



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



University Area Commercial Building

2420 W Pensacola St
Tallahassee, FL 32304

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EXECUTIVE SUMMARY

UNIVERSITY AREA COMMERCIAL BUILDING

2420 W PENSACOLA ST, TALLAHASSEE, FL 32304



OFFERING SUMMARY

Available SF:	1,600 SF
Lease Rate:	\$2,500.00 per month (MG)
Lot Size:	0.3 Acres
Year Built:	1989
Building Size:	1,600 SF
Zoning:	UT (University Transition)
APN:	21-34-20-620-0000

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This 1,600sf storefront commercial building is surrounded by student housing and is within walking distance of Tallahassee State College (formerly Tallahassee Community College). The property is only a short drive from Florida State University and Doak Campbell Stadium.

Tons of retail in the area including restaurants, shops, grocery stores, gas stations, student activities, and much more. The property has frontage on W Pensacola St. There are paved parking spaces directly in front of the building and extra space on the side and in the back. This property has great visibility and traffic counts are 27,000 AADT. There is a median turn lane giving access to the building's driveway and parking lot.

LOCATION OVERVIEW

Located on the West side of Tallahassee on W Pensacola Street.

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MEDIAN TURN LANE

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RETAILER MAP

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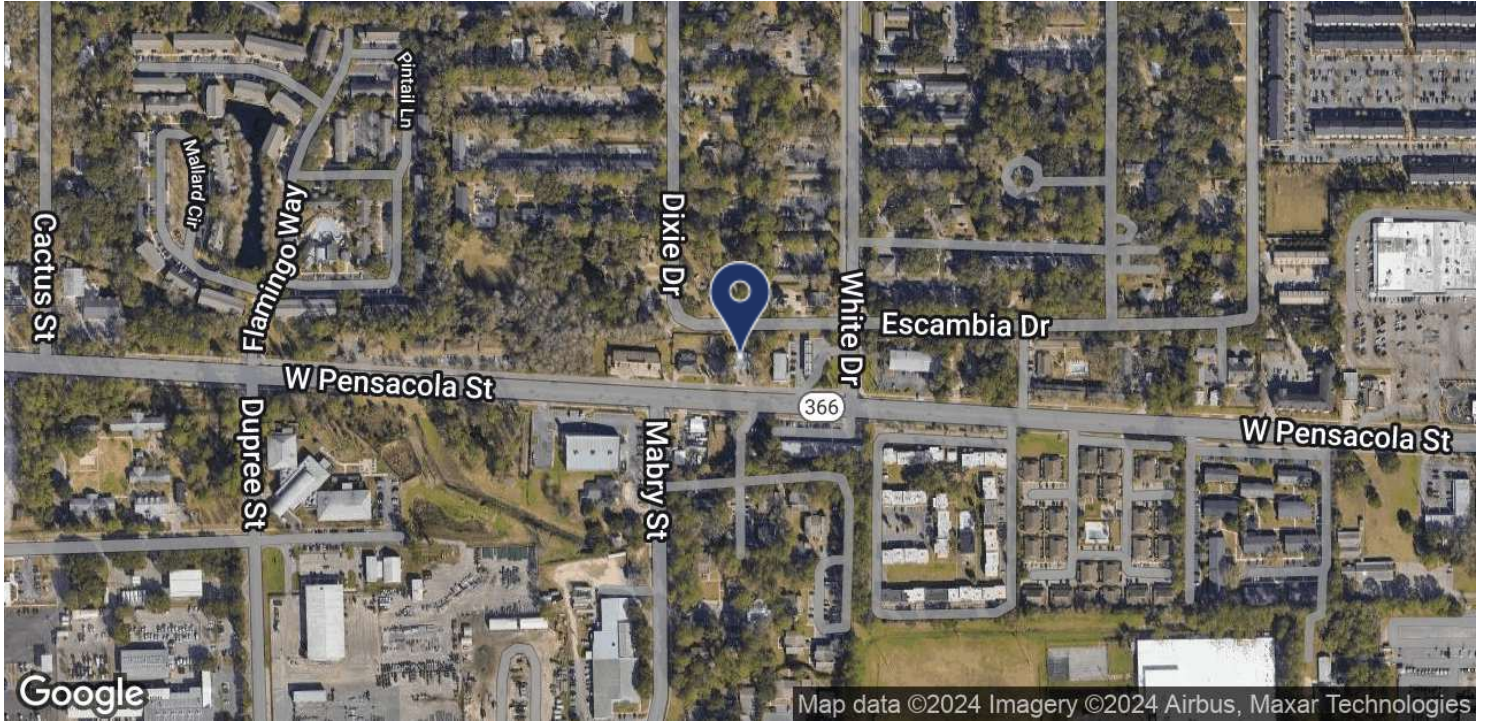
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LOCATION MAP

