINES ST

LAKE BRADFORD RD

Downtown
Tallahassee

Collegetown
District



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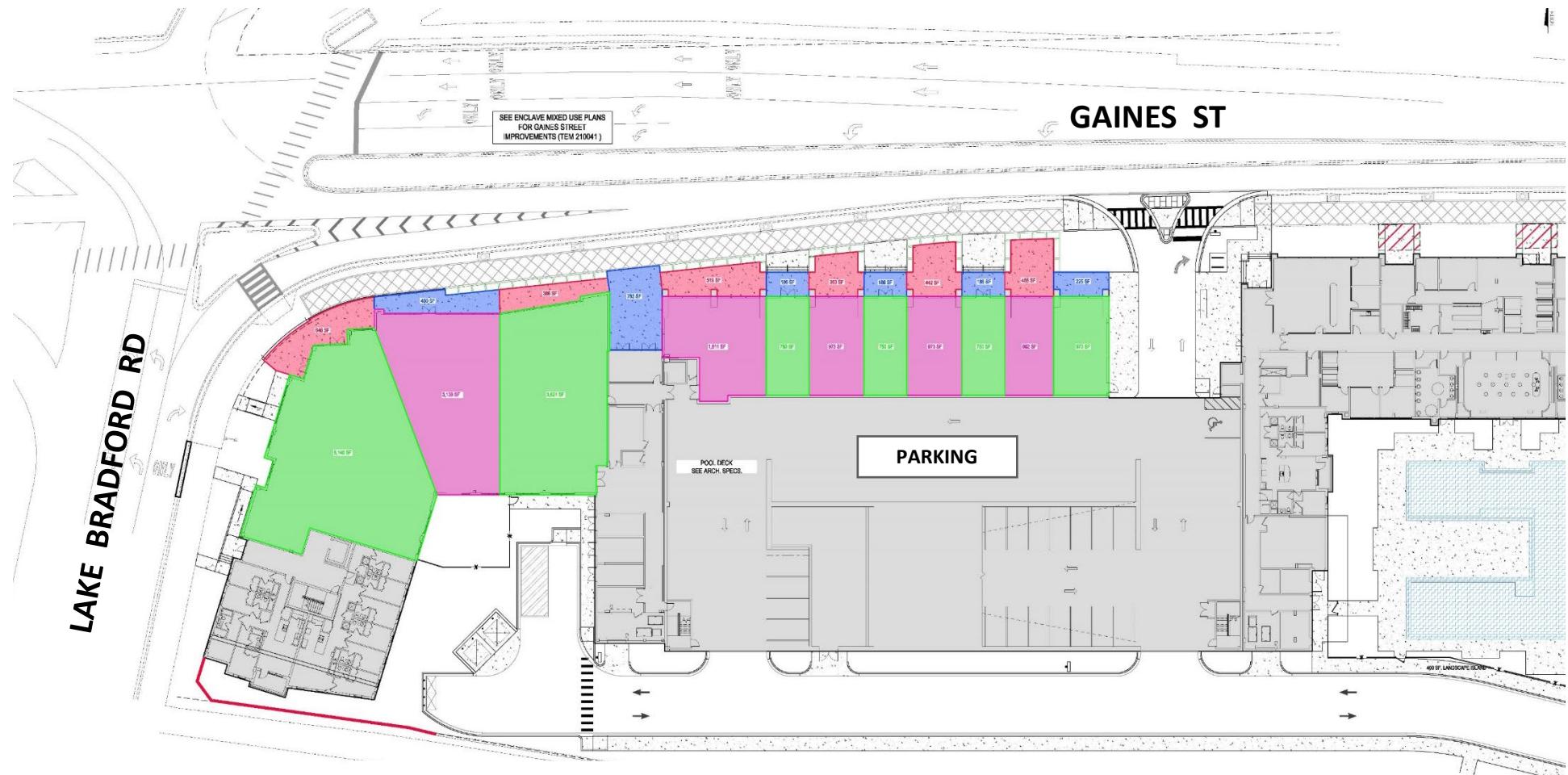
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Outdoor Patios

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

+/- 60 Customer Parking Spaces – New Construction

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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

