



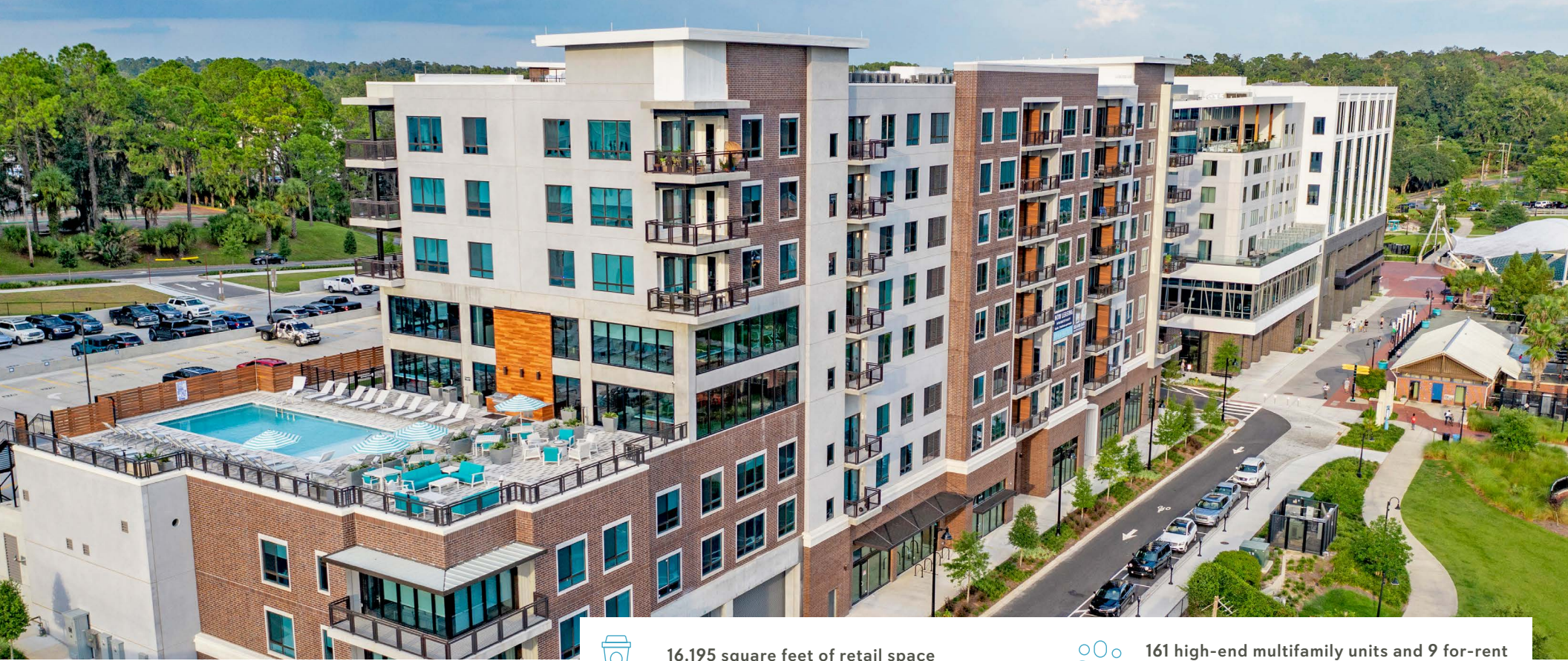
CASCADDES

**Mixed-Use &
Retail Space**

FOR LEASE

850 S GADSDEN ST, TALLAHASSEE, FL 32301

CBRE



16,195 square feet of retail space



161 high-end multifamily units and 9 for-rent townhomes



250 public parking spaces within the project, complemented by ample surrounding parking



