

FOR LEASE – The Hall Parcel 3

809 St Michael St Tallahassee, FL 32310

NAITALCOR



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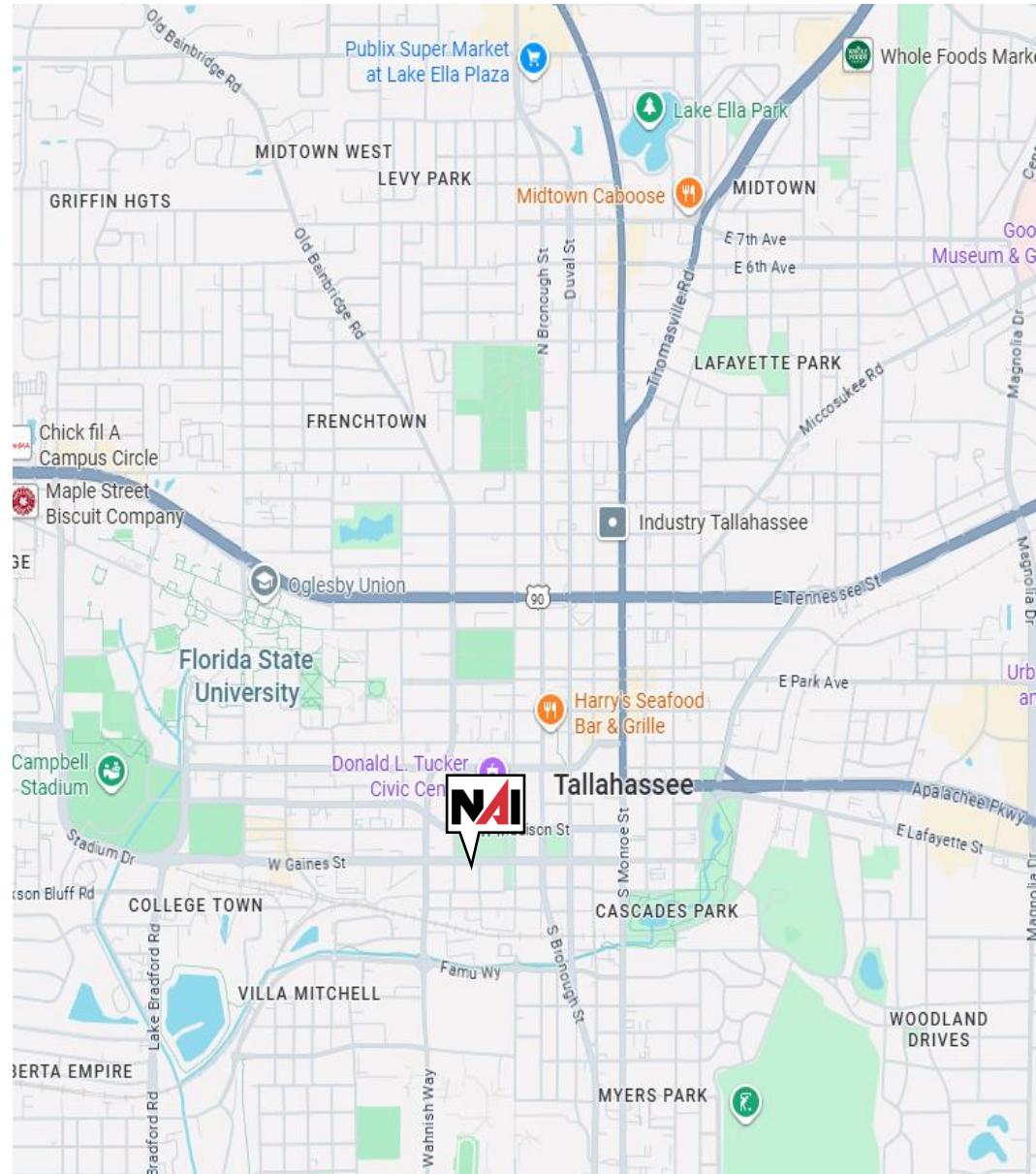
Debbie Ashlin
+1 (850) 544 5677
ashlin@talcor.com

