

perla
AT THE ENCLAVES



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RETAIL FOR LEASE

SUMMER 2026

- Prime Retail Location – Collegetown District
- Across Street from Doak Campbell Stadium & FSU
- A Few Blocks from Downtown & Capitol
- +/- 65,400 College Students in Tallahassee
- +/- 21,922 Beds Within 1 Mile Radius
- +/- 31,908 Employees Within 1 Mile Radius



RETAIL FOR LEASE

750 SF – 19,542 SF
\$27.00/SF (NNN)

ENROLLMENT

Florida State University: +/- 43,700
Florida A&M University: +/- 10,000
Tallahassee State College: +/- 11,700

MILES TO CAMPUS

Florida State University: +/- 0.02
Florida A&M University: +/- 0.35
Tallahassee State College: +/- 2.15

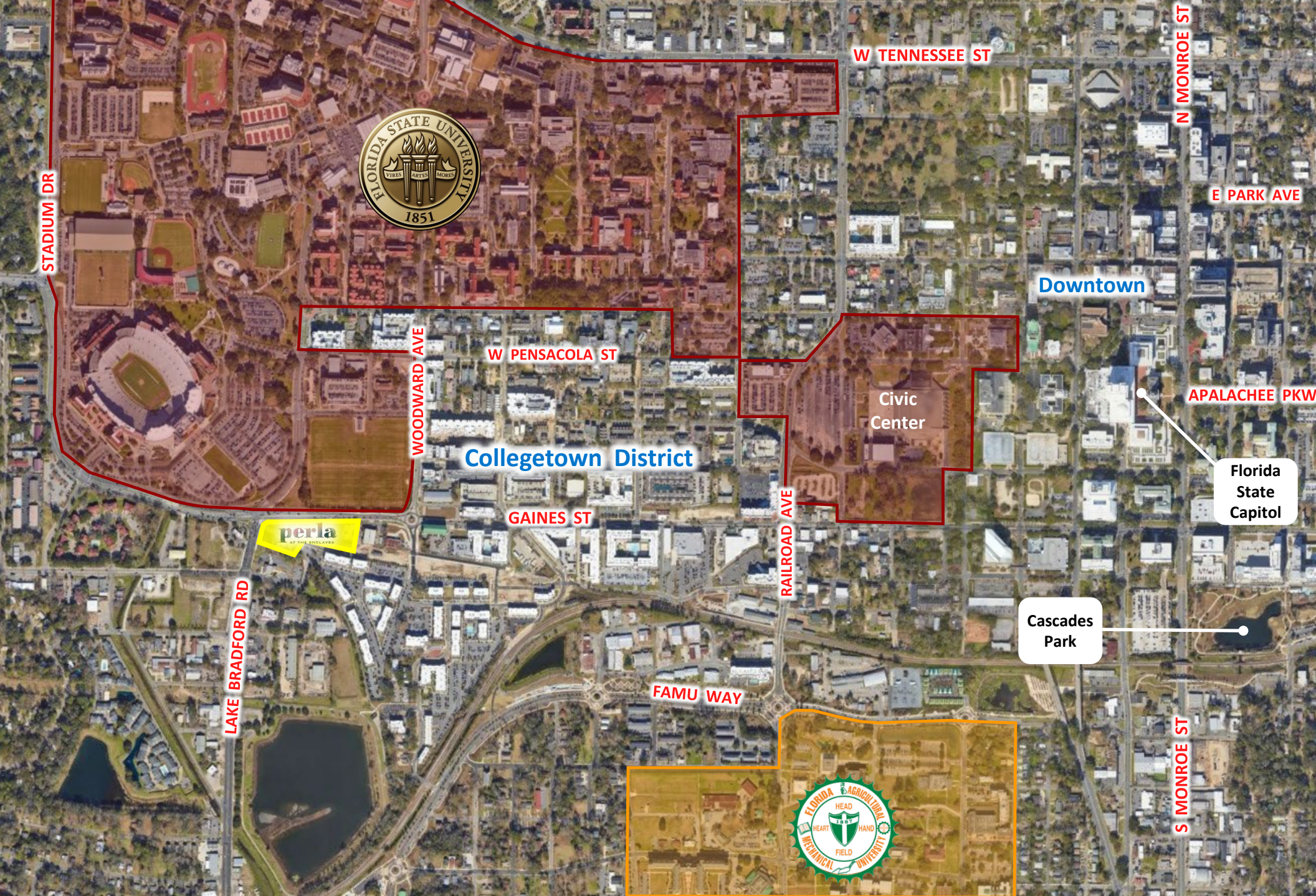


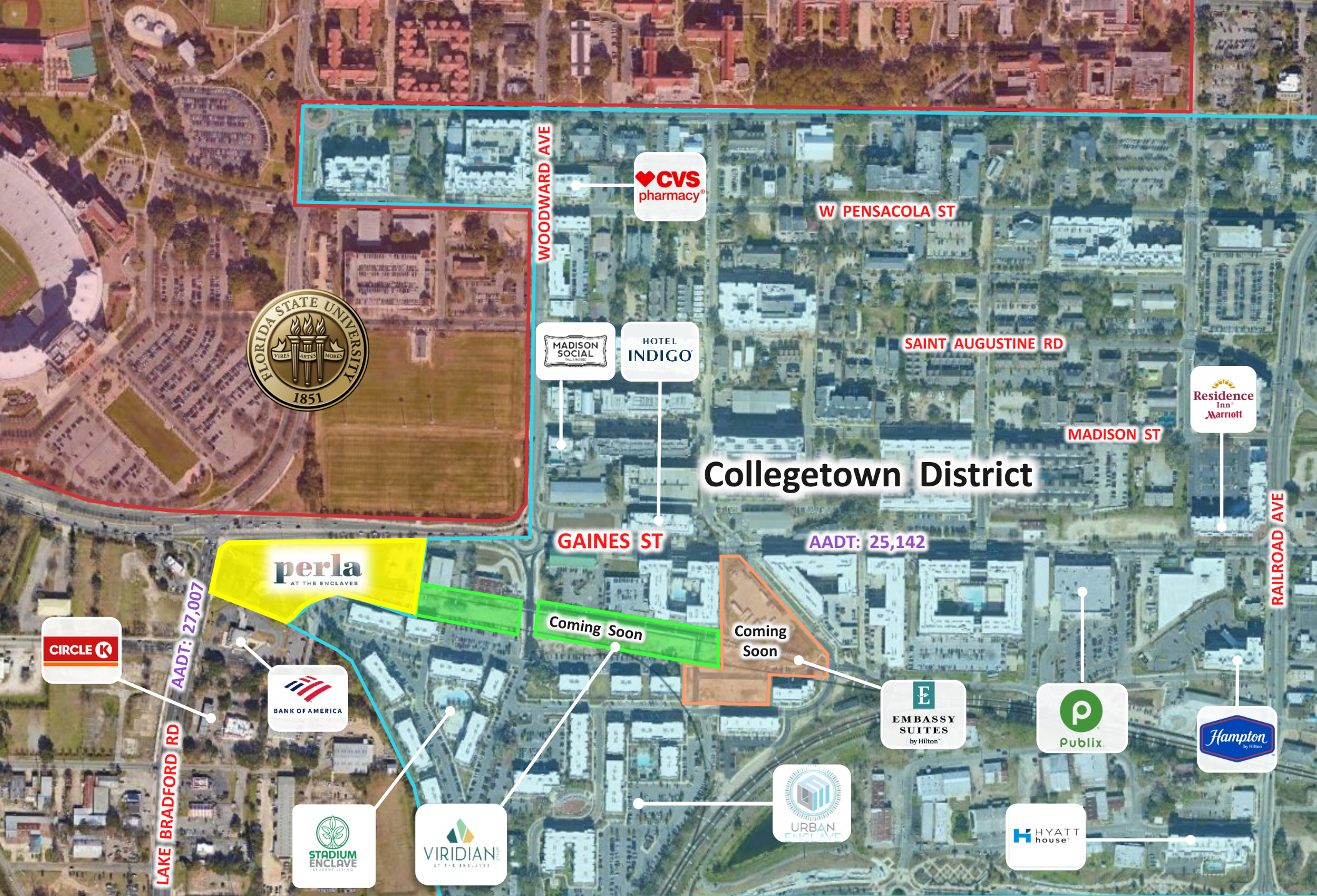
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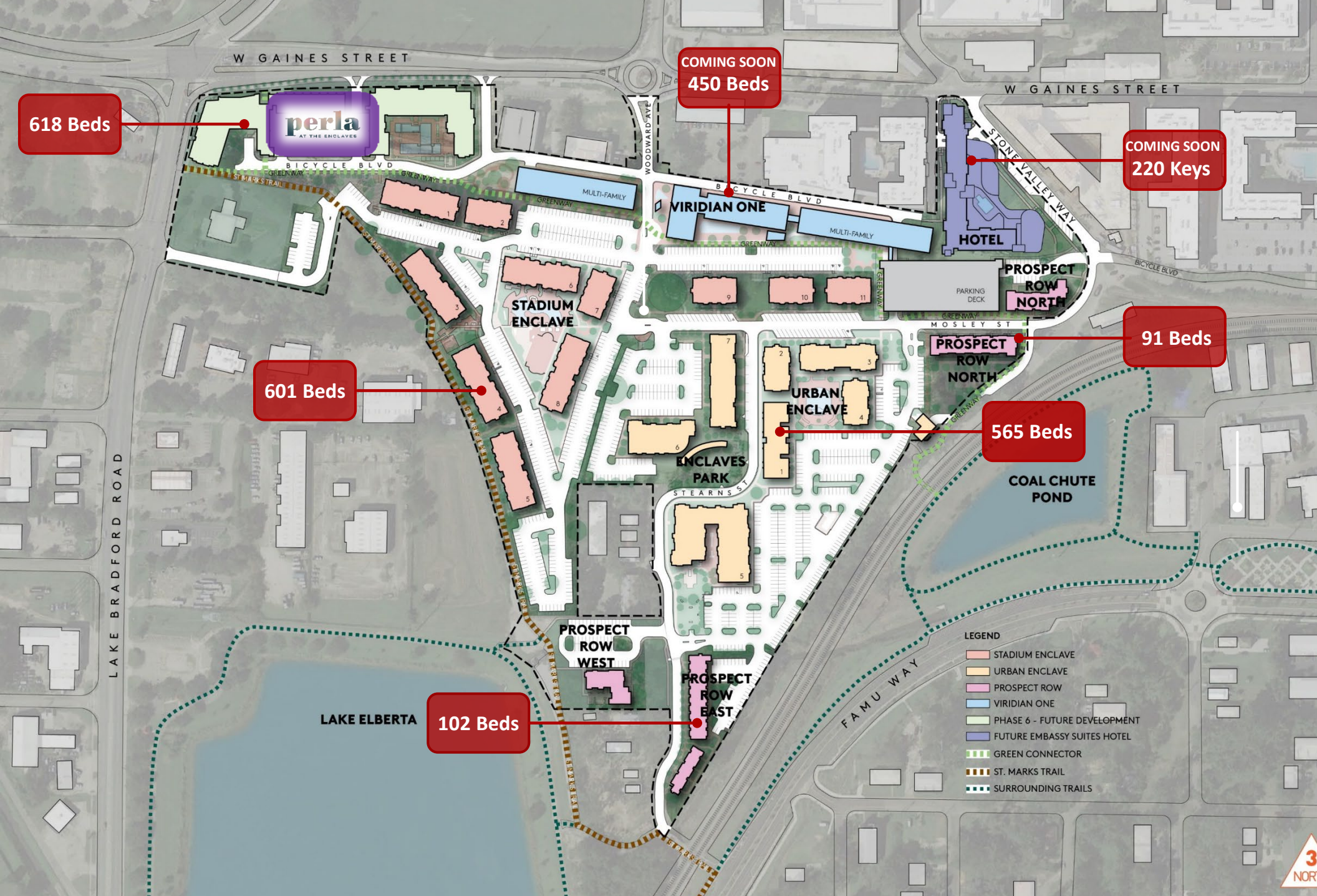
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Collegetown District