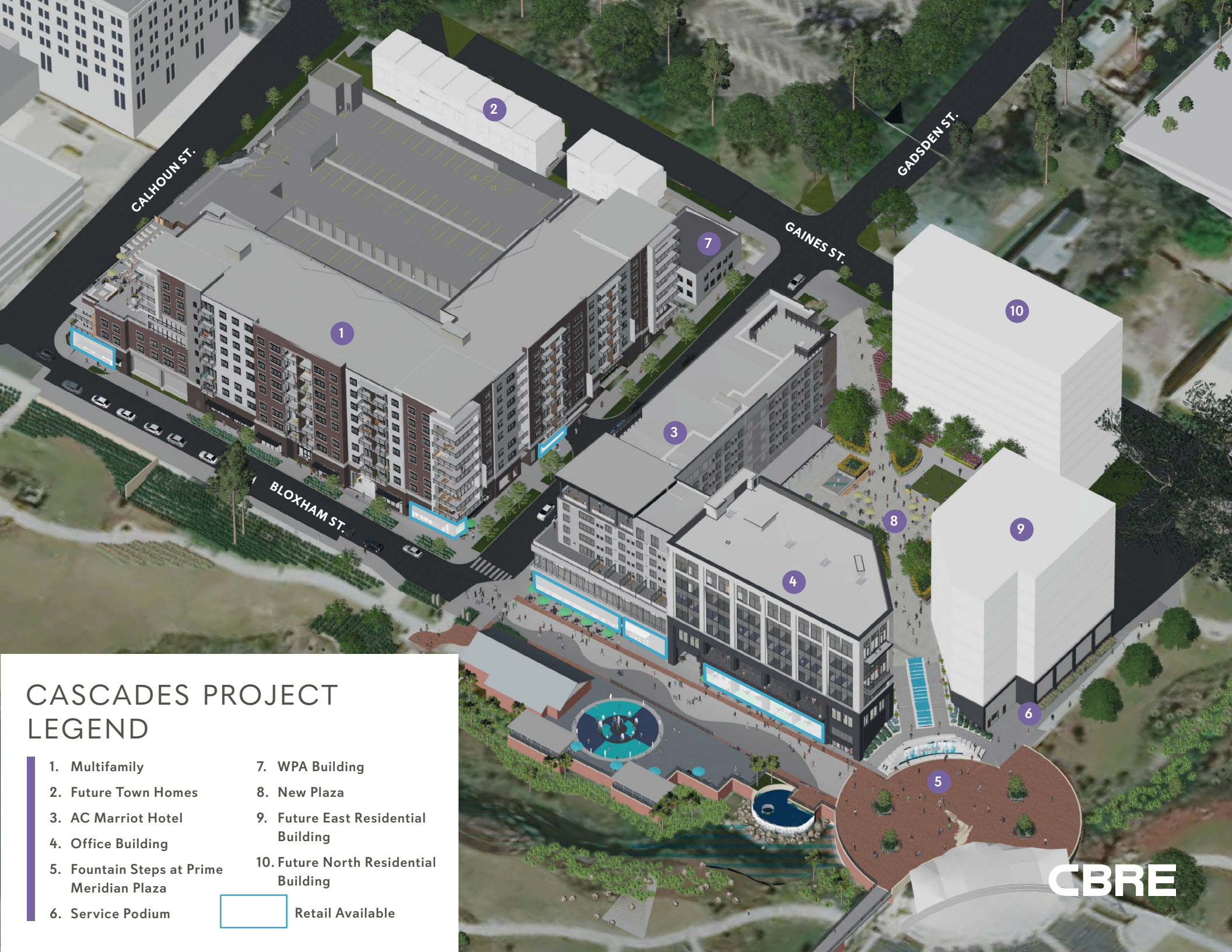
A 154-room AC by Marriott Hotel, offering meeting space, a rooftop bar, and a shuttle service to the Capitol complex

The Cascades Project Overview

The Cascades Project, Tallahassee's most significant economic development initiative, is transforming a two-block area on East Gaines Street, directly across from the 24-acre Cascades Park.

This dynamic development is generating over \$350 million in economic impact and creating nearly 700 permanent jobs. It celebrates Tallahassee's rich history by preserving the architecturally notable former County Health Unit, restoring the Old City Waterworks building, and creating a community-designed historical plaza.

The project features a mix of market-rate mid-rise residential units, retail spaces, office facilities, restaurants, and a hotel, all designed to enhance views of both the park and the Capitol building. The development includes pedestrian-friendly pathways connecting to downtown, family-friendly amenities, event spaces to support performances at the Capital City Amphitheater, and expanded public parking.



