

# West Tennessee Street Retail Center Available For Lease

1660 W Tennessee St,  
Tallahassee, FL 32304





# Property Information

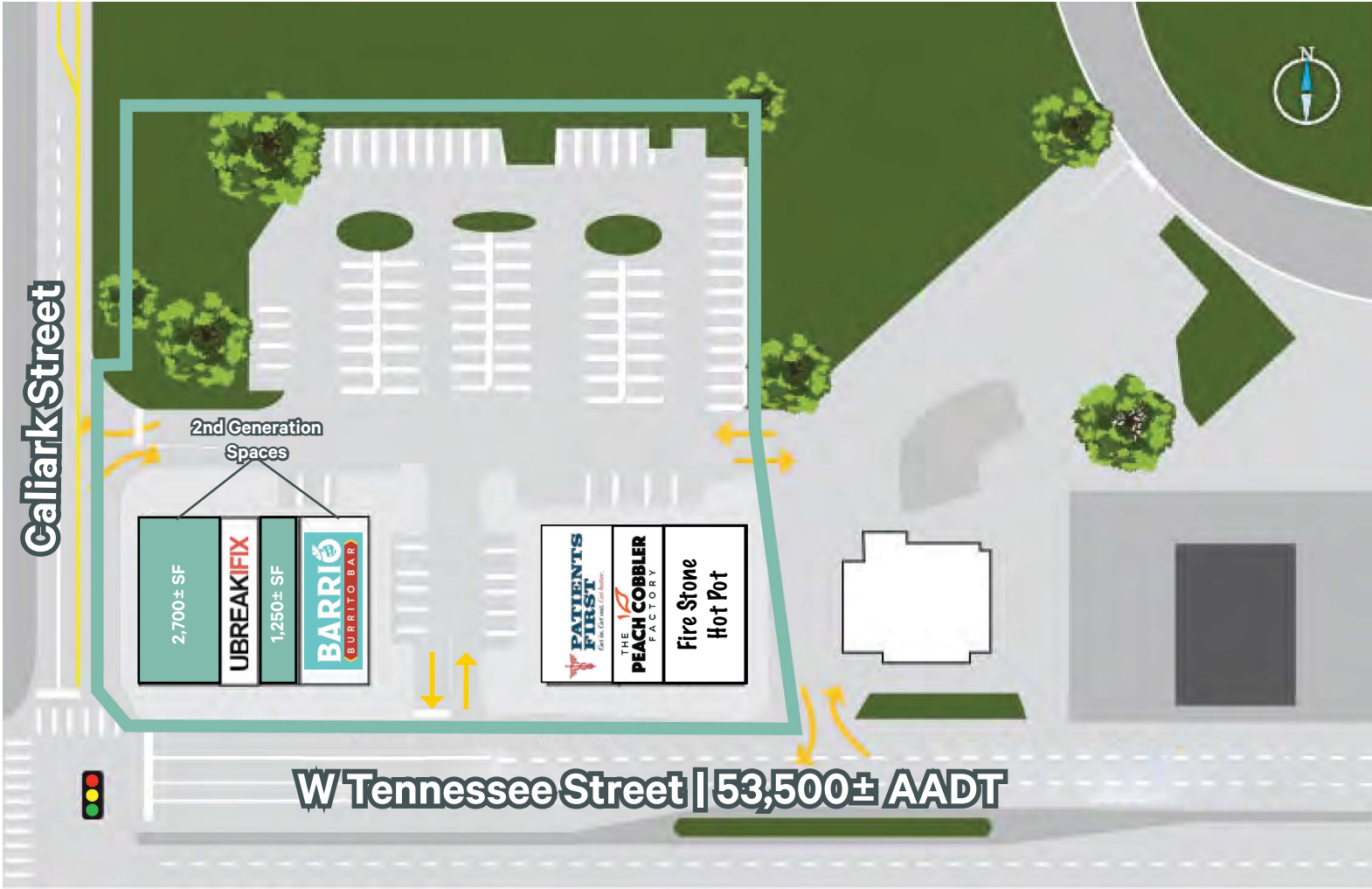


The West Tennessee Street Retail Center, just steps away from Florida State University and surrounded by student housing offers proximity to major highways, ensuring seamless connectivity and accessibility with its strategic location.