Retail Space For Lease

The Hall Parcel 3: 809 St Michael St

NAITALCOR

- 3,098 SF available for lease
- 674 student beds on-site across parcels 2 & 3
- Directly across the street from FSU's new 218,000 SF Legacy Hall College of Business, serving nearly 8,000 business students and 100+ faculty with thousands of daily.
- Steps to FSU, FAMU, Downtown, student housing & the Capitol. University District serving approximately 65,000 students.
- Grease trap and venting available in every space. Ideal for fast casual restaurant, coffee, dessert, and service retail concepts.
- Target Delivery Spring 2026



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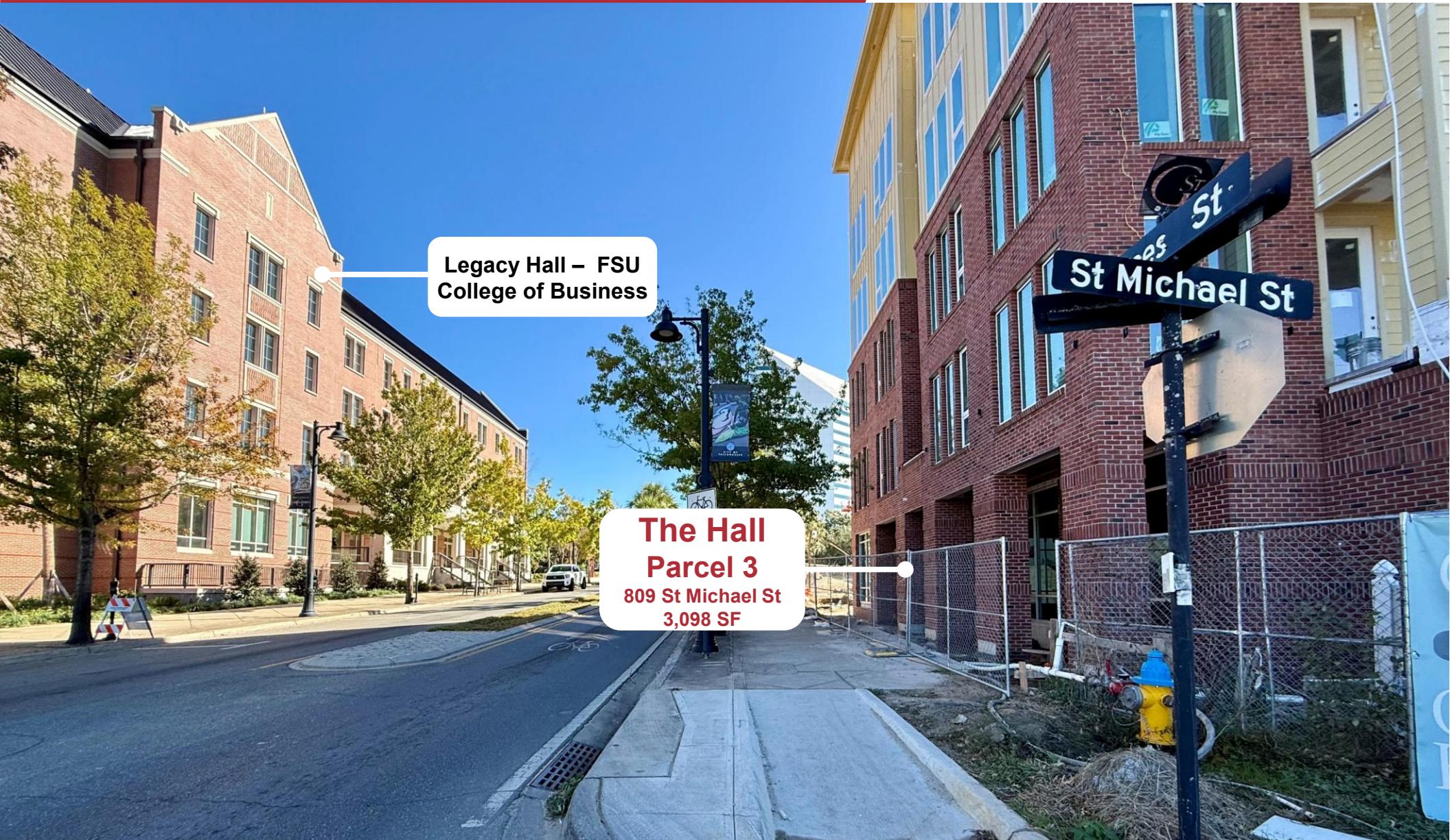
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FOR LEASE – THE HALL