CASCADES PROJECT LEGEND

- 1. Multifamily
 - 2. Future Town Homes
 - 3. AC Marriot Hotel
 - 4. Office Building
 - 5. Fountain Steps at Prime Meridian Plaza
 - 6. Service Podium
 - 7. WPA Building
 - 8. New Plaza
 - 9. Future East Residential Building
 - 10. Future North Residential Building
-  Retail Available

CBRE

Cascades Park Site Plan

LEGEND

- 1. Townhomes & Flats
- 2. Parking Garage Access (Residential)
- 3. Wpa Historic Building
- 4. Leasing Office
- 5. Public Parking Garage Access
- 6. Residential Apartments
- 7. Restaurant, Coffee-Bakery
- 8. Retail
- 9. Loading Dock On Bloxham
- 10. Roof-Top Pool Amenity
- 11. Hotel/ Mixed Use Parking
- 12. Historic Memorial Plaza
- 13. Future Mixed-Use
- 14. Garage Access (Mixed Use)
- 15. Loading Dock On Gaines
- 16. Amphitheater Support & Operations
- 17. Offices On The Park
- 18. Restaurants
- 19. Public Restrooms
- 20. Hotel Roof-Top
- 21. Hotel Building
- 22. Hotel Patio
- 23. Public Plaza
- 24. Amphitheater
- 25. Florida Meridian
- 26. Splash Pad

Retail Available



WEST RETAIL SPACE FOR LEASE APARTMENTS

850 S GADSDEN ST, TALLAHASSEE, FL 32301

AVAILABLE
Retail Space
2,330 SF

DAG Architects
Existing

Existing Coffee Shop

AVAILABLE
Restaurant Space
1,680 SF

Urban Market

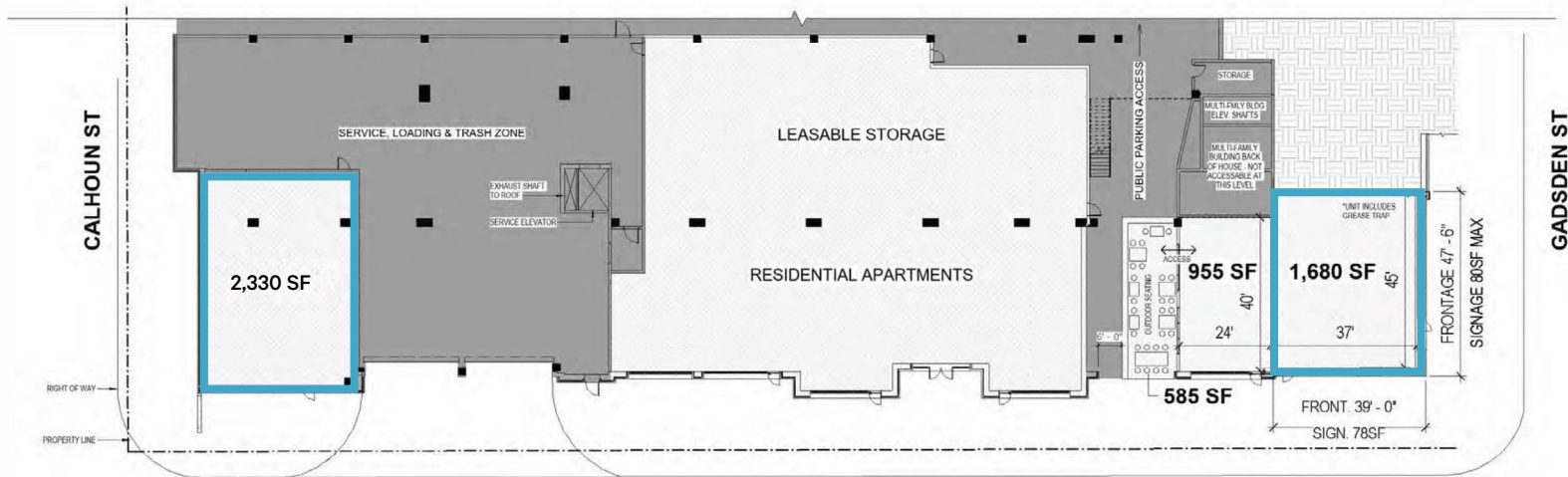
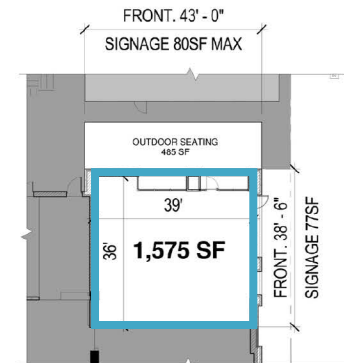
AVAILABLE
Retail Space
1,575 SF