## Key Features:

- West Tennessee Street is a major thoroughfare in Tallahassee and runs through the heart of the city
- High exposure to local traffic, tourists, and commuters with an average 53,500 vehicles per day on West Tennessee Street
- Prominent pylon sign for visibility and advertising
- Lighted Intersection at the northeast corner of West Tennessee Street and Calhoun Street
- Large parking area with easy ingress and egress, ensuring convenience for visitors and tenants
- Less than a 3-minute walk to the FSU Campus with nearly 45,000 students enrolled
- This location is ideal for a variety of uses, including restaurants, retail stores, professional offices, and medical, or lab facilities, etc
- Surrounded by two Chick-fil-A locations on either side of the street, Target, Raising Canes, Chipotle, and other nationally-recognized brands with statewide leading sale figures

# Site Plan



# Tenant Roster

Tenant	Size
Available	2,700± SF
UBreakiFix	
Available	1,250± SF
Barrio Burrito Bar	

Tenant	Size
Patients First	
Peach Cobbler Factory	
Firestone Hot Pot	



# Trade Aerial





# Florida State University

Florida State University, is a premier, comprehensive, graduate research university with a rich history of excellence, located in Tallahassee, Florida, recognized for its strong academic curriculum, student-focused approach to education.

**#1**

FSU named 'Best Value' public university in Florida  
*The Princeton Review*

Florida State University  
**#23**

in the Top Public Schools

Florida State University  
ranked **#53** out of  
439 National Universities.