Parcel 2: 825 Railroad Ave Tallahassee, FL 32310

Parcel 3: 809 St Michael St Tallahassee, FL 32310

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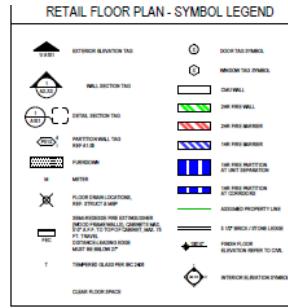
 MITALCOR

West Gaines Street

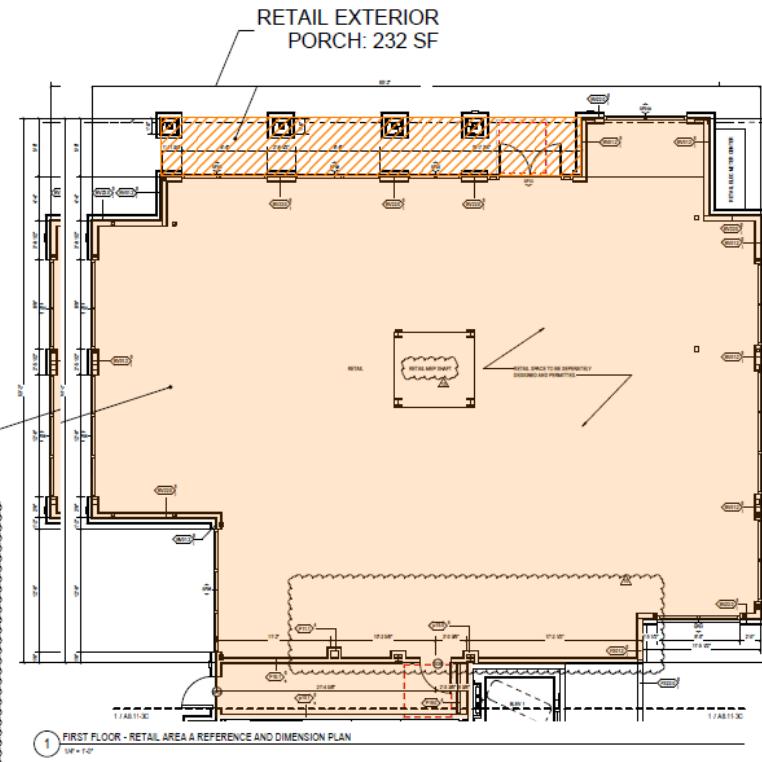
St. Michael Street

This is a detailed architectural floor plan of a building. The plan shows multiple rooms, hallways, and structural elements. A central feature is a large, dark grey rectangular area representing a structural column or core. To the upper left, there is a room with an orange floor finish, which is likely a specific type of room such as a lobby or a room with unique requirements. The plan includes various lines representing walls, doors, and windows. Numerous small, diamond-shaped callouts are scattered throughout the plan, each containing a small number (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 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RETAIL: 3,098 SF
(INCLUDES 201 SF
FOR BOH SERVICE
CORRIDOR)