To Ampitheatre



WEST RETAIL SPACE FOR LEASE APARTMENTS

850 S GADSDEN ST, TALLAHASSEE, FL 32301



EAST RETAIL SPACE FOR LEASE HOTEL & OFFICE

801 S GADSDEN ST, TALLAHASSEE, FL 32301

AVAILABLE
5,225 SF
Divisible by two

AVAILABLE
Retail Space
1,170 SF

AVAILABLE
Retail Space
5,590 SF

Splash Pad

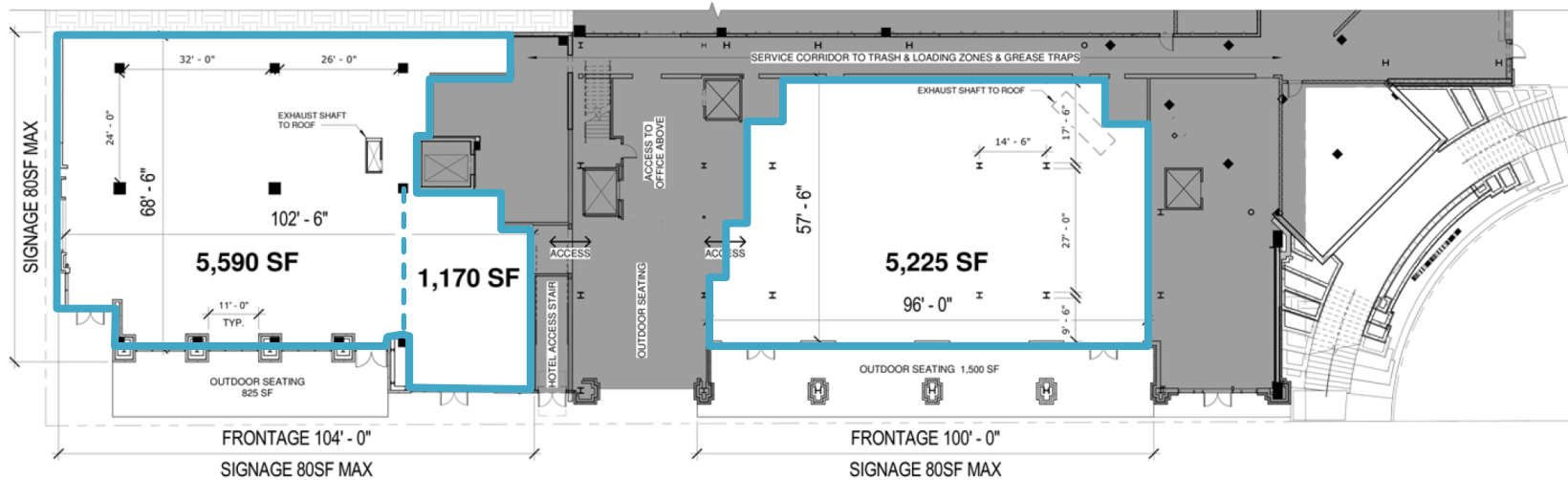
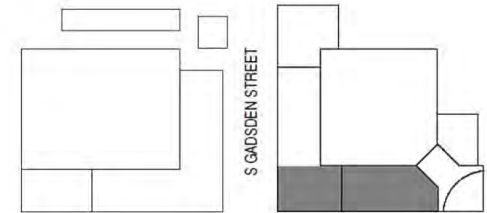
Prime Meridian

