

RETAIL FOR LEASE

DEMETREE **stirling**
GLOBAL

3,794± SF 2nd Generation Restaurant + Drive-Thru

2119 W. TENNESSEE STREET, TALLAHASSEE, FL 32304



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Features & Demographics

3,794± SF 2nd Gen Restaurant + Drive-Thru

2119 W. Tennessee St.
Tallahassee, FL 32304

This 3,794± SF second-generation restaurant offers a prime drive-thru location in a modern retail center less than a decade old. With excellent visibility along SR 90, strong national co-tenancy, and proximity to both Florida State University and Tallahassee State College, the site is ideally positioned to capture steady traffic from students, residents, and commuters. Ample parking, high daily traffic counts, and easy access to major roads make this a standout opportunity in the Tallahassee market.

PROPERTY FEATURES:

- 3,794± SF second-generation restaurant with drive-thru and existing kitchen FF&E.
- Constructed within the last 10 years in a modern retail development.
- Prime visibility, convenient access, and pylon signage along SR 90 (40,000 VPD).
- 36 dedicated parking spaces.
- Surrounded by dense multifamily housing and national retailers including Publix, Walgreens, and Panera Bread.
- Approximately 1.5 miles from Florida State University and Tallahassee State College.
- Easy connectivity to I-10, SR 27, and Tallahassee International Airport.



56,300+

Students

2024 total



19,300+

Student Beds

in 1 mile



87,055

Daytime Employees

in 3 miles

2024 DEMOGRAPHICS



Population

1 MILE

24,285

3 MILES

97,640

5 MILES

159,004



Daytime Population

8,732

87,055

127,179



Median Age

22.0

26.0

30.0



Average Household Income

\$38,644

\$48,781

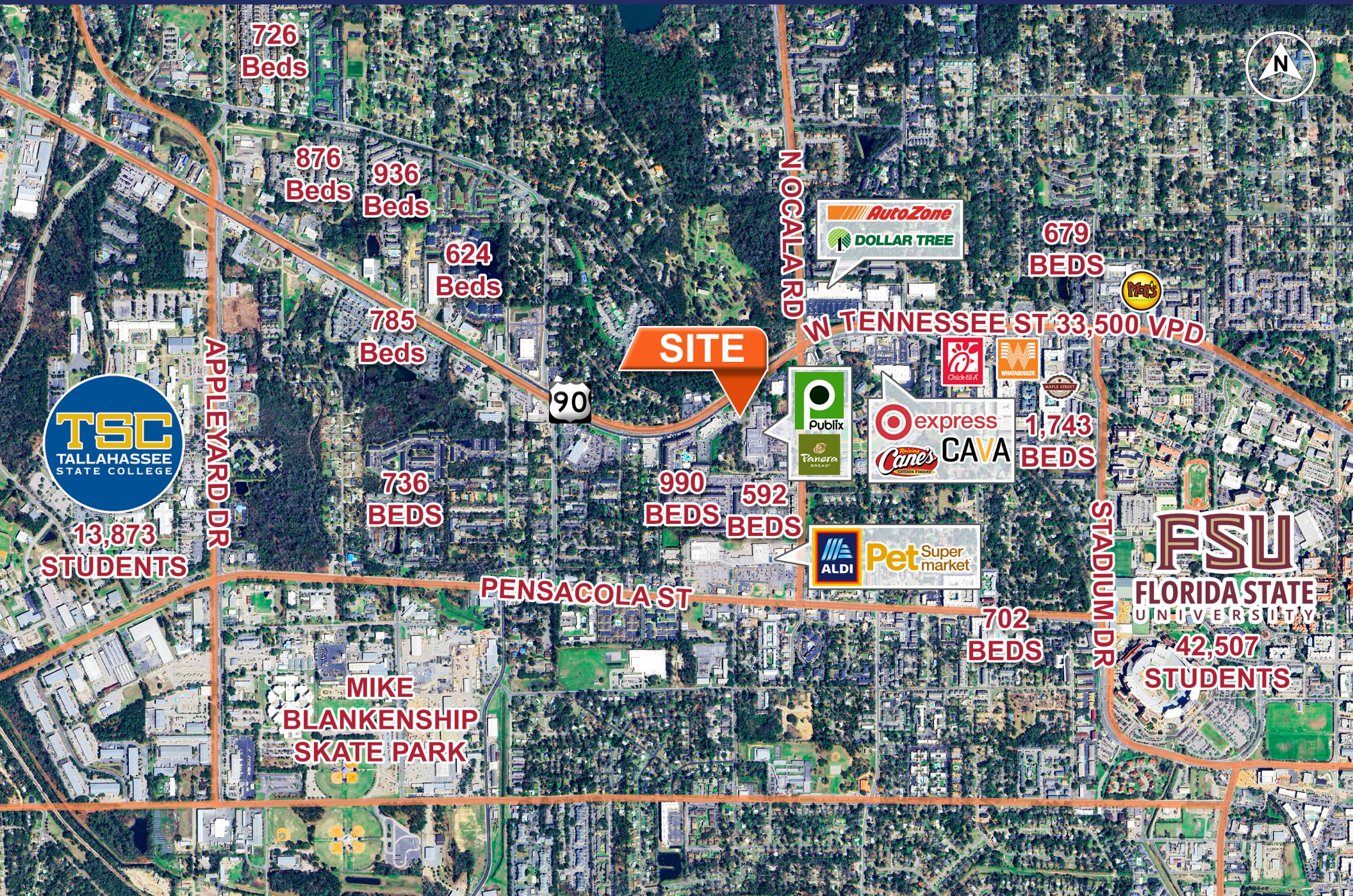
\$61,816

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Market Aerial

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Exterior Photos

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Interior Photos

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Site Plan

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Contact Us Now For More Information

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