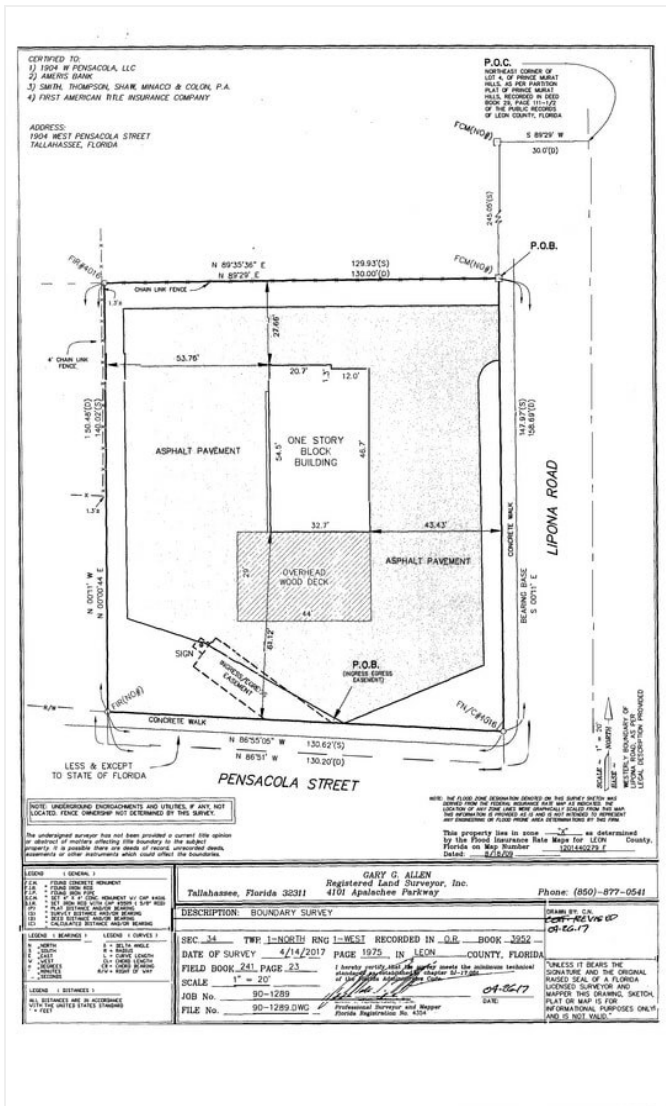


1904 W Pensacola St, Tallahassee, FL 32304



Presented by  
Volare Real Estate Co.

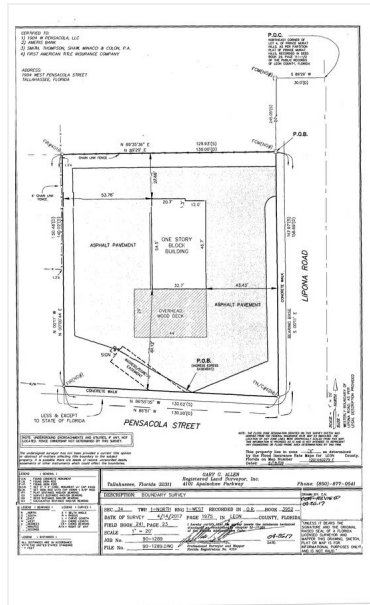


**Price: \$150,000 /SF/YR**

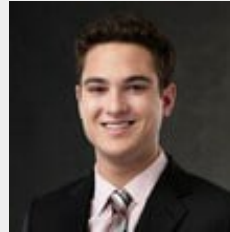
Situated within 2 Miles of Florida State University (44,597+ Students) and Tallahassee Community College (11,714+ Students), and located at the signalized intersection of West Pensacola Street (32,000+ VPD) and Lipona Road, the subject property is along one of the leading retail drags between FSU and TCC. Other major national tenants along West Pensacola Street include national neighborhood tenants such as Aldi, Planet Fitness, Pet Supermarket, Starbucks, McDonald's, Wendy's, Publix, Target, and more! More than 1,500 Student Housing Units are currently permitted or under construction within 0.5 Miles. The landlord is open to tenant demolition of the existing structure or an As-Is deal on the existing space. The property had a fire that only affected the exterior at the end of 2022

# Signaled Corner Less than 0.5 Miles from FSU

1904 W Pensacola St, Tallahassee, FL 32304



Signaled Hard Corner on West Pensacola Street (30,000+VPD)  
Less than 0.5 Miles from Florida State University (45,000+ Students)  
Publix, Starbucks, Dunkin, Wendy's, Aldi, Five Below, & More within 0.5 Miles



**Jacob Leoni**

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(850) 580-0000

**Volare Real Estate Co.**

2020 W Pensacola St, Suite 180  
Tallahassee, FL 32304

**VOLARE**  
REAL ESTATE CO.  
LICENSED REAL ESTATE BROKER

# Signaled Corner Less than 0.5 Miles from FSU

1904 W Pensacola St, Tallahassee, FL 32304

[illegible]

## Listing space

Space Available	18,295 - 22,651 SF
Rental Rate	\$150,000 /SF/YR
Date Available	Now

Signaled Hard Corner Situated on West Pensacola Street (30,000+VPD) Less than 0.5 Miles from Florida State University (45,000+ Students), 1 Mile from Tallahassee State College (20,000+ Student), and 2 Miles from Florida A&M University (20,000+ Students)Densely Populated Student Area with Over 35,000 Beds within 2 MilesHeavy Retail Trade Area with Publix, Starbucks, Dunkin, Wendy's, Aldi, Five Below, & More within 0.5 MilesLocated within the Multi-Modal Transportation Overlay, Requiring New Builds to be on the Hard CornerLandlord Prefers Ground Lease, but Open to BTS



# Signaled Corner Less than 0.5 Miles from FSU

1904 W Pensacola St, Tallahassee, FL 32304

## Property Photos



attachment



attachment (3)

# Signaled Corner Less than 0.5 Miles from FSU

1904 W Pensacola St, Tallahassee, FL 32304

## Property Photos



attachment (2)



# Signaled Corner Less than 0.5 Miles from FSU

1904 W Pensacola St, Tallahassee, FL 32304

## Location