To Ampitheatre



EAST RETAIL SPACE FOR LEASE HOTEL & OFFICE

801 S GADSDEN ST, TALLAHASSEE, FL 32301



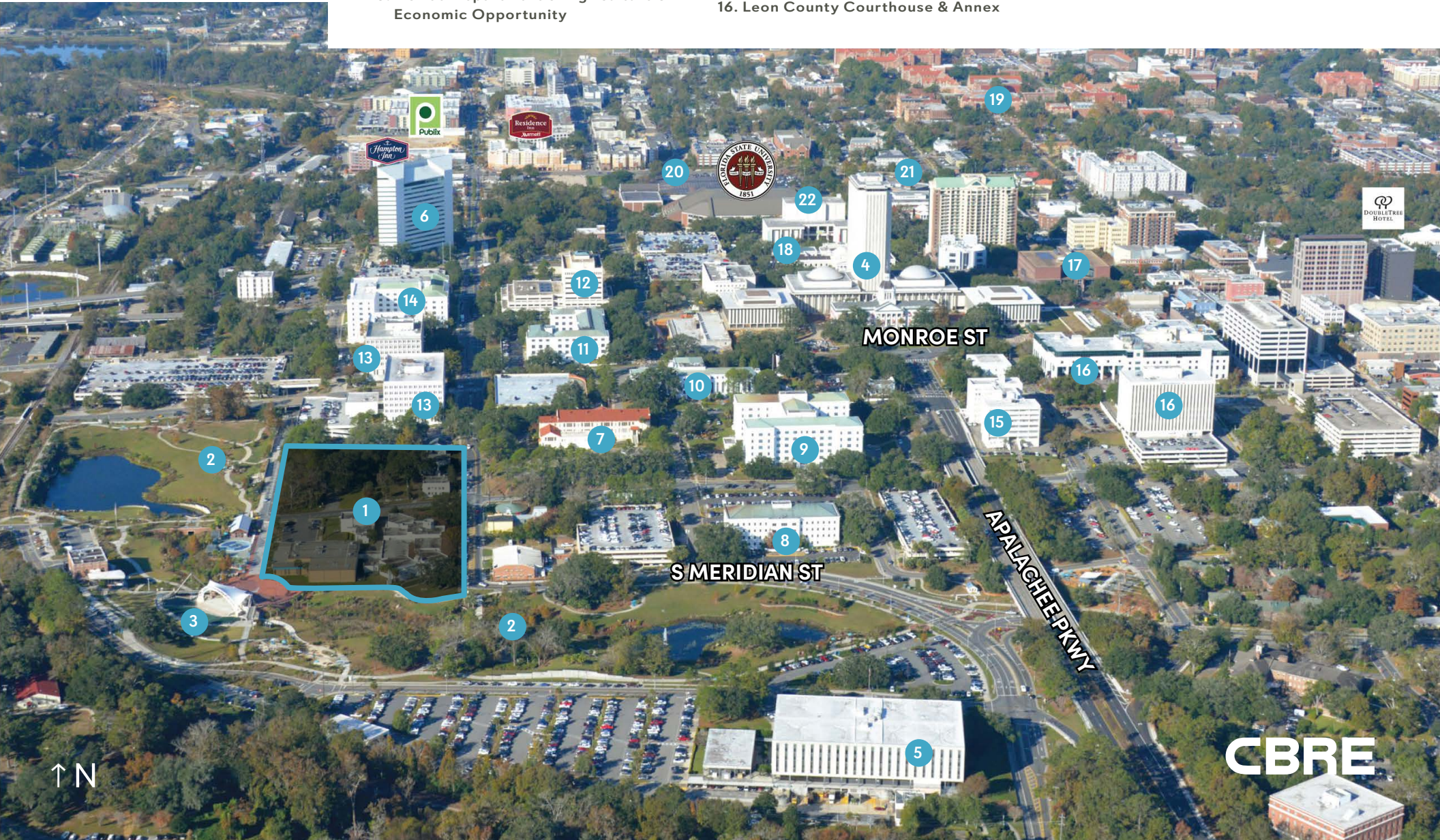
Nearby Properties


1. Project
2. Cascades Park
3. Capital City Amphitheater

4. Florida House, Senate & Office of the Governor
5. Florida Department of Transportation
6. Florida Department of Education
7. Leon County School Administration
8. Fish & Wildlife Conservation
9. Florida Department of Corrections
10. Florida Department of Agriculture & Economic Opportunity

11. Florida Department of Economic Opportunity
12. Florida Auditor General & Legislature offices
13. Florida Department of Financial Services
14. Florida Department of Legal Affairs
15. Florida Department of Agriculture & Consumer Services
16. Leon County Courthouse & Annex