RETAIL NOTES



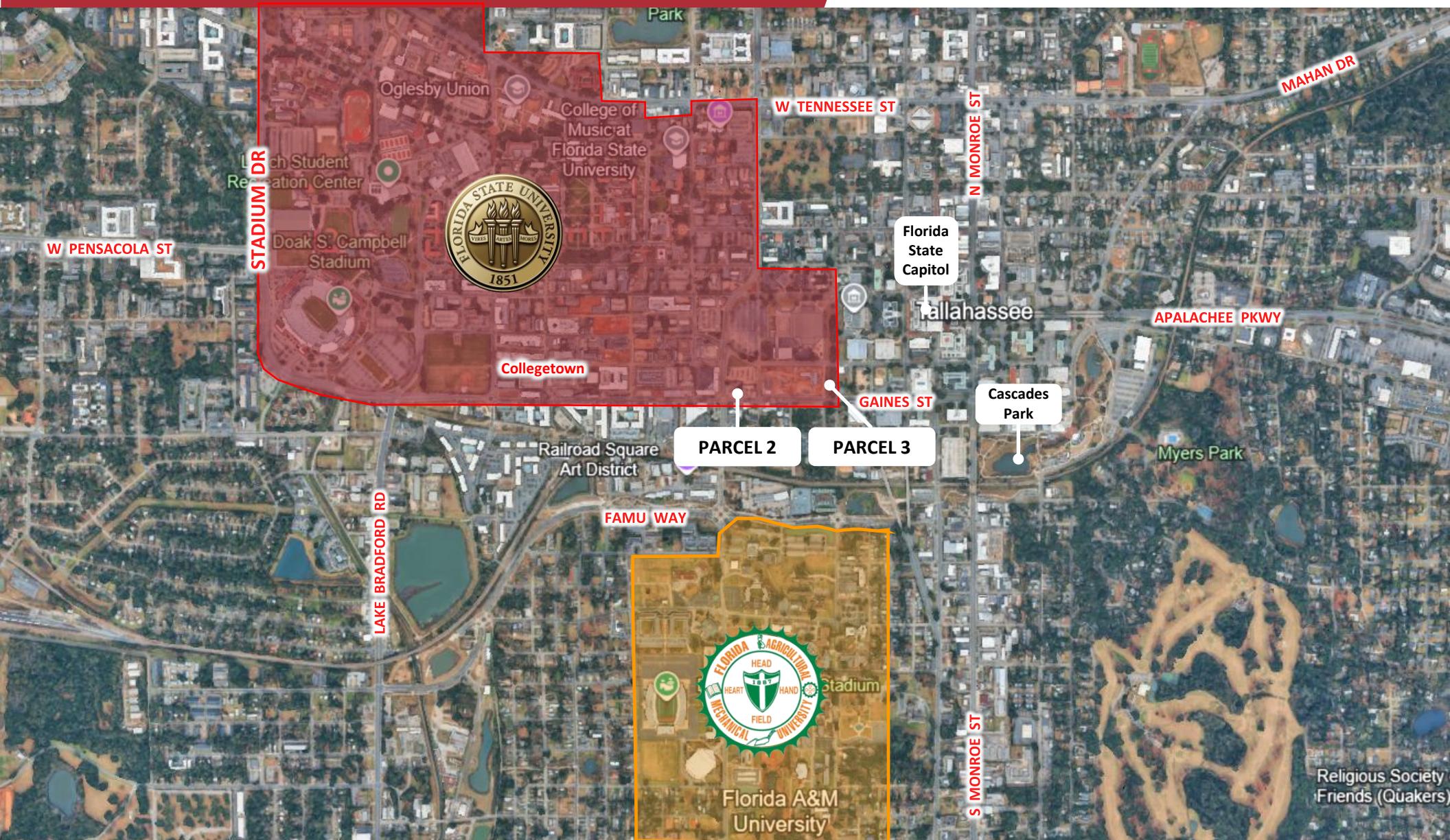
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Religious Society
Friends (Quakers)

