



# 1968 W Tennessee.

*A 5,237 SF free standing multi-tenant building in the FSU corridor.*

1968 W Tennessee Street · Tallahassee, FL 32304

# Retail Opportunity in the FSU Corridor.

1968 West Tennessee Street is a 5,237 SF freestanding multi-tenant building available for lease on one of Tallahassee's most active corridors – directly in the path of daily traffic between Florida State University and downtown. The building offers an open, versatile interior plus a distinctive covered patio, ideal for restaurant, retail or service use. Established corridor co-tenancy includes Target, Starbucks, Raising Cane's, Whataburger, CAVA, Wingstop and Publix GreenWise Market – brands that have already proved this market. With more than 24,000 residents within one mile and Florida State's 45,000-student campus less than a mile away, the trade area is dense, young and active year-round.

## AT A GLANCE

Lease Rate	\$45 / SF / Yr
Lease Type	NNN
Available SF	5,237 SF
Building Size	5,237 SF
Lot Size	9,361 SF
Annual Base	\$111,111
Number of Units	1
Ideal Use	Retail · Restaurant · Office

5,237<sup>SF</sup>

MULTI-TENANT BUILDING

\$45<sup>NNN</sup>

PER SF/YR

<1<sup>MI</sup>

TO FSU CAMPUS

## IN THE PATH OF

**Florida State University** 45,000+ students, less than one mile west

Co-tenants on West Tennessee: Target · Starbucks · Raising Cane's · CAVA · Wingstop  
Publix GreenWise · Whataburger · Madison Social · Keke's Breakfast Cafe and more

## PROPERTY TYPE

Standalone Retail / Restaurant · Multi Tenant

## IDEAL USES

Restaurant · Retail · Coffee · Service · Office

## LOCATION

1968 W Tennessee Street · FSU Corridor · Tallahassee, FL 32304

# Why 1968 W Tennessee.

*Six reasons this standalone building stands apart on the FSU corridor.*

## 01 Standalone Building on West Tennessee

A freestanding 5,237 SF commercial building on West Tennessee Street (US 90), one of Tallahassee's primary east-west corridors and a major Florida State University gateway.

## 02 In the FSU College Corridor

Less than a mile from Florida State's main campus and surrounded by the brands students count on — Target, Starbucks, Raising Cane's, CAVA, Wingstop, Publix GreenWise and Whataburger.

## 03 Versatile Layout, Covered Patio

5,237 SF of versatile interior space plus a distinctive covered outdoor patio — well suited for restaurant, coffee, retail or service-oriented use.

## 04 24,000+ Within One Mile

More than 24,000 residents live within one mile, with 96,000+ in three miles. Layered with FSU's 45,000-student campus, the trade area is built-in and year-round.

## 05 Straightforward NNN Lease

Triple-net lease structure with clearly defined operating responsibilities — predictable economics for tenants planning long-term occupancy.

## 06 High-Visibility Frontage

Strong vehicle and pedestrian traffic on West Tennessee Street — the primary commuter route between downtown Tallahassee and the FSU campus.

### THE OPPORTUNITY

*A standalone retail building, NNN, in the FSU corridor — surrounded by the brands that already win this market.*



WEST TENNESSEE STREET

Tallahassee's gateway to Florida State University – high traffic, dense and young.

# Tallahassee's College Corridor.

## 01

### West Tennessee St

One of Tallahassee's primary east-west corridors, carrying heavy daily traffic between downtown Tallahassee and the western edge of the city – direct visibility from the road.

## 02

### Florida State University

The site sits less than a mile from Florida State's main campus, putting it within easy reach of 45,000+ students plus faculty and staff – a year-round, age-23-30 consumer base.

## 03

### Collegetown Co-Tenancy

Established national and regional brands – Target, Starbucks, Raising Cane's, Whataburger, CAVA, Wingstop, Publix GreenWise – have already validated this trade area.

## DEMOGRAPHICS

Dense, young, and active year-round.

**24,131** PEOPLE

POPULATION IN 1 MILE

**45,000+** STUDENTS

FLORIDA STATE UNIVERSITY

**10,716** HH

HOUSEHOLDS IN 1 MILE

	1 MILE	3 MILES	5 MILES
Total Population	24,131	96,337	157,637
Total Households	10,716	38,308	65,262
Average HH Income	\$41,981	\$57,967	\$73,145
Average Home Value	\$151,399	\$205,626	\$242,730