17. City Hall
18. Florida Supreme Court
19. Florida State University Westcott Building
20. Site of Future Florida State University College of Business
21. Florida State University College of Law
22. Museum of Florida History



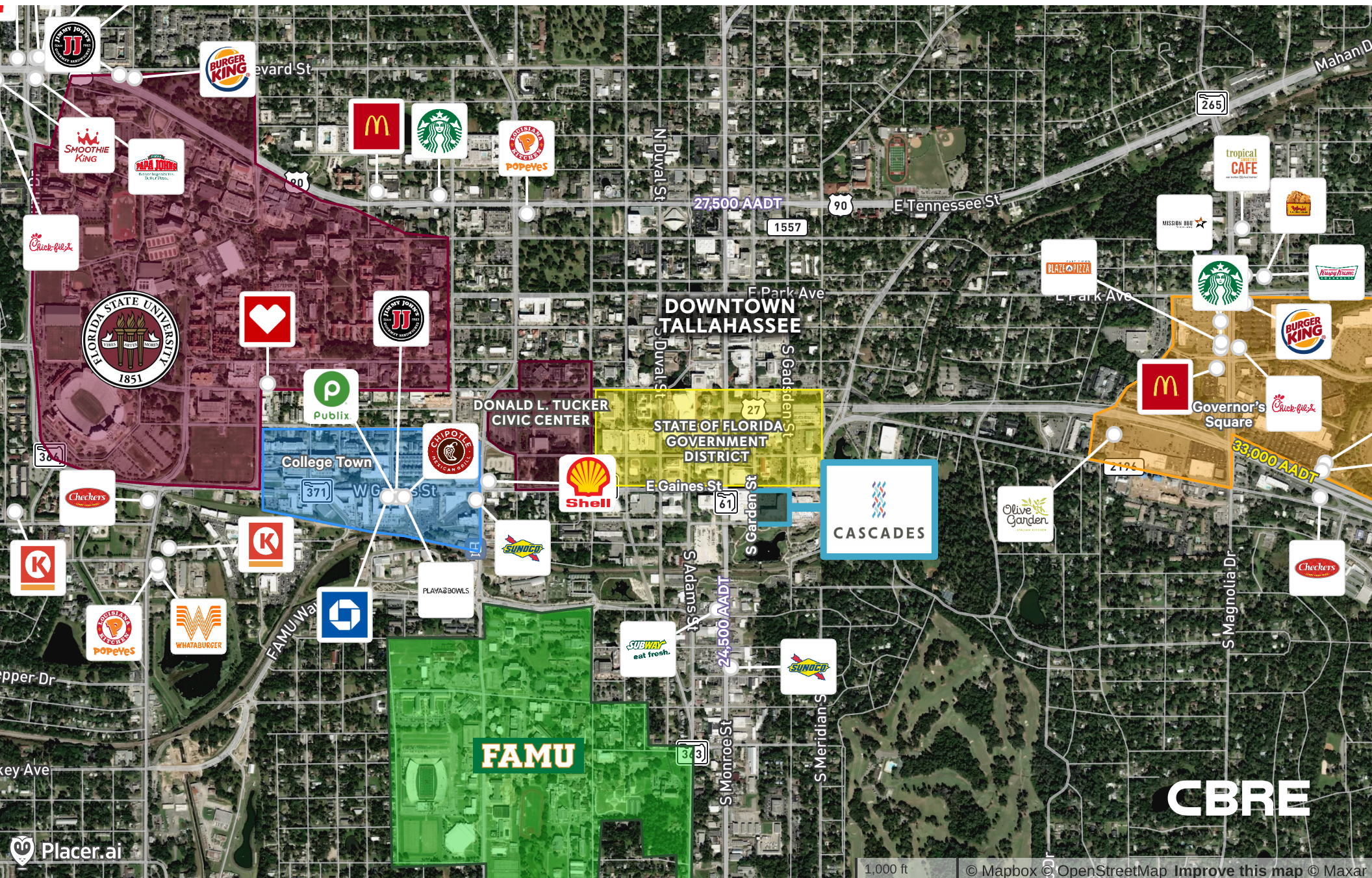


Meridian Marker: The Meridian Marker in Tallahassee, Florida, marks the initial point for all land surveys in the state, established in 1824. It is located in Cascades Park and serves as a historical landmark, commemorating the beginning of Florida's land survey system.

