

Westend Square

2020 W PENSACOLA STREET | TALLAHASSEE, FLORIDA

Retail and Restaurant For Lease

800 SF up to 12,000 SF in-line space



CBRE

Westend Square uniquely blends style and necessity, with a tenant mix balanced for the area's diverse base of students and professionals


Perched in the **heart of the Westend District**, the Square is a **popular destination** for a cup of joe, a rejuvenating workout, or a spirited night shopping on the town. **Excellent visibility and accessibility** from W Pensacola Street (**32,000 AADT**) and Ocala Road (**22,000 AADT**).



 **Asking Rate**
\$23 - 27/SF NNN

 **Terms**
Negotiable

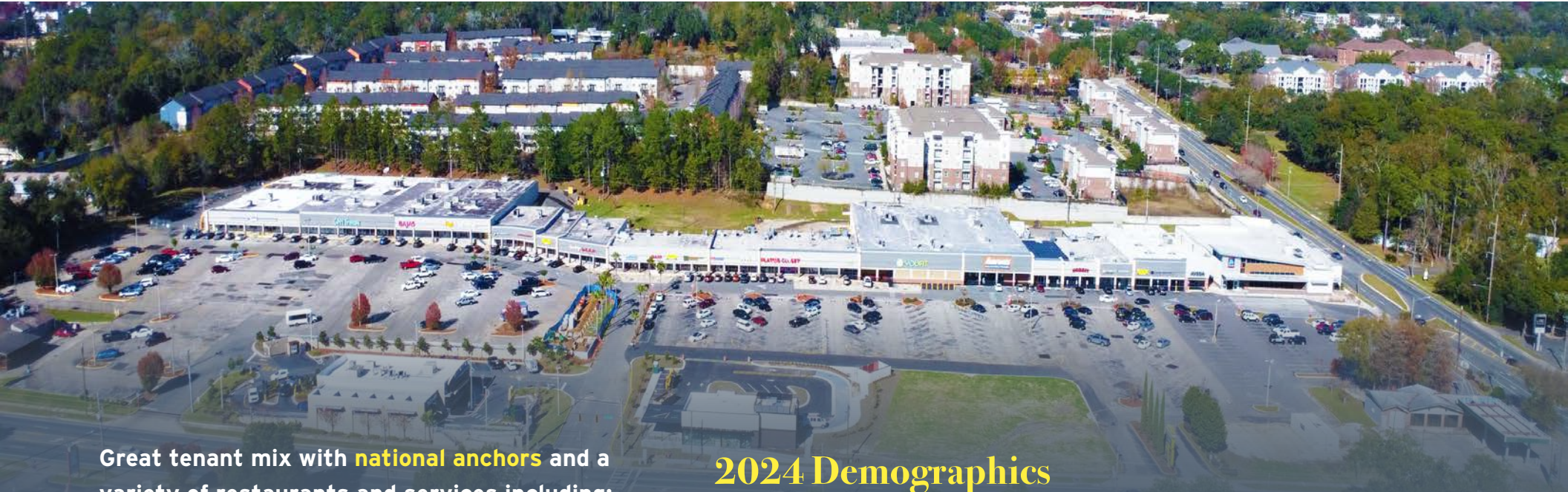
 **For Lease**
In-line, anchor, and shop space available

 **Location**
Northwest corner of W Pensacola Street and Ocala Road

 **Accessible**
Easy Ingress/Egress and ample parking

 **Tesla**
Supercharging Stations

"In Good Company"



Great tenant mix with **national anchors** and a variety of restaurants and services including:

