



EXECUTIVE SUMMARY  
**1414 W. TENNESSEE**  
 TALLAHASSEE, FL 32304



### OFFERING SUMMARY

<b>Available SF:</b>	1,725 sf
<b>Lease Rate:</b>	\$30 SF/yr (NNN)
<b>Lot Size:</b>	0.37 Acres
<b>Building Size:</b>	1,725 sf
<b>Zoning:</b>	PUD
<b>APN:</b>	21-26-20-610-0000

### PROPERTY OVERVIEW

1,725 SF restaurant, with a hood and grease trap in-place. Shared parking with approximately 100 spaces. Other tenants include Firehouse Subs, Moe's Southwest Grill, Momo's Pizza and Panda Express.

### LOCATION OVERVIEW

Located across from Florida State University. Featuring both signage visibility and convenient access from W Tennessee St.

**Lewis Buford**  
 850.591.6363  
 lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363







RETAILER MAP  
**1414 W. TENNESSEE**  
 TALLAHASSEE, FL 32304



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**Lewis Buford**  
 850.591.6363  
 lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363

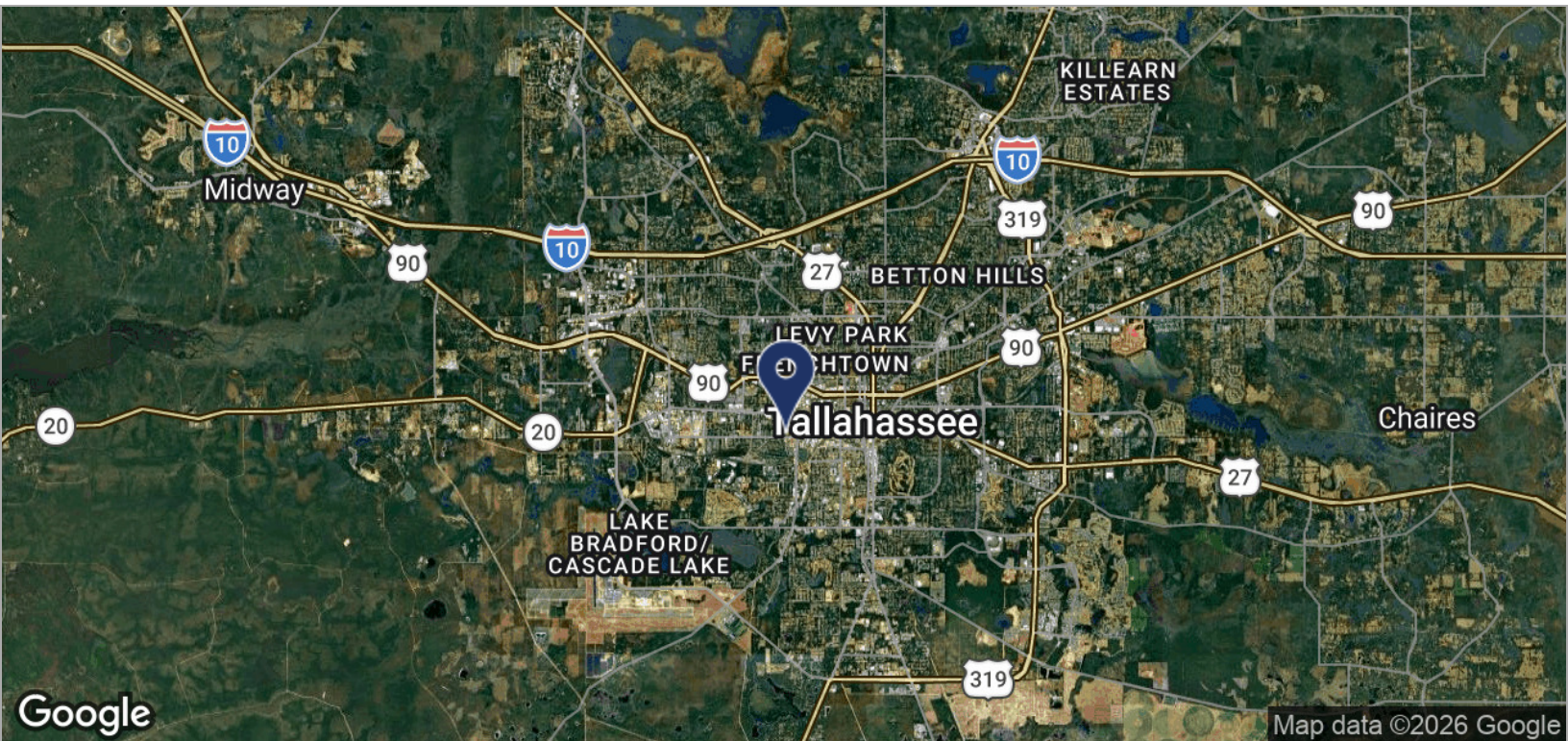
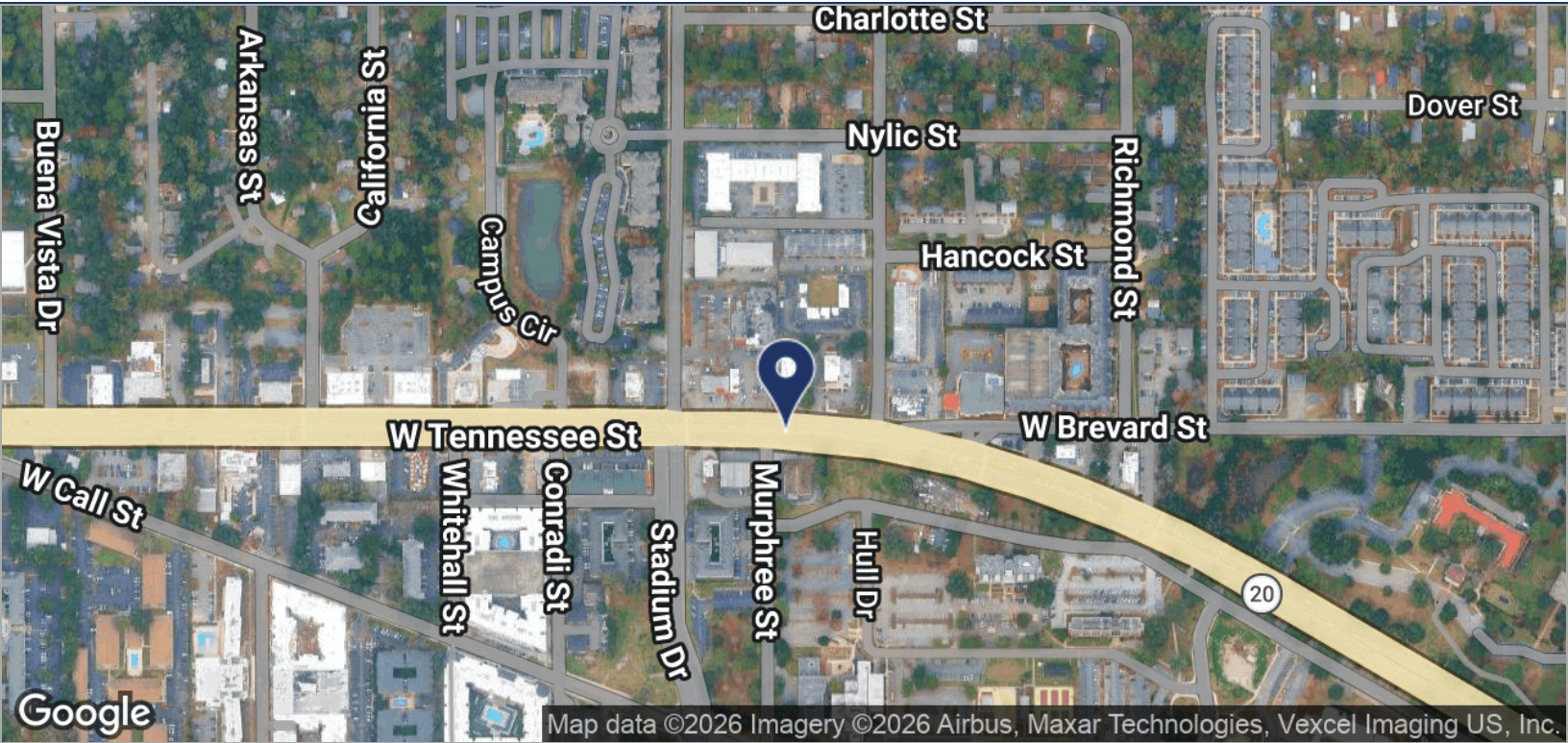