The Adderley Amphitheater, located in Cascades Park, Tallahassee, is a stunning outdoor venue with a seating capacity of 3,500. It serves as the centerpiece of the park, offering a beautiful setting for concerts and events. The amphitheater is designed to take advantage of Tallahassee's idyllic weather, making it a popular spot for both artists and music lovers.

WALKABLE ACTIVITIES

CENTRAL TO SUCCESS: NESTLED AMONG GOVERNMENT HUBS, TOP UNIVERSITIES, AND RETAIL HAVENS!



Demographic Overview of Cascades Park



774.8K
Annual Visits



95 Min
Average Dwell Time

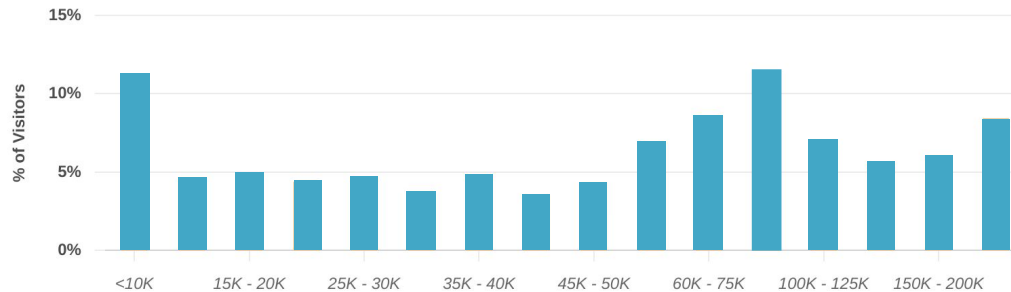


\$87,000
Avg HH Income
of Visitors



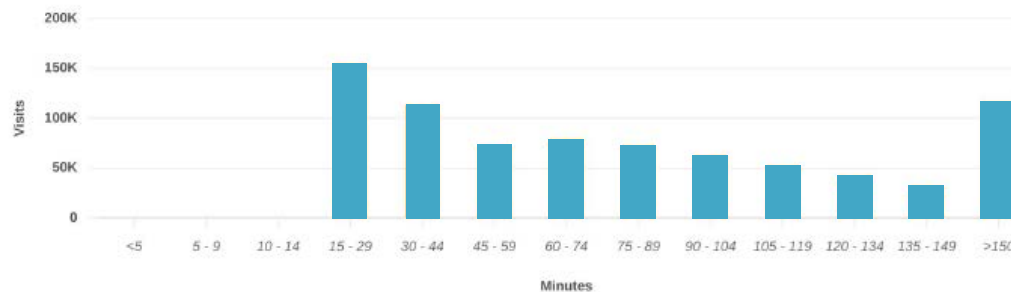
27
Median Age
of Visitors

Household Income



Demographics are based on a True Trade Area capturing 70% of visits - Data source: Census 2022

Visit Duration



2024

15 Mns

Population

2024 Population	190,667
2029 Population	193,031
2024-2029 Annual Pop. Growth Rate	0.25%
2024 Population	190,667
2024 Daytime Population	240,623
2024 Households	81,368
2029 Households	83,539
2024 Average Household Income	\$79,699
2029 Average Household Income	\$96,882
2024 Median Household Income	\$48,021
2029 Median Household Income	\$61,167
2024 Median Age	29.20
Bachelor's Degree	30,507
Graduate or Professional Degree	24,604
2024 Avg Value Owner Occ. Housing Units	\$361,832
2022 Renter Occupied Housing Units	1,201

Education

2022 Population 25 and Over	3,177
HS and Associates Degrees	1,892
Bachelor's Degree or Higher	744

Place of Work

2022 Businesses	946
2022 Employees	16,297



PARK AND PLAY: ABUNDANT PARKING FOR ALL YOUR NEEDS!