Source: 2023 American Community Survey (ACS) – U.S. Census

# In Excellent Company.

## NATIONAL ANCHORS

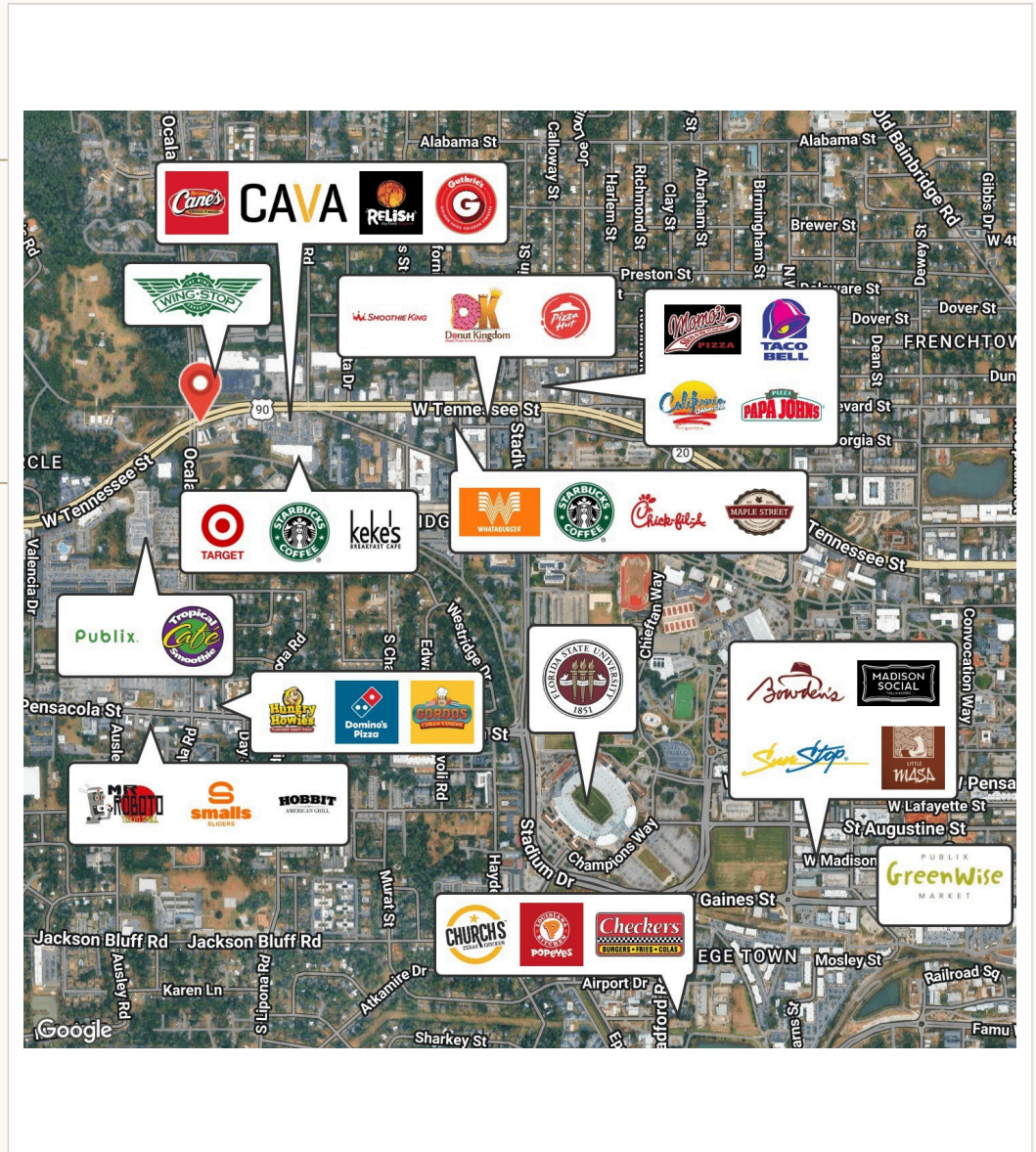
- Target
- Publix GreenWise Market
- Starbucks
- Whataburger
- Popeyes

## COLLEGETOWN FAVORITES

- Raising Cane's
- CAVA
- Wingstop
- Smoothie King
- Keke's Breakfast Cafe
- Donut Kingdom
- Checkers

## LOCAL & FAMOUS

- Madison Social
- Bowden's
- Little Masa
- Sun Stop
- Relish
- Guthrie's



RETAIL MAP – WEST TENNESSEE / FSU CORRIDOR

## PROVEN COLLEGE-CORRIDOR CO-TENANCY

The West Tennessee corridor pairs national anchors with the daily-needs and quick-service brands students choose – a built-in customer base for restaurant or retail.

# A Closer Look.

*The building, the patio, and the corridor.*



- 01 COVERED PATIO**  
A distinctive outdoor patio – ideal for restaurant or coffee use



- 02 STREET FRONTAGE**  
Direct visibility on West Tennessee Street



- 03 THE BUILDING**  
5,237 SF on a 9,361 SF lot

GET IN TOUCH

# Let's talk about 1968 W Tennessee.

5,237 SF retail building at \$45/SF/yr NNN – in the FSU corridor.  
Inquiries welcome from restaurant, retail and service-use tenants.



LISTING AGENT

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