

FOR LEASE – The Hall Parcel 3

809 St Michael St Tallahassee, FL 32310

NAITALCOR



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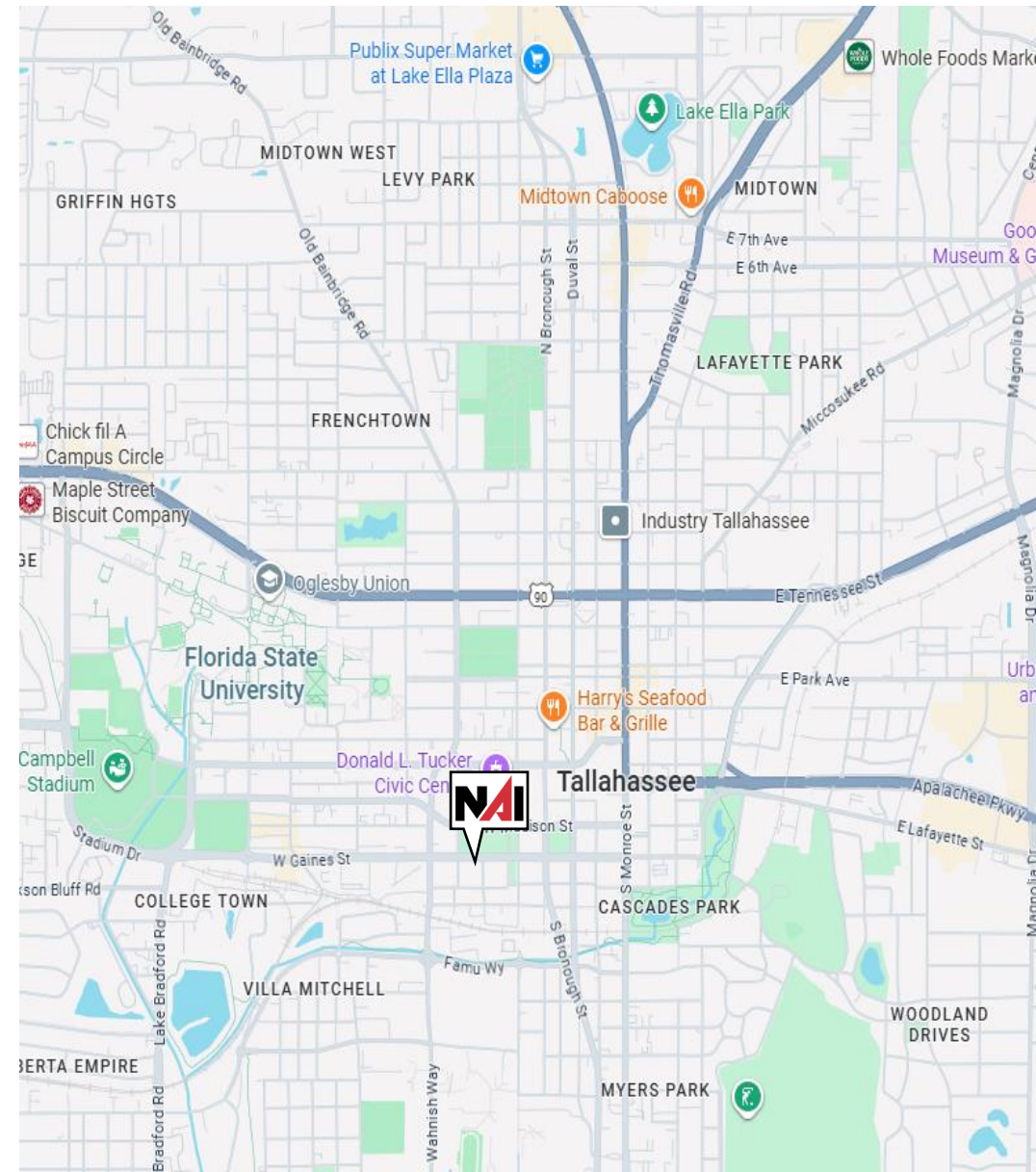
Debbie Ashlin
+1 (850) 544 5677
ashlin@talcor.com