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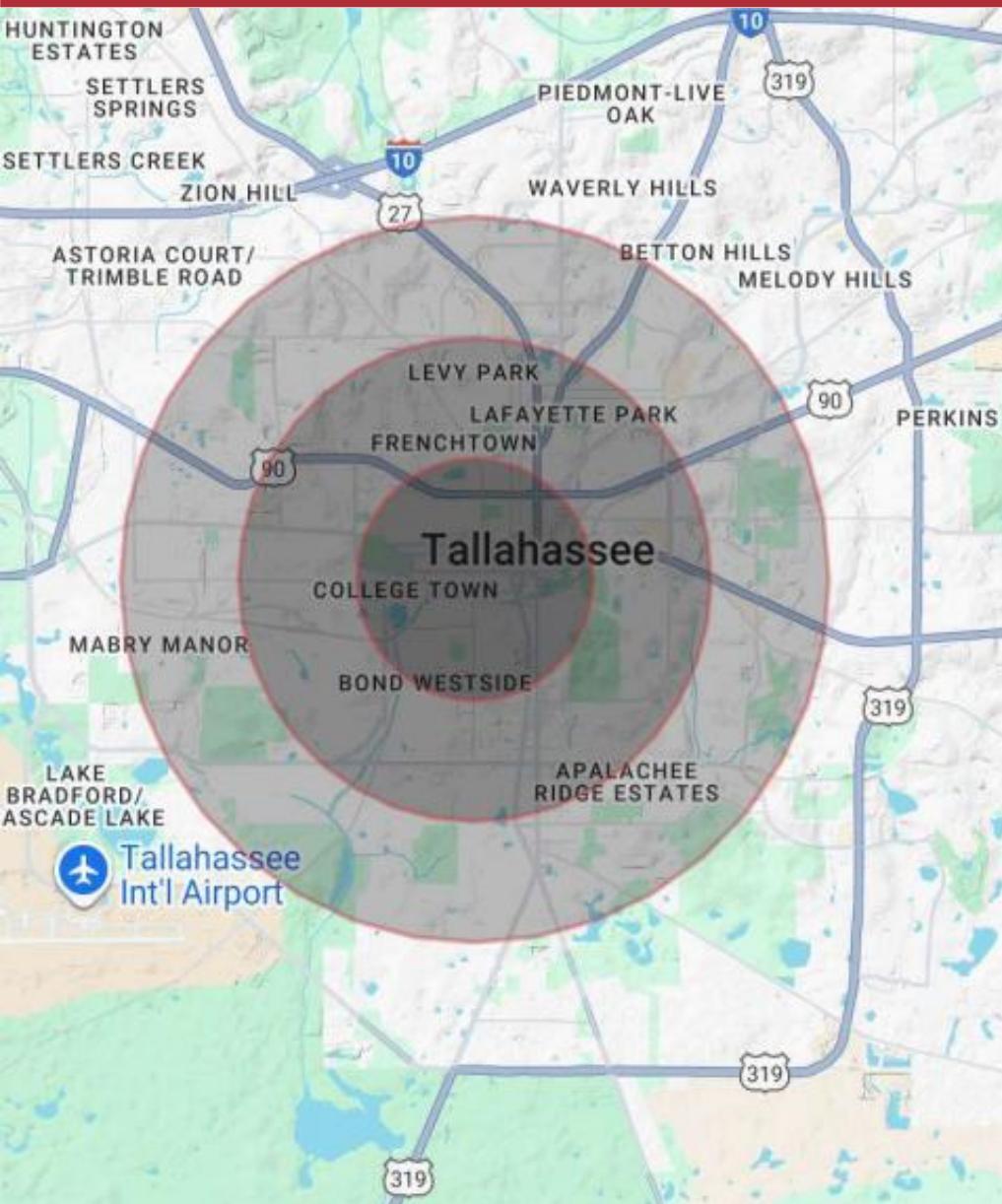
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NAITALCOR



Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32

Households & income	1 miles	2 miles	3 miles
Total households	6,334	22,901	43,537
# of persons per HH	3.5	2.6	2.4
Average HH income	\$59,101	\$55,077	\$59,771
Average house value	\$306,665	\$250,345	\$239,751

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