FSU's College of Medicine is

**#1**

In the Nation  
*Association of American Medical Colleges*

**53,000+**

Students Live in Tallahassee

**7,189+**

University Employees

Tallahassee has

**2.3M+**

Visitors Annually



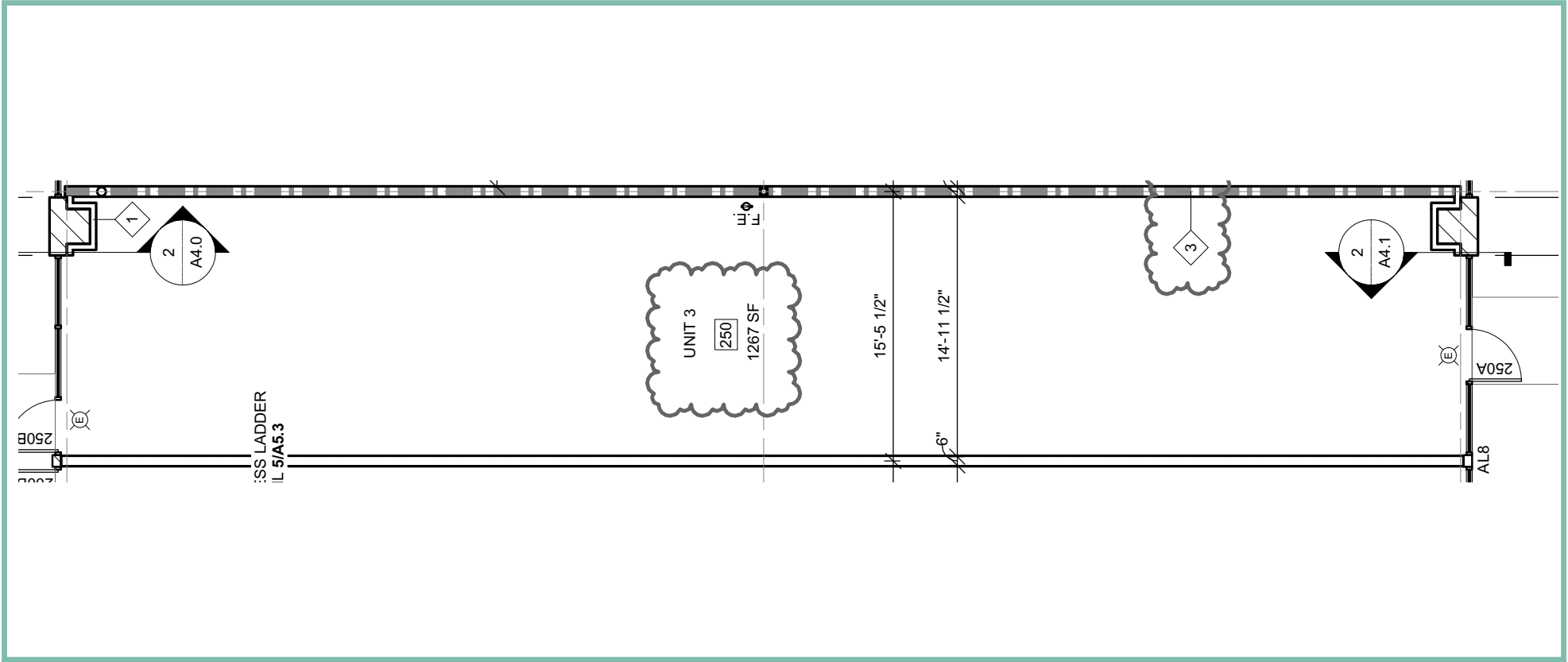
# Property Photos





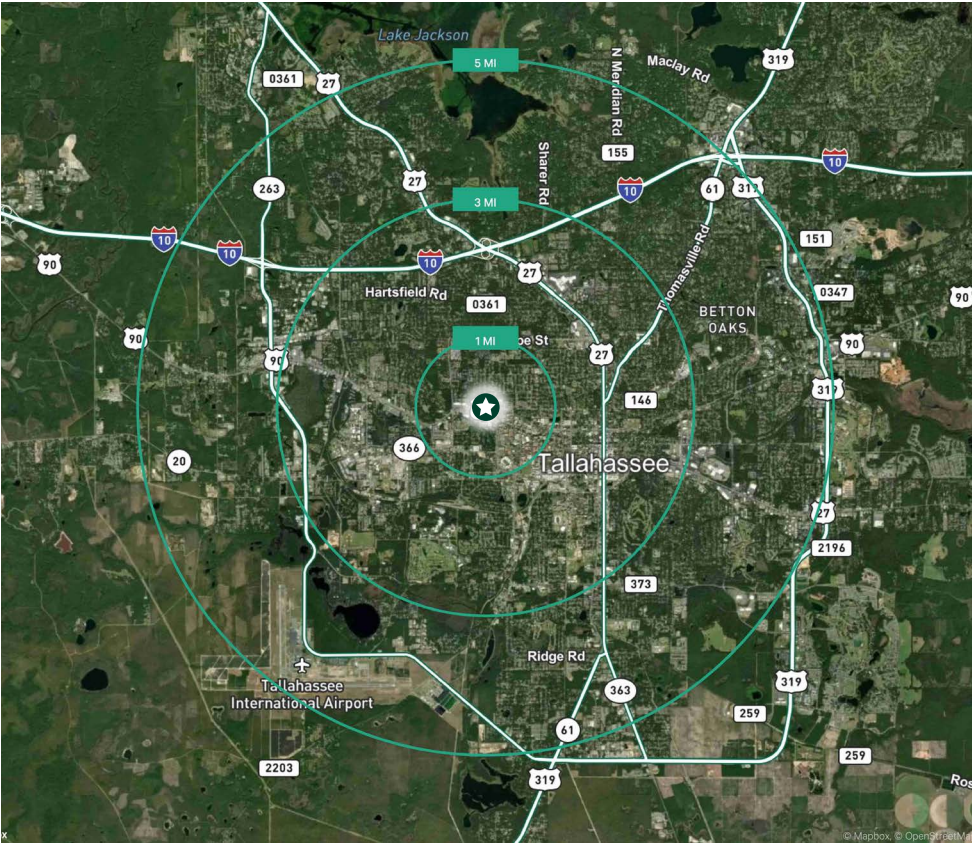
[illegible]

# 1,250 SF Floor Plan





# Demographics



	1 Mile	3 Miles	5 Miles
2024 Population	29,400	103,676	170,022
2029 Population	29,284	104,828	171,681
2024-2029 Annual Population Growth Rate	-0.08%	0.22%	0.19%
2024 Population	29,400	103,676	170,022
2024 Daytime Population	29,998	144,417	216,914
2024 Average Household Income	\$34,356	\$59,290	\$72,925
2029 Average Household Income	\$41,930	\$73,151	\$89,269
2024 Median Age	22	24	26

## Contact Us

**Jason J. Hurst, MBA**  
Senior Associate | Retail  
jason.hurst@cbre.com  
T +1 904 596 2940 C +1 352 256 6714

**Damaris Arroyo**  
Associate | Retail  
damaris.arroyo@cbre.com  
T +1 904 596 2952 C +1 662 769 5329

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