Special Event Parking	2,596 Spaces
Paid Public Parking	269 Spaces
Free Anytime Parking	165 Spaces
Evening & Weekend Parking	857 Spaces
Total	3,887 Spaces

 Pedestrian Entrance
  Vehicle Entrance

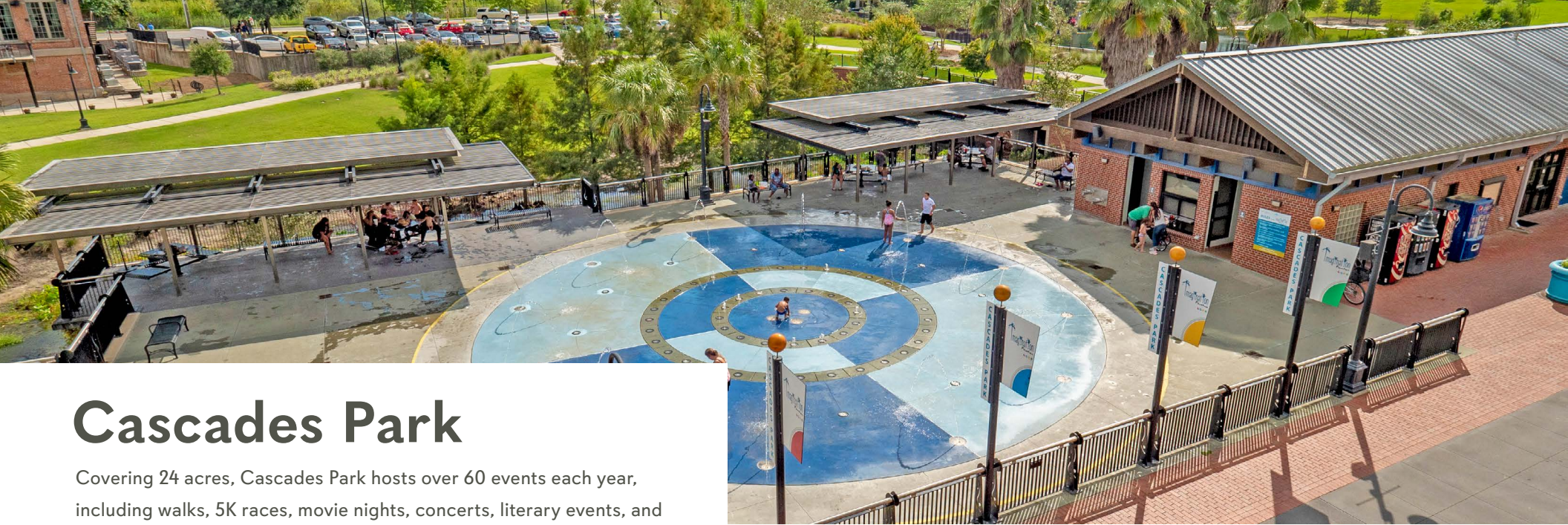




AMPLE PARKING



WALKING PATHS



Cascades Park

Covering 24 acres, Cascades Park hosts over 60 events each year, including walks, 5K races, movie nights, concerts, literary events, and awareness activities.

HISTORY

Cascades Park is an ideal destination to explore Tallahassee's rich history. From the city's founding at the Prime Meridian Plaza to the Smokey Hollow Commemoration that reflects life in the 1900s, this park offers a glimpse into the past. Along its trails, you can discover the story of Tallahassee from its early days through the 1900s, combining exercise with education.

FLORIDA KOREAN WAR MEMORIAL

The Florida Korean War Memorial is both striking and poignant. Situated in a serene area, a walkway leads visitors to a plaza centered around a vertical circle of red marble inscribed with the words "Duty, Honor, Country." This circle symbolizes the purity of the Circle of Life, though its top is broken, with the missing piece nearby inscribed with the word "Life." This fragment bears the names of 538 Floridians who lost their lives during the war. Within the circle stands a simple tribute: a pair of boots resting on a rifle, with an empty helmet atop. Surrounding this tribute are rough-cut marble pieces etched with the names of key battles, while the plaza floor features a map of the Korean Peninsula and a timeline of significant events.

PRIME MERIDIAN MARKER

At the heart of the park stands the Prime Meridian Marker, a significant landmark for all Floridians. Established in 1824, this marker serves as the starting point for all land surveys in Florida and marks the original southeast corner of Tallahassee's first boundary. Today, it is elegantly featured within a map of Florida, crafted with colorful bricks and durable granite.



FAMILY FRIENDLY



CASCADES
MIXED-USE & RETAIL SPACE
FOR LEASE

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