LOCATION MAPS

# 1414 W. TENNESSEE

TALLAHASSEE, FL 32304



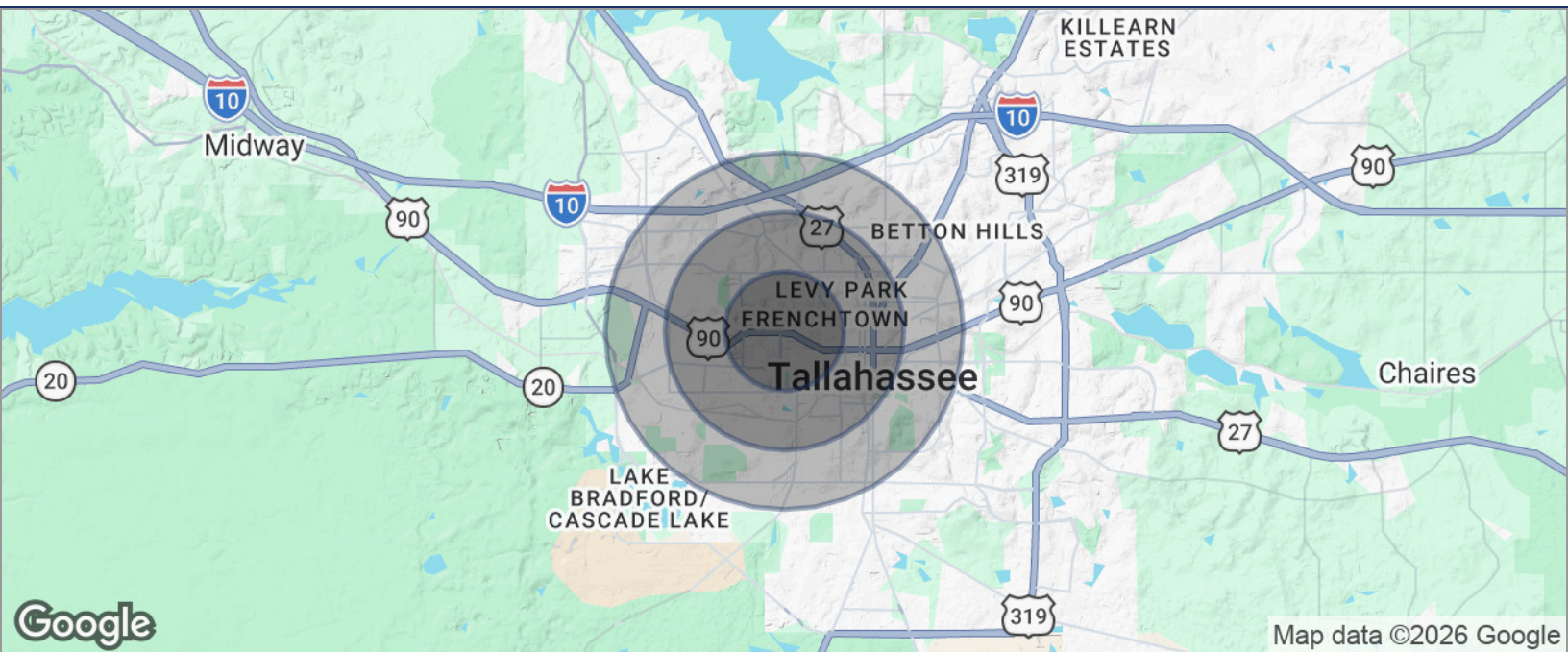
**Lewis Buford**  
 850.591.6363  
 lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363





DEMOGRAPHICS MAP  
**1414 W. TENNESSEE**  
 TALLAHASSEE, FL 32304



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	25,144	66,413	101,441
MEDIAN AGE	22.8	23.9	25.4
MEDIAN AGE (MALE)	23.6	24.3	25.4
MEDIAN AGE (FEMALE)	21.7	23.4	25.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	7,811	24,866	39,544
# OF PERSONS PER HH	3.2	2.7	2.6
AVERAGE HH INCOME	\$22,558	\$28,676	\$35,348
AVERAGE HOUSE VALUE	\$145,854	\$171,671	\$183,020

\* Demographic data derived from 2020 ACS - US Census

**Lewis Buford**  
 850.591.6363  
 lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363

