

Retail Property
FOR LEASE



W PENSACOLA RETAIL CENTER

2031 W Pensacola St, Tallahassee, FL 32304

SEAN FEHELEY

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group proudly presents 2nd generation restaurant ready space available for lease at Pensacola Plaza in Tallahassee, Florida! Two units (2035 and 2037) are currently available for lease individually at 1,200 sf or together at 2,500 sf. Seconds from FSU's football stadium and University Campus. Many New student oriented developments and redevelopment occurring within a half mile radius--thousands of new doors being added. Historically 100% leased, current leases are well below marketing conditions. Strong national corridor for retail/drive thru/ delivery based restaurants. Several large anchored centers fully leased and within a quarter mile proximity (aldi center/publix center).

PROPERTY HIGHLIGHTS

- One of the main food and entertainment corridors for Florida State University
- Seconds from the football, basketball, soccer, and baseball stadiums
- Seconds from fraternity row and the famous "college town" development on Madison/Gaines st

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,200 - 2,500 SF
Building Size:	6,673 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,917	41,613	71,431
Total Population	19,699	89,465	151,720
Average HH Income	\$24,507	\$36,251	\$47,687

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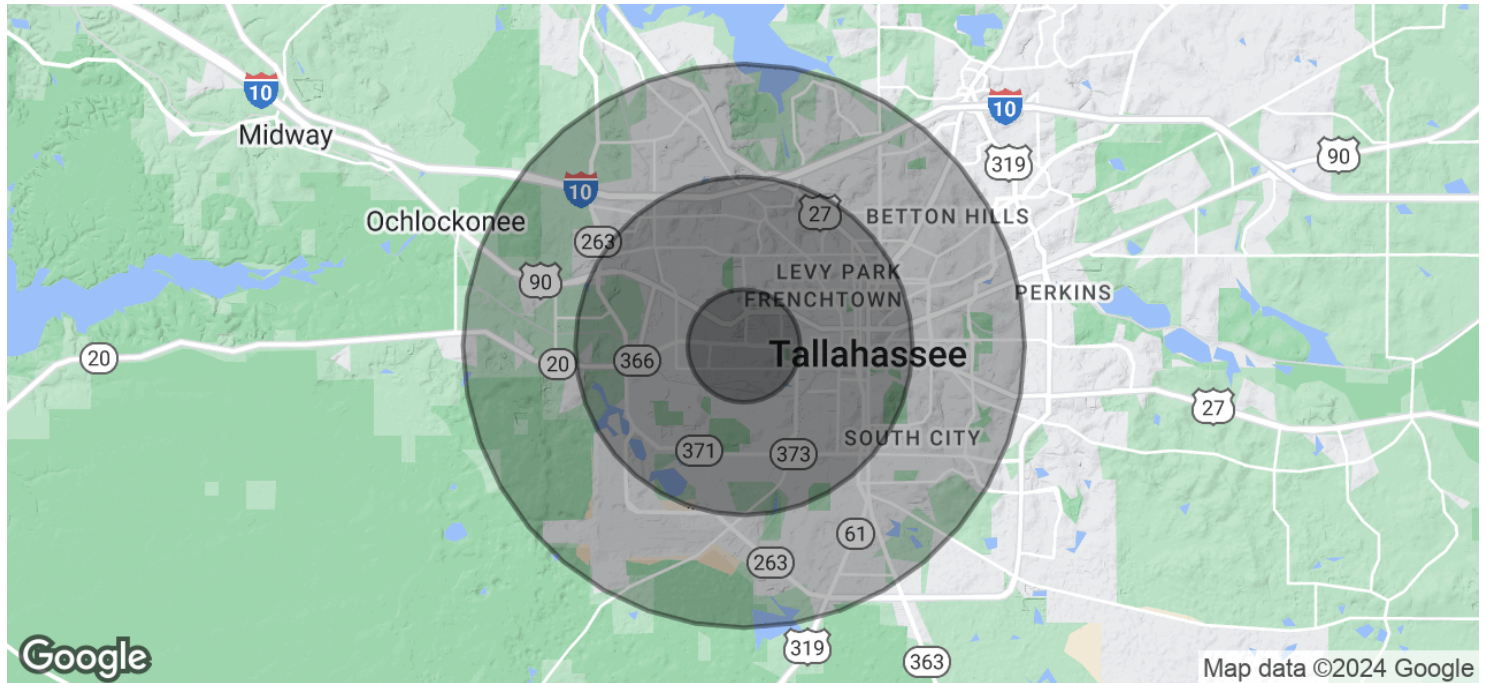
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,699	89,465	151,720
Average Age	22.7	26.9	30.1
Average Age (Male)	22.9	26.9	29.4
Average Age (Female)	22.9	27.4	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,917	41,613	71,431
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$24,507	\$36,251	\$47,687
Average House Value	\$30,676	\$109,208	\$137,671

* Demographic data derived from 2020 ACS - US Census

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