perla
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CIRCLE K



LAKE BRADFORD RD

618 Beds

SUMMER 2026

GAINES ST

**Doak
Campbell
Stadium**

**FSU's
Intramural
Fields**

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Florida
State
University

FSU's
Intramural
Fields

perla
AT THE ENCLAVES

Downtown
Tallahassee

Collegietown
District

WOODWARD AVE

GAINES ST

618 Beds

SUMMER 2026

LAKE BRADFORD RD



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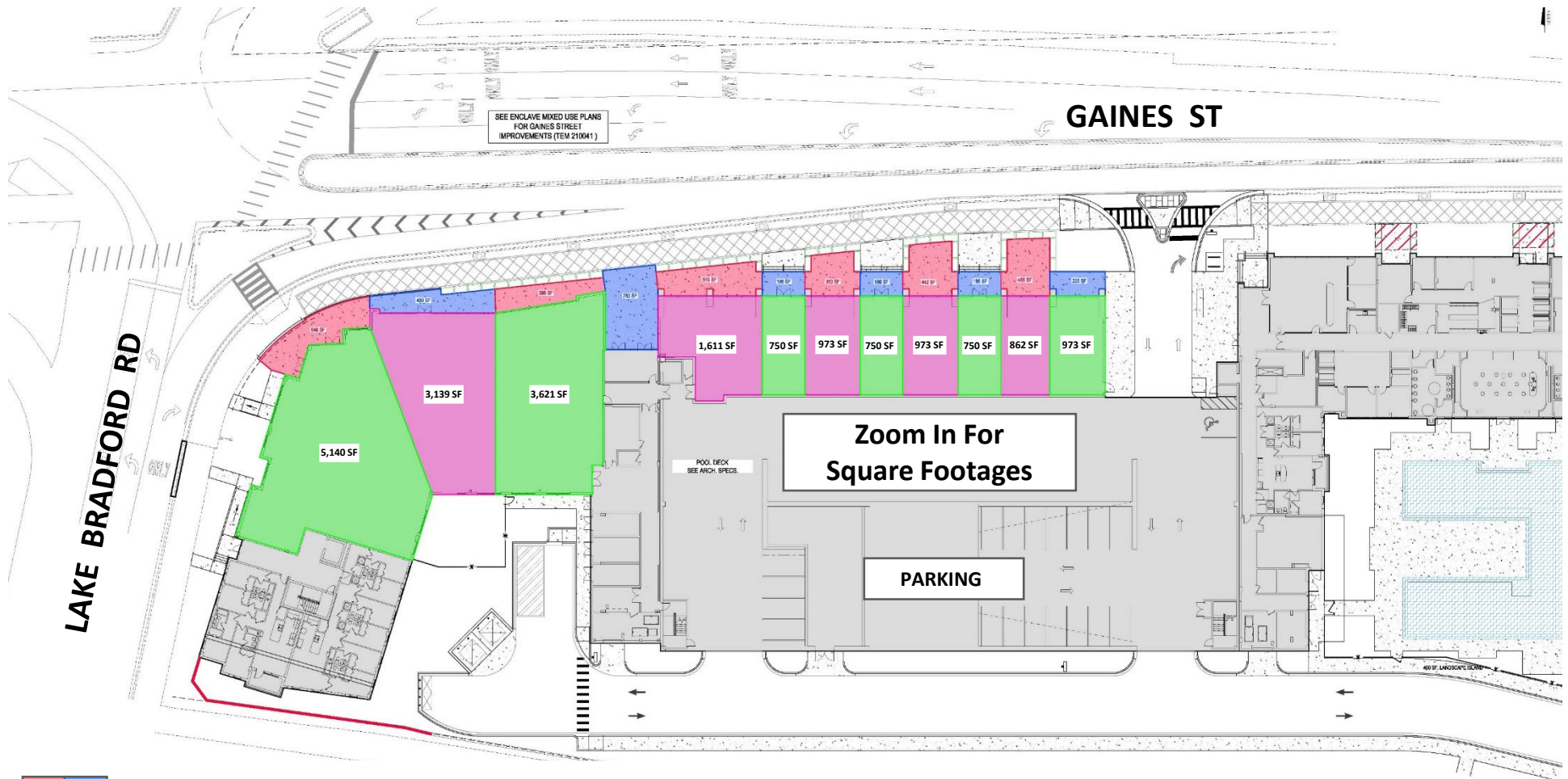
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\$27.00/SF (NNN)



Outdoor Patios



Retail For Lease | 750 SF – 19,542 SF

+/- 60 Customer Parking Spaces – New Construction

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MARKET OVERVIEW

MARKET HIGHLIGHTS

1. Tallahassee is Florida's State Capital
2. Tallahassee's unemployment rate is lower than the U.S. average
3. Tallahassee has a large student population and state/government employees
4. Highly educated workforce, thriving high-tech presence and world-renowned research institutions
5. Diverse economy and favorable business climate

MAJOR EMPLOYERS

State of Florida	46,300
Florida State University	12,512
Leon County Schools	4,550
Tallahassee Memorial Hospital	4,655
City of Tallahassee	4,000
Publix Supermarket	2,102
Florida A&M University	1,923
Leon County	1,919
Tallahassee Community College	1,631
Walmart	1,300
Capital Regional Medical Center	1,151



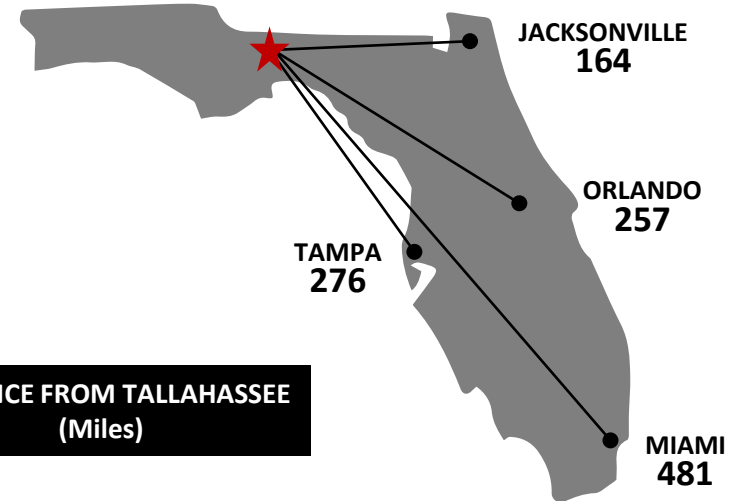
203,650
TALLAHASSEE
POPULATION



302,197
LEON COUNTY
POPULATION



400,030
MSA
POPULATION



DISTANCE FROM TALLAHASSEE
(Miles)



TALLAHASSEE
REGIONAL
AIRPORT



INTERSTATE 10,
HIGHWAY US-90,
US-27 & US-19



65,400
COLLEGE
STUDENTS