

# NAI

# VARSITY PLAZA

## 6,000 SF FOR LEASE



**BUILDING C**  
6,000 SF Build-to-Suit or  
Ground Lease



TENNESSEE STREET / AADT: 41,500



# NAITALCOR

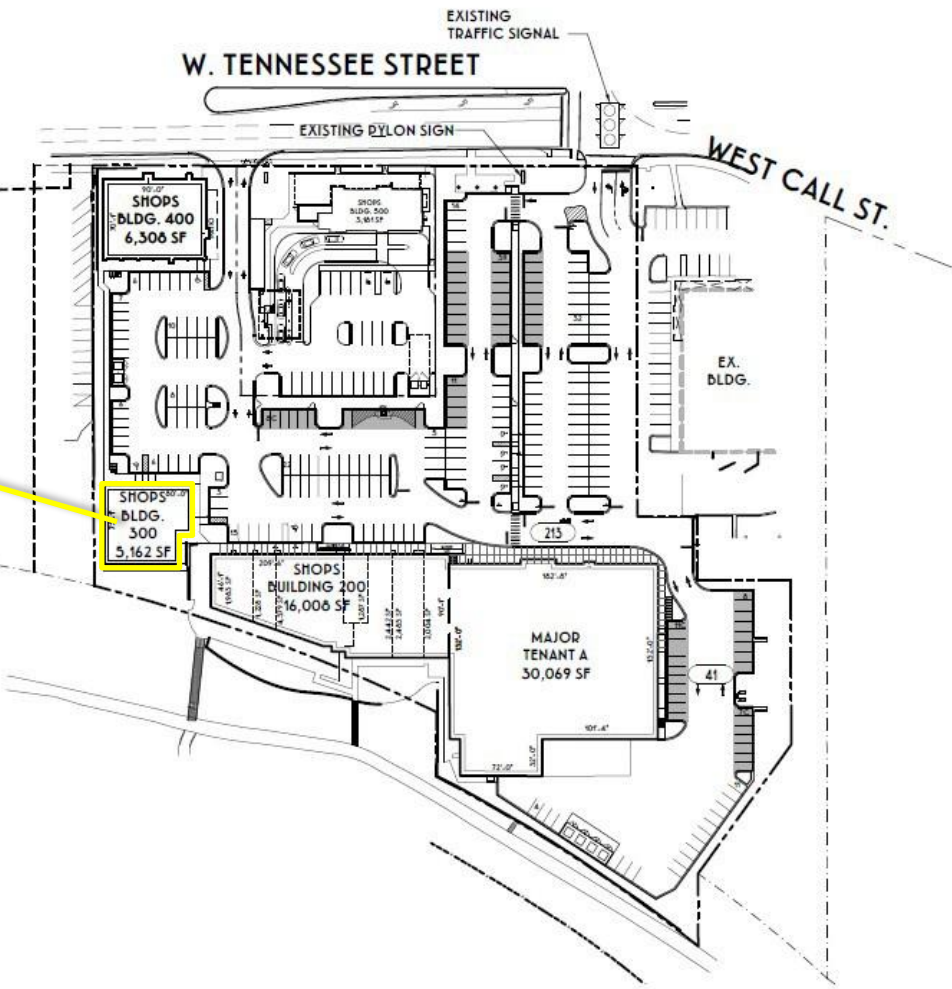
TALCOR.COM

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PROPERTY

**SITE PLAN**

**BUILDING C**  
6,000 SF Built-to-Suit or  
Ground Lease



**PROJECT DATA OVERALL**

**RETAIL BUILDINGS**

MAJOR TENANT A	30,069 SF
SHOPS	30,659 SF
<b>TOTAL PROJECT AREA</b>	<b>60,728 SF</b>

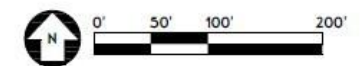
**RETAIL PARKING**

MAJOR A PARKING REQ'D (4.0/1,000 SF)	121 SPACES
SHOPS PARKING REQ'D (4.0/1,000 SF)	123 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>244 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>	<b>254 SPACES</b>
<b>PARKING RATIO PROVIDED</b>	<b>4.16 /1000 S.F</b>



PROJECT	<b>VARSITY PLAZA - REDEVELOPMENT</b> TALLAHASSEE, FL	DRAWING	SP.26 - PHASE II
		DATE	09.26.21

1 SITE PLAN  
SP.26 SCALE: 1" = 100'





# DEMOGRAPHICS

2020 Census Profile	1 MILE	5 MILE	10 MILE
<b>POPULATION (ESTIMATION)</b>			
Total Population	25,613	97,937	164,790
Median Age	24.60	26.30	28.20
<b>AVERAGE HOUSEHOLD INCOME (ESTIMATION)</b>			
Average Household Income	\$26,705	\$43,857	\$55,800
Median House Values	\$82,555	\$154,953	\$168,801



**2.9 Miles**  
Minutes away from I-10



**+/- 40,000**  
Average Cars Per Day On W Tennessee St



**VARSITY SHOPPING CENTER**  
1833 W. Tennessee St. Tallahassee, FL 32304

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