Retail Space For Lease

The Hall Parcel 3: 809 St Michael St



- 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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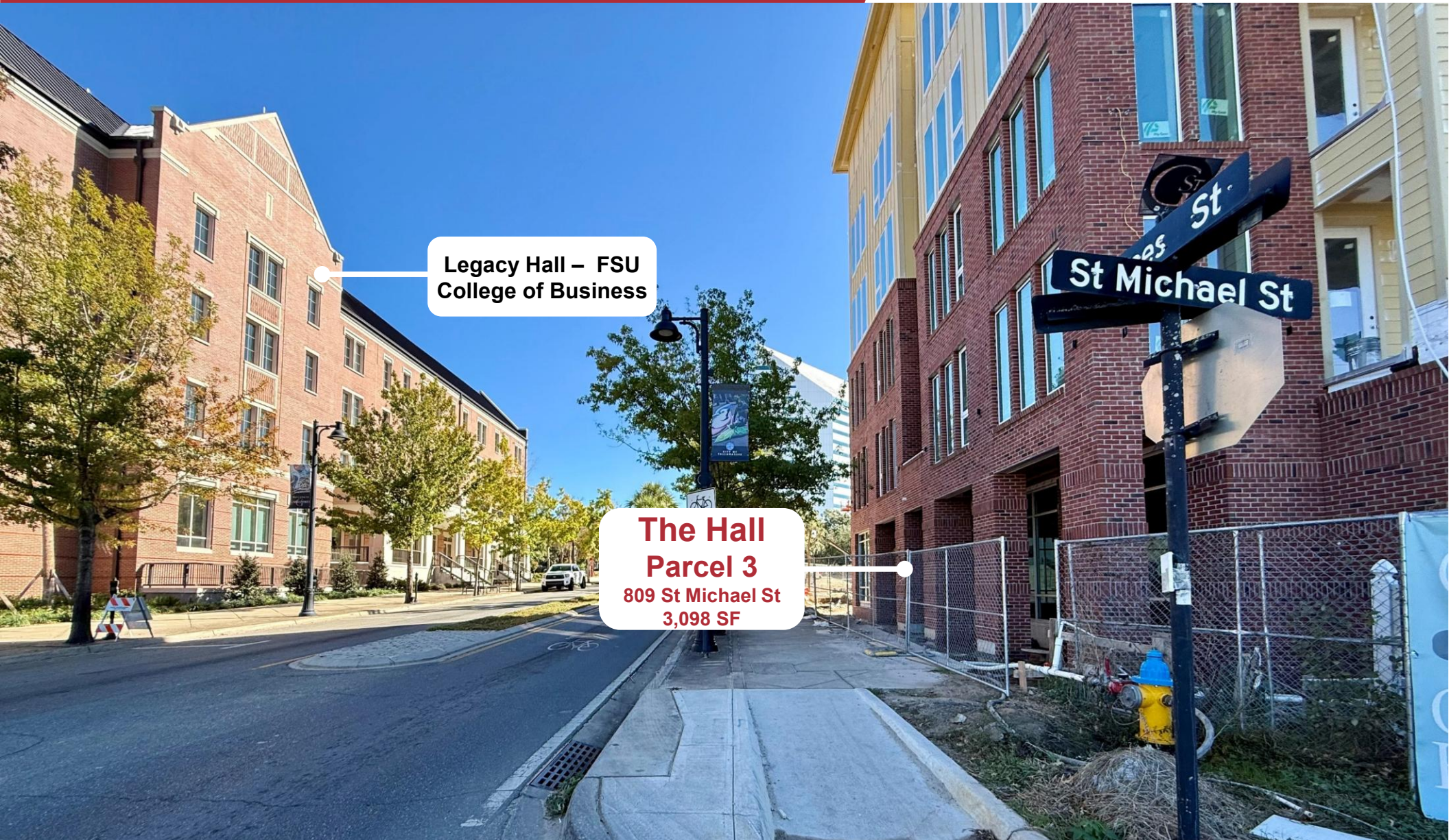
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Legacy Hall – FSU
College of Business