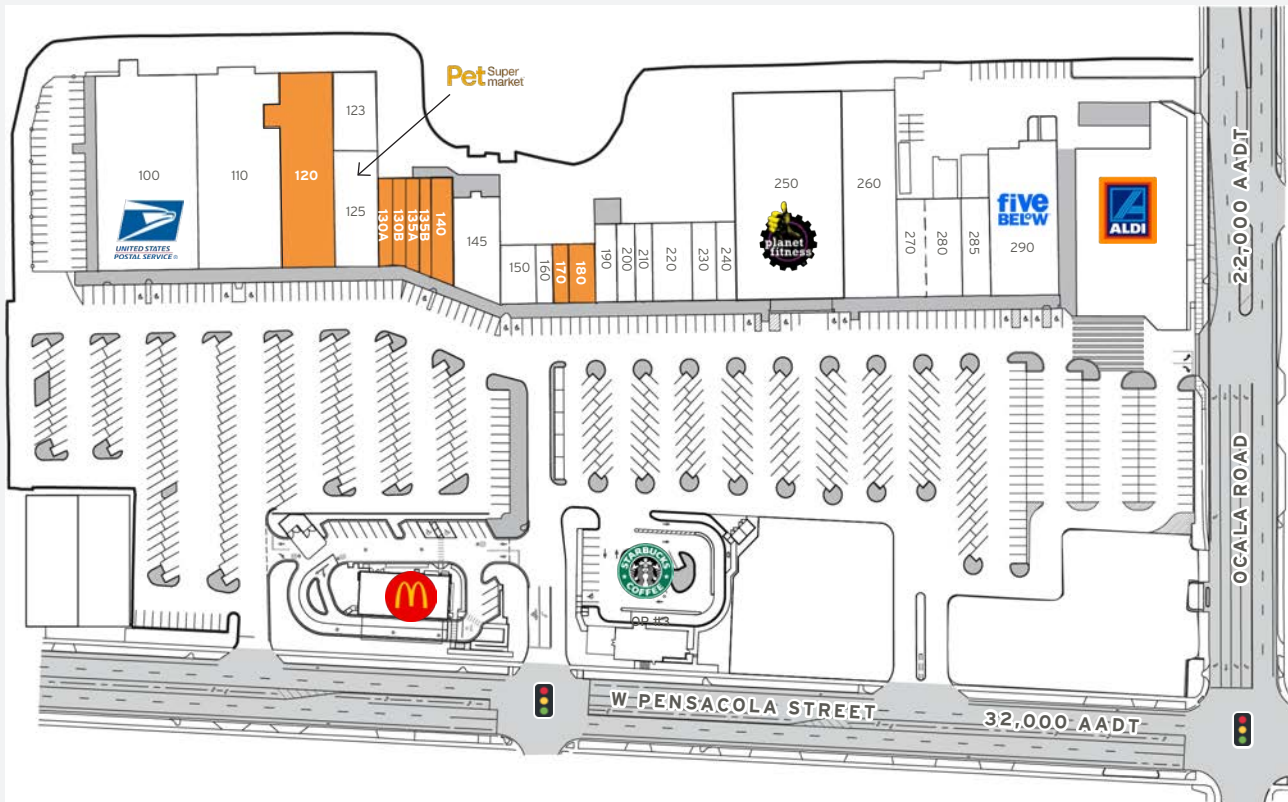
2024 Demographics



	Population	Daytime Population	Businesses	Housing Units	Employees	Median Age
1 Mile	21,773	29,321	570	10,495	9,168	23
3 Miles	95,893	131,805	5,197	44,574	91,136	24
5 Miles	157,604	194,163	8,183	74,699	127,680	27

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Site Plan



SUITE	TENANT	SF
100	US Post Office	23,550
110	Citi Trends	14,920
120	AVAILABLE	11,920
123	available	3,120
125	Pet Supermarket	8,000
130A	AVAILABLE	812
130B	AVAILABLE	1,154
135A	AVAILABLE	1,420
135B	AVAILABLE	1,626
140	AVAILABLE	2,400
145	City Gear	5,218
150	Royal Thai & Sushi	2,540
160	Toppers Salon	908
170	AVAILABLE	908
180	AVAILABLE	1,800
190	Pro Nails	1,200
200	Little Caesar's	1,200
210	The UPS Store	1,617
220/225	Plato's Closet	4,014
230	Charley's Cheesesteaks	2,400
240	Bubbly Tea Bar	1,600
250	Planet Fitness	22,681
260	Aaron's	15,900
270/280	Hobbit Hoagies	6,547
285	Student Housing Partners	3,700
290	Five Below	12,093