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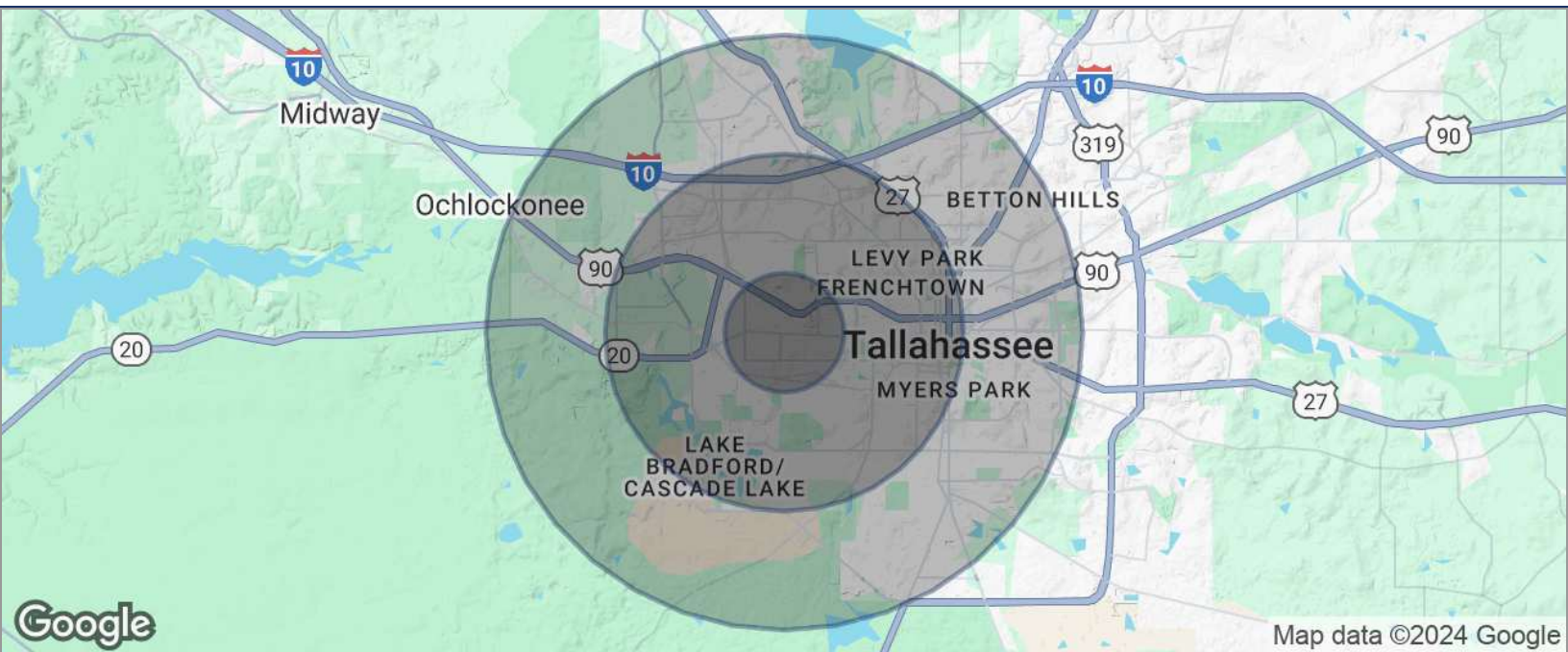




DEMOGRAPHICS MAP

UNIVERSITY AREA COMMERCIAL BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,142	93,497	149,288
MEDIAN AGE	27	30	33
MEDIAN AGE (MALE)	27	29	33
MEDIAN AGE (FEMALE)	27	30	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,846	36,899	62,142
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$39,009	\$53,902	\$66,204
AVERAGE HOUSE VALUE	\$149,997	\$211,824	\$244,248

* Demographic data derived from 2020 ACS - US Census

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