



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



1416 W Tennessee
Tallahassee, FL 32304

LEWIS BUFORD
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

1416 W TENNESSEE

TALLAHASSEE, FL 32304

**OFFERING SUMMARY****Available SF:** 2,800 SF**Lease Rate:** \$14.00 SF/yr (MG)**Building Size:** 9,700 SF**PROPERTY OVERVIEW**

2,800 to 9,700 s.f. available for Lease, Sundial Tanning and possibly others.

Ideal for tanning salon, nail salon or general retail uses
Surrounding users; Momos Pizza, Moes SW Grill, Firehouse Subs

LOCATION OVERVIEW

Located across from FSU, fronting on Tennessee & Basin Street

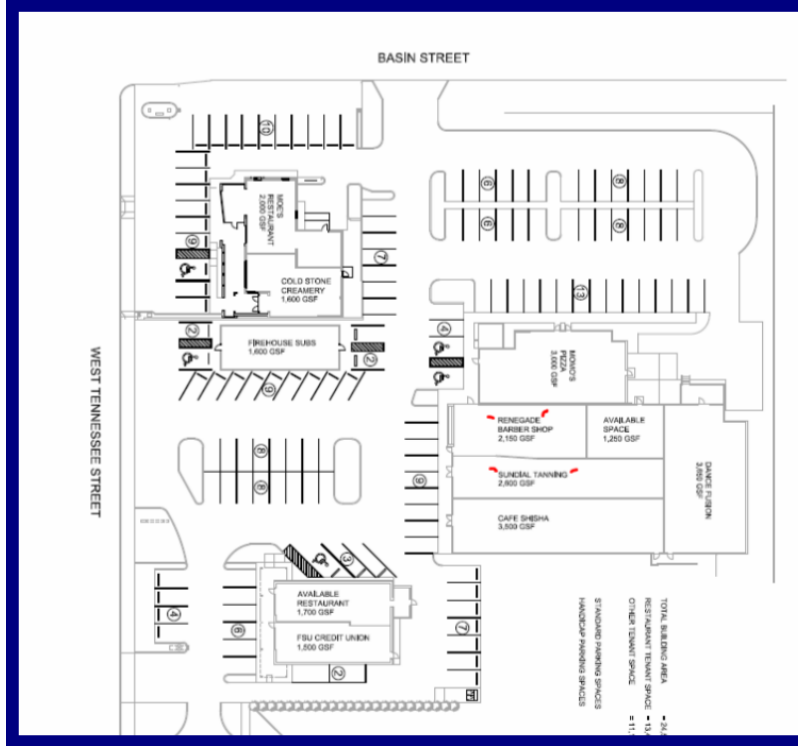