The Hall Parcel 3

809 St Michael St
3,098 SF

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The Hall Parcel 3

809 St Michael St
3,098 SF

GAINES ST

ST. MICHAEL ST

Legacy Hall – FSU
College of Business

aerial
Innovations

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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

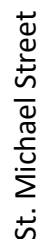
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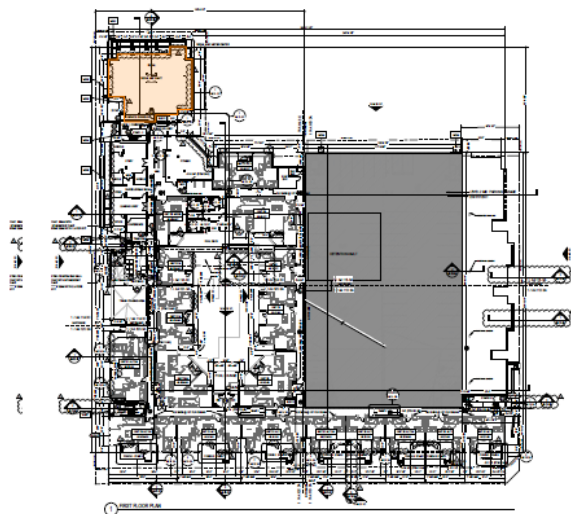
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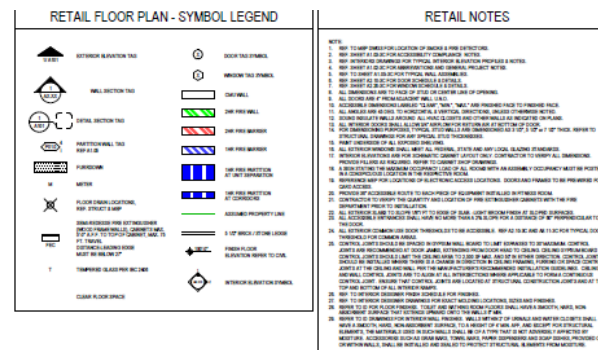
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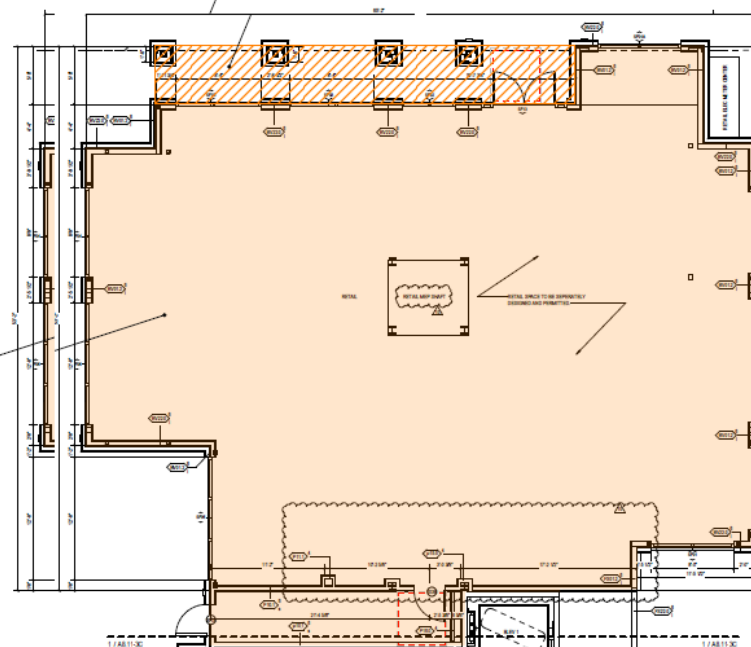
West Gaines Street



RETAIL: 3,098 SF
(INCLUDES 201 SF
FOR BOH SERVICE
CORRIDOR)