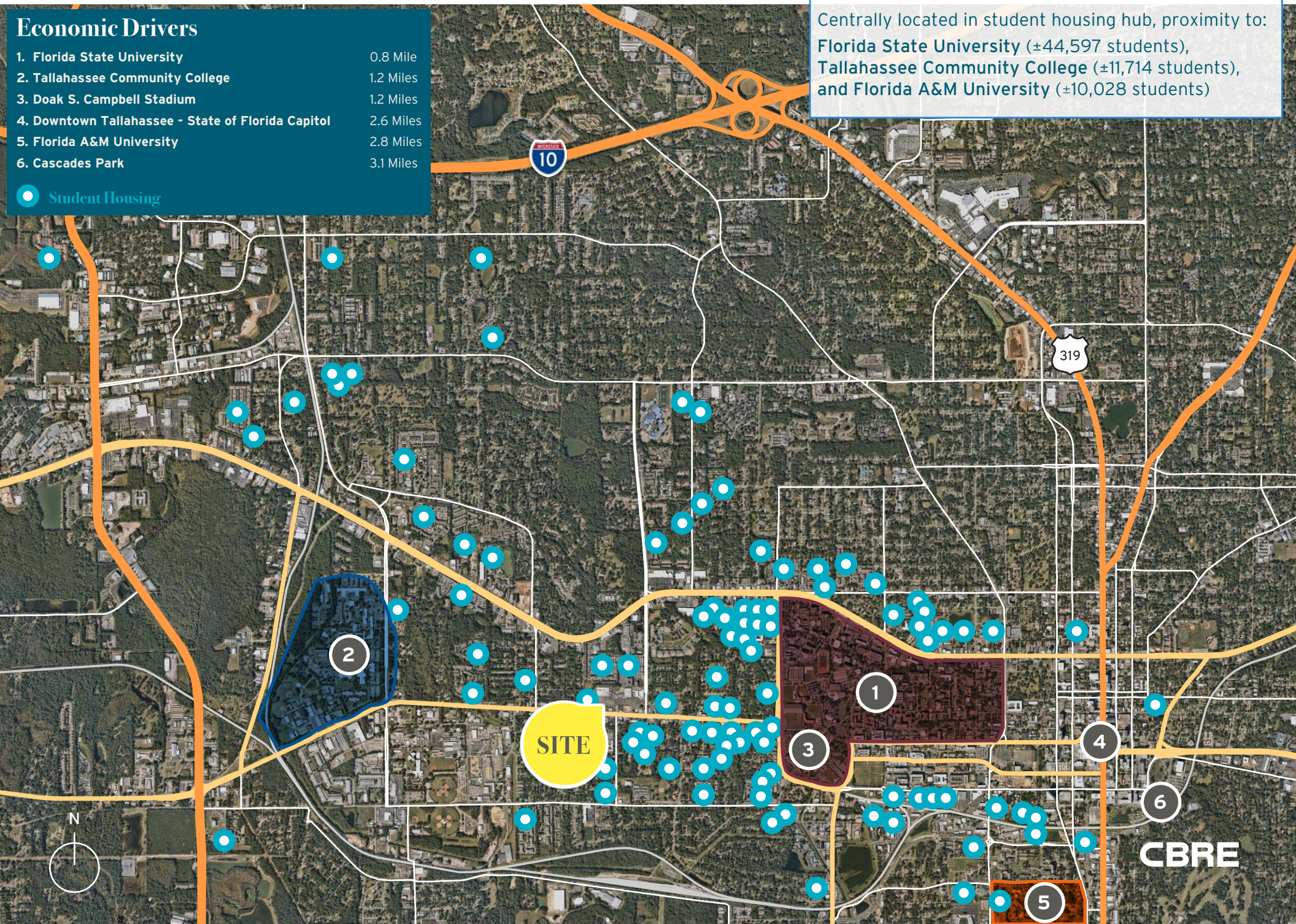
*Outparcels have different ownership groups and are not part of the main shopping center

Centrally located in student housing hub, proximity to:
Florida State University ($\pm 44,597$ students),
Tallahassee Community College ($\pm 11,714$ students),
and **Florida A&M University** ($\pm 10,028$ students)

Economic Drivers

- 1. Florida State University 0.8 Mile
- 2. Tallahassee Community College 1.2 Miles
- 3. Doak S. Campbell Stadium 1.2 Miles
- 4. Downtown Tallahassee - State of Florida Capitol 2.6 Miles
- 5. Florida A&M University 2.8 Miles
- 6. Cascades Park 3.1 Miles

 Student Housing





Call us to Discuss Leasing Opportunities:

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