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ADDITIONAL PHOTOS
1416 W TENNESSEE
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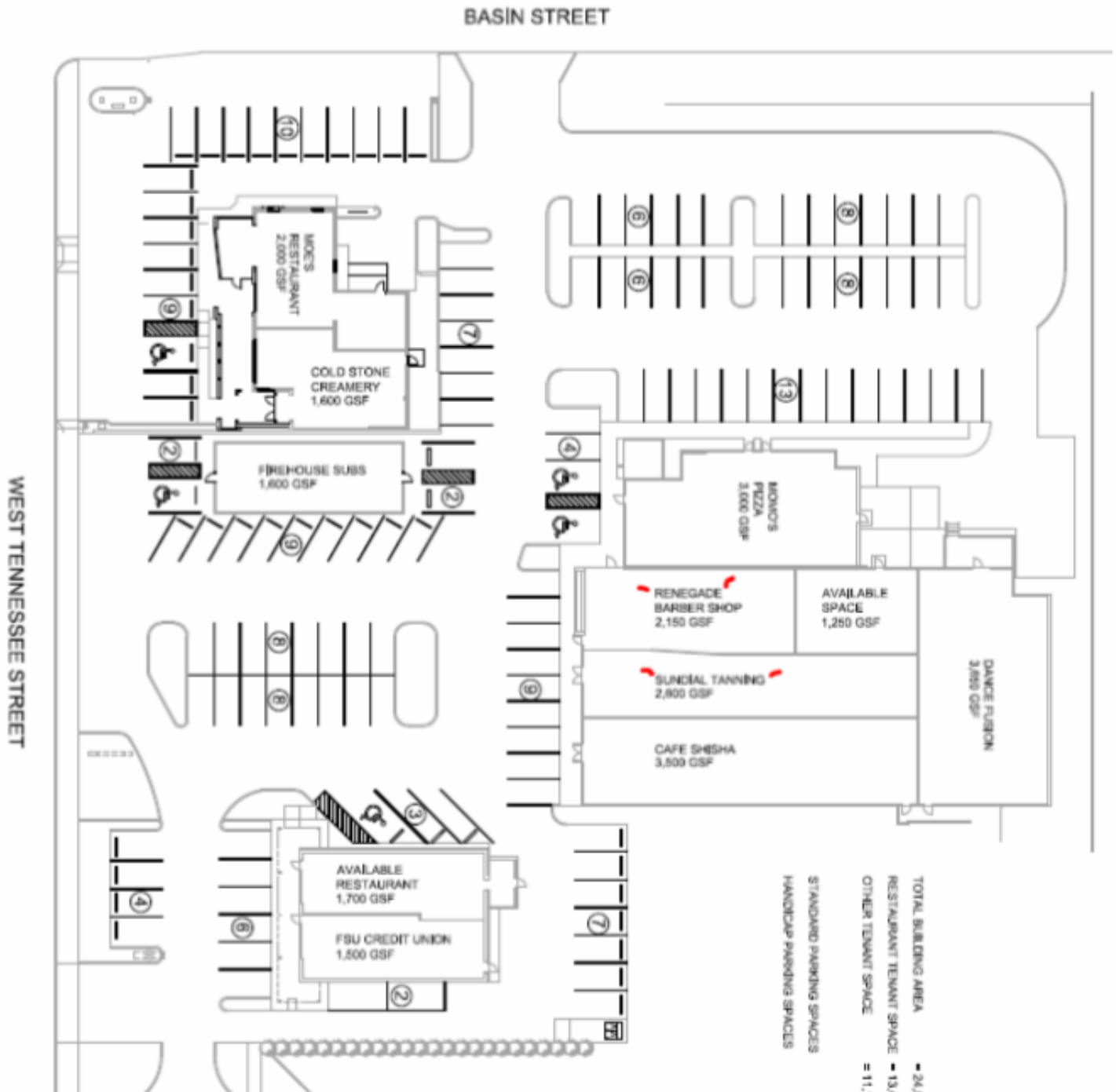
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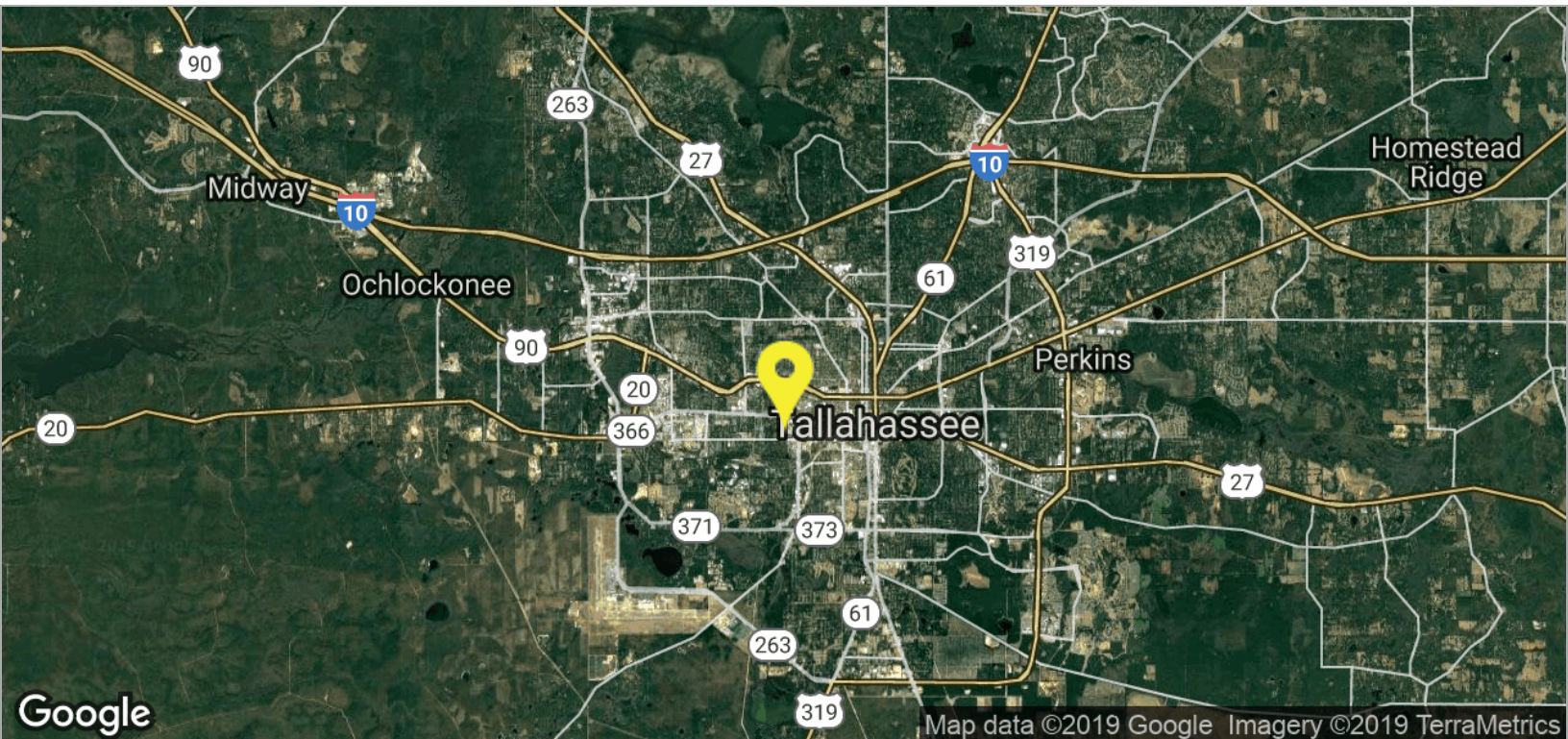
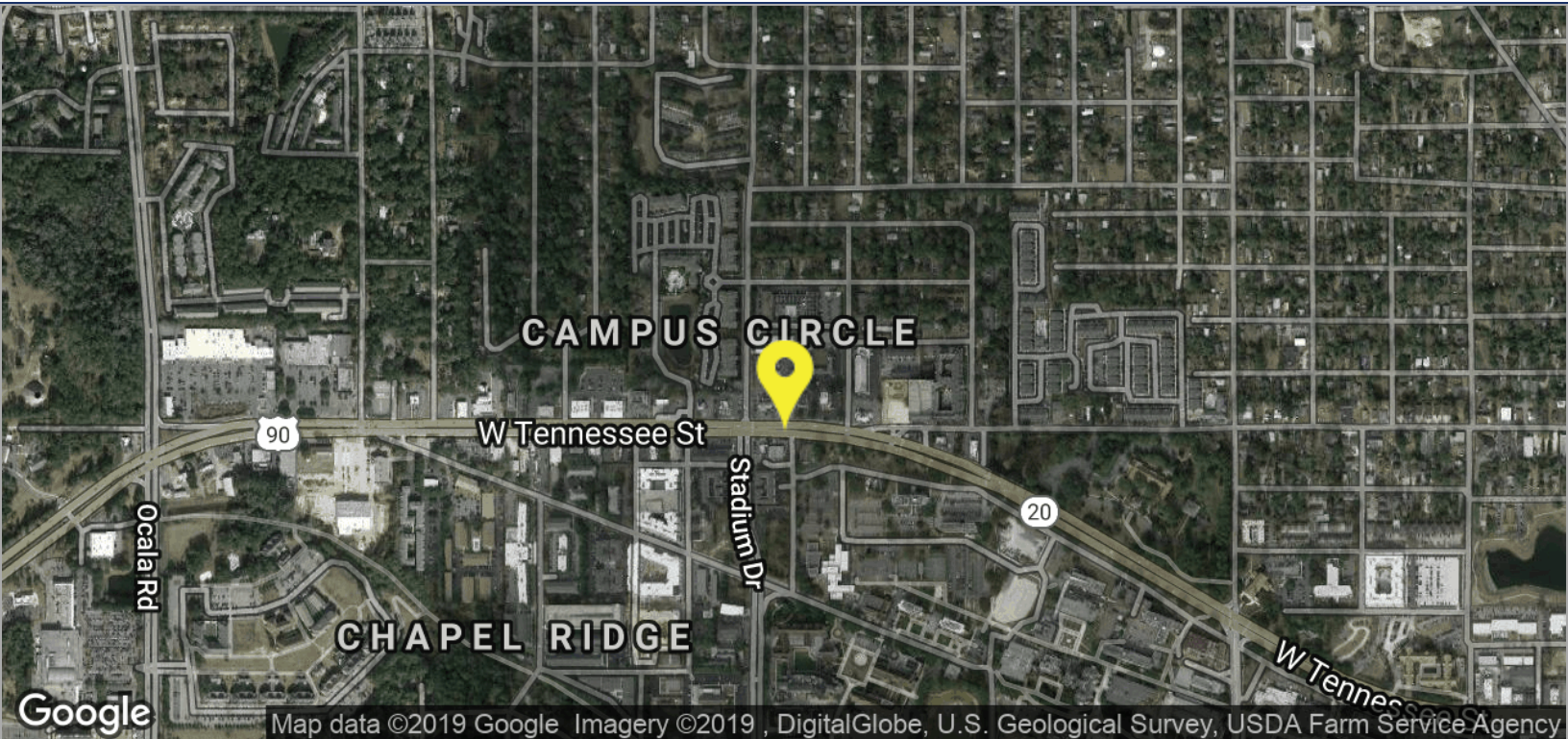