RETAIL EXTERIOR
PORCH: 232 SF

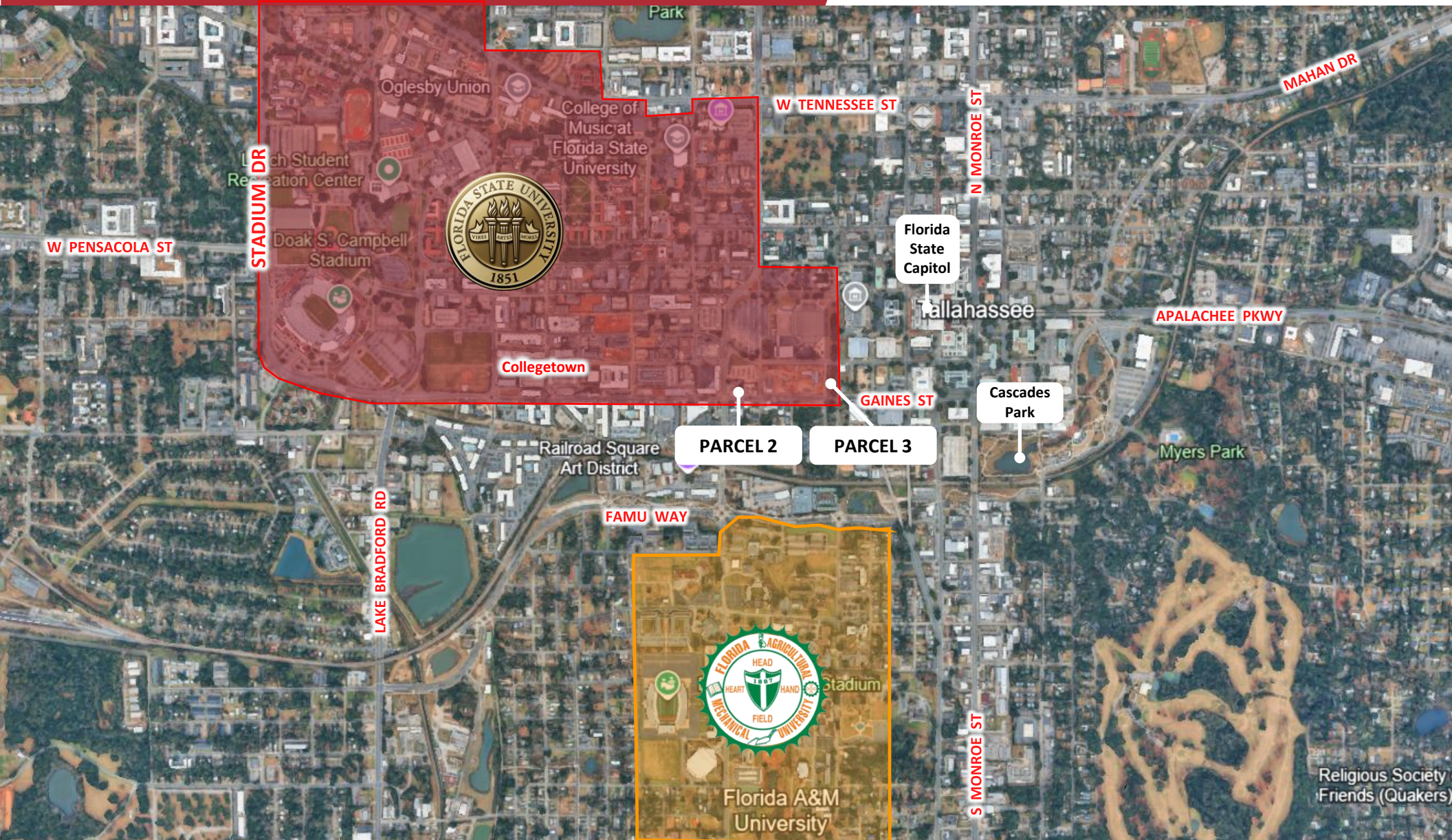


1 FIRST FLOOR - RETAIL AREA A REFERENCE AND DIMENSION PLAN
1/8" = 1'-0"

FOR LEASE

825 Railroad Ave Tallahassee, FL 32310
809 St Michael St Tallahassee, FL 32310

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FOR LEASE – The Hall Parcel 2

825 Railroad Ave. Tallahassee, FL 32310

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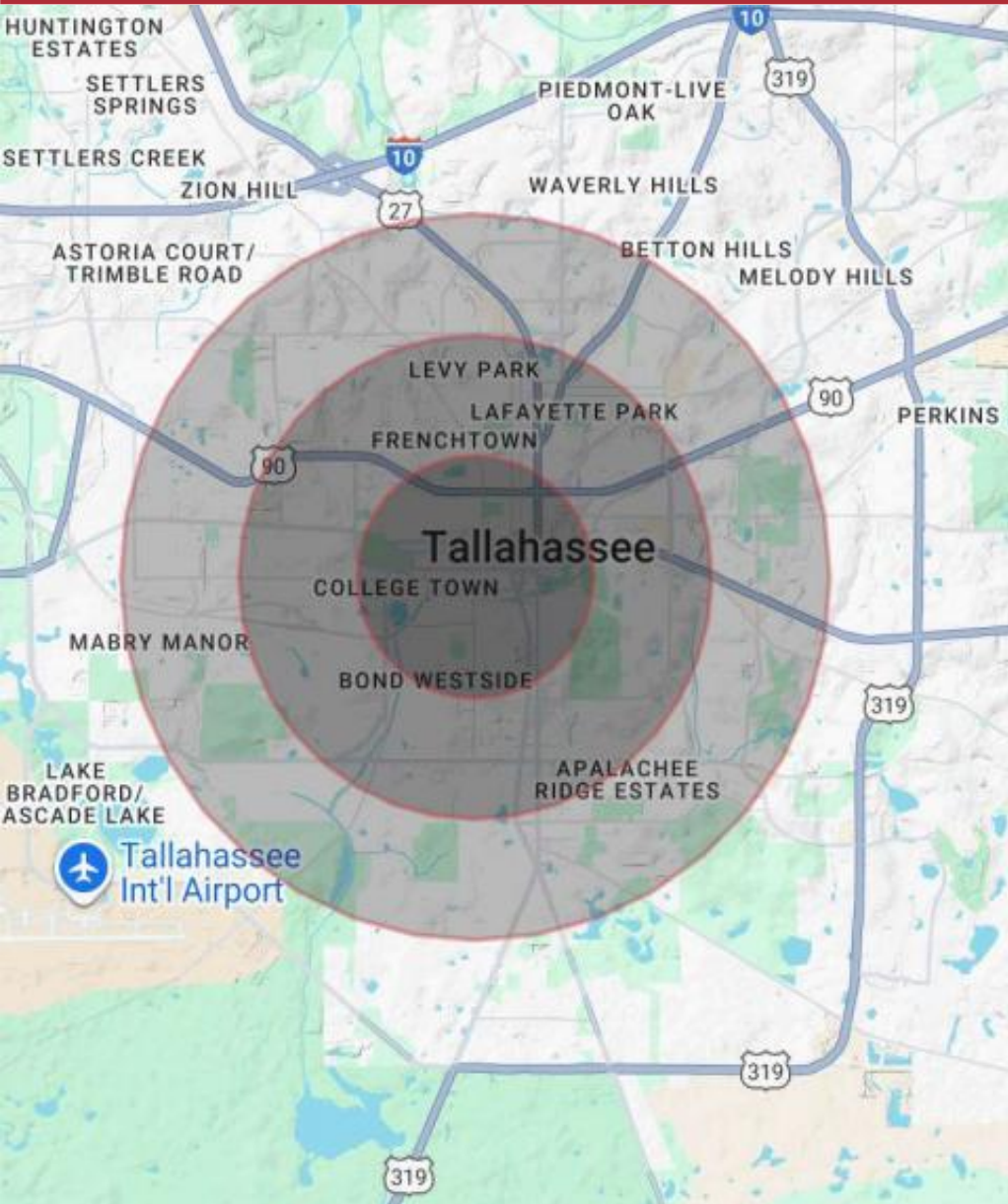
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FOR LEASE

825 Railroad Ave Tallahassee, FL 32310

809 St Michael St Tallahassee, FL 32310



| 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 |