LOCATION MAPS

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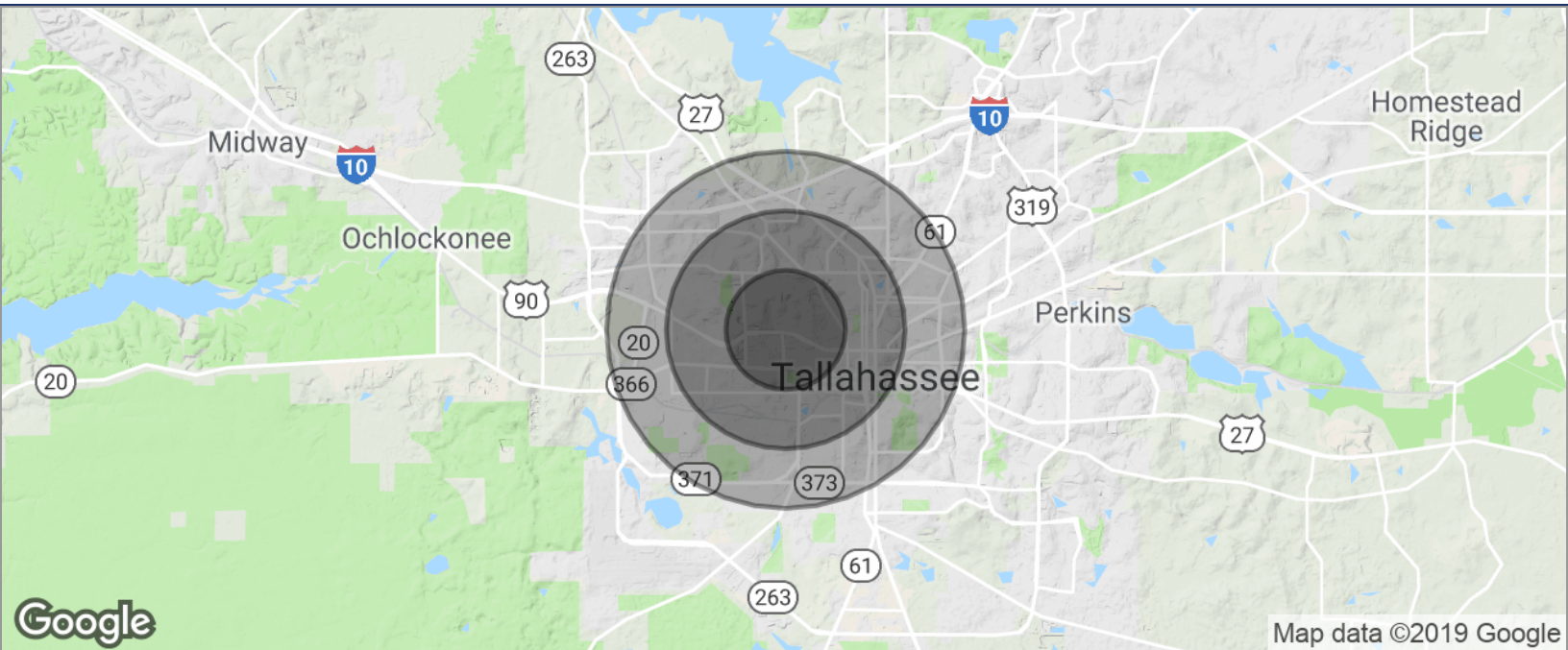




DEMOGRAPHICS MAP

1416 W TENNESSEE

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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	25,091	66,446	101,580
MEDIAN AGE	22.8	24.0	25.5
MEDIAN AGE (MALE)	23.5	24.4	25.5
MEDIAN AGE (FEMALE)	21.7	23.4	25.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,843	24,979	39,573
# OF PERSONS PER HH	3.2	2.7	2.6
AVERAGE HH INCOME	\$22,774	\$28,682	\$35,402
AVERAGE HOUSE VALUE	\$169,278	\$170,327	\$183,648

* Demographic data derived from 2010 US Census

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