

EXCLUSIVE LEASING AGENTS: Rafi Chambasian (850) 566 3774 | Sean Lunt (850) 320 5000



TOWNEPLACE SUITES®
BY MARRIOTT
Proposed 150 Key Towneplace Suites by Marriot in Permitting

± 0.85 AC

L/ITC
BARBER SHOP

Hungry Howies

Wendy's

0.85 ACRE AVAILABLE FOR LAND LEASE

2007 Crabapple Dr | Tallahassee, FL 32304

Offering Memorandum

ATLANTIC
Commercial Group, Inc.®
A Brokerage and Development Services Company

80,000+ STUDENTS IN 2 MILE RADIUS | LESS THAN 1 MILE AWAY FROM DOAK CAMPBELL



CONTACT BROKER
LEASE RATE



± 0.85 AC
LOT SIZE



37,026 SF
GLA

PROPERTY SUMMARY

SUBJECT PROPERTY	Ground Lease Opportunity
PROPERTY ADDRESS	2007 Crabapple Dr
LOCATION	Tallahassee, FL
GLA (SF)	± 37,026
LAND AREA	± 0.85 AC
APN(s)	213438 A0010 213438 A0020 213438 A0030
LAND USE	University Transition Zoning (see next page for uses)
ACCESS	Via Crabapple Rd

Section 10-242 UT University Transition District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>University Transition is intended to;</p> <ul style="list-style-type: none"> • be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; • protect existing residential neighborhoods located away from the campuses from student housing encroachment; and • transition industrial and lower density residential uses to vibrant urban areas. <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core (defined in Comprehensive Plan), a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> 1) Advertising agencies. 2) Antique shops 3) Beauty & barber shops. 4) Book & stationary stores. 5) Banks, credit unions, financial institutions without drive through facilities. 6) Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 7) Camera & photographic supply stores. 8) Civic & social associations. 9) Colleges & universities – educational facilities, administrative offices, athletic & intramural fields and stadiums. 10) Commercial art & graphic design. 11) Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 12) Computer & data processing services. 13) Dance studio, schools, halls. 14) Day care centers. 15) Employment agencies. 16) Gift, novelty, souvenir shops. 17) Hobby, toy, game stores. 18) Hotels, motels, bed & breakfasts. 19) Indoor amusements (bowling, billiards, arcades). 20) Laundromats, laundry, & dry cleaning services without drive through facilities. 21) Laundromats, laundry, & dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 22) Live-work units. 23) Mailing and postal services. 24) Medical & dental offices, clinics, laboratories. 25) Mortgage brokers. 26) Movie theaters and amphitheaters. 27) Museums & art galleries. 28) Musical instrument stores. 29) News dealers and newsstands. 30) Non-medical offices & services, including business, insurance, real estate, and governmental. 31) Non-store retail. 32) Optical goods stores. 33) Passive and active recreation. 34) Personal services (barber, spa, etc.) 35) Photocopying & duplicating services. 	<ol style="list-style-type: none"> 36) Photographic studios, portrait. 37) Physical fitness, gyms. 38) Public community center/meeting building (non-commercial use only). 39) Radio and Television broadcasting. 40) Rental and sales of home movies & games. 41) Repair services, non-automotive. 42) Residential – any type. 43) Restaurants and drinking establishments without drive through facilities 44) Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 45) Retail establishments – bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities, (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods. 46) Security & commodity brokers. 47) Sewing & needlework goods. 48) Shoe repair, shoe shine parlors. 49) Sporting goods and bicycle shops. 50) Social, fraternal, recreational clubs/assemblies. 51) Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. 52) Studios: photography, music, art, drama, voice. 53) Tailoring. 54) Travel agencies. 55) Veterinary services. 56) Vocational schools. 57) Watch, clock, jewelry repair. 58) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. 59) Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district.
		<ol style="list-style-type: none"> 1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. 2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
		<p>4. Special Exception Uses</p>
		<ol style="list-style-type: none"> 1) Automotive rentals, parking, repairs, & service. 2) Commercial sports. 3) Taxicab operations. 4) Off-street parking facilities (applicable to properties in the Downtown Overlay). <p>(Section 10-422 applies)</p>

PROPERTY HIGHLIGHTS

- **Prime Location in a High-Density Student Area**

- Over 80,000 students within a 2-mile radius
- Strategically positioned between Florida State University (44,000+ students) and Tallahassee State College (12,000+ students)

- **Proximity to Major Attractions**

- 1 mile from Doak Campbell Stadium, with a seating capacity of 80,000+
- Located just 1/4 mile from the nationally ranked #2 Publix at Ocala Corners (via Placer.AI), attracting over 1.8 million annual visits

- **Exceptional Visibility and Accessibility**

- **High-traffic site:**
 - Ocala Road: 20,000+ vehicles/day
 - West Tennessee Street: 41,000+ vehicles/day
 - West Pensacola Street: 29,000+ vehicles/day
- **Convenient cross-access for northbound and southbound traffic on Ocala Road**

SITE ACCESS via CRABAPPLE RD

**TOWNEPLACE
SUITES®**

BY MARRIOTT

Proposed 150 Key Towneplace
Suites by Marriot in Permitting

Crabapple Rd

± 0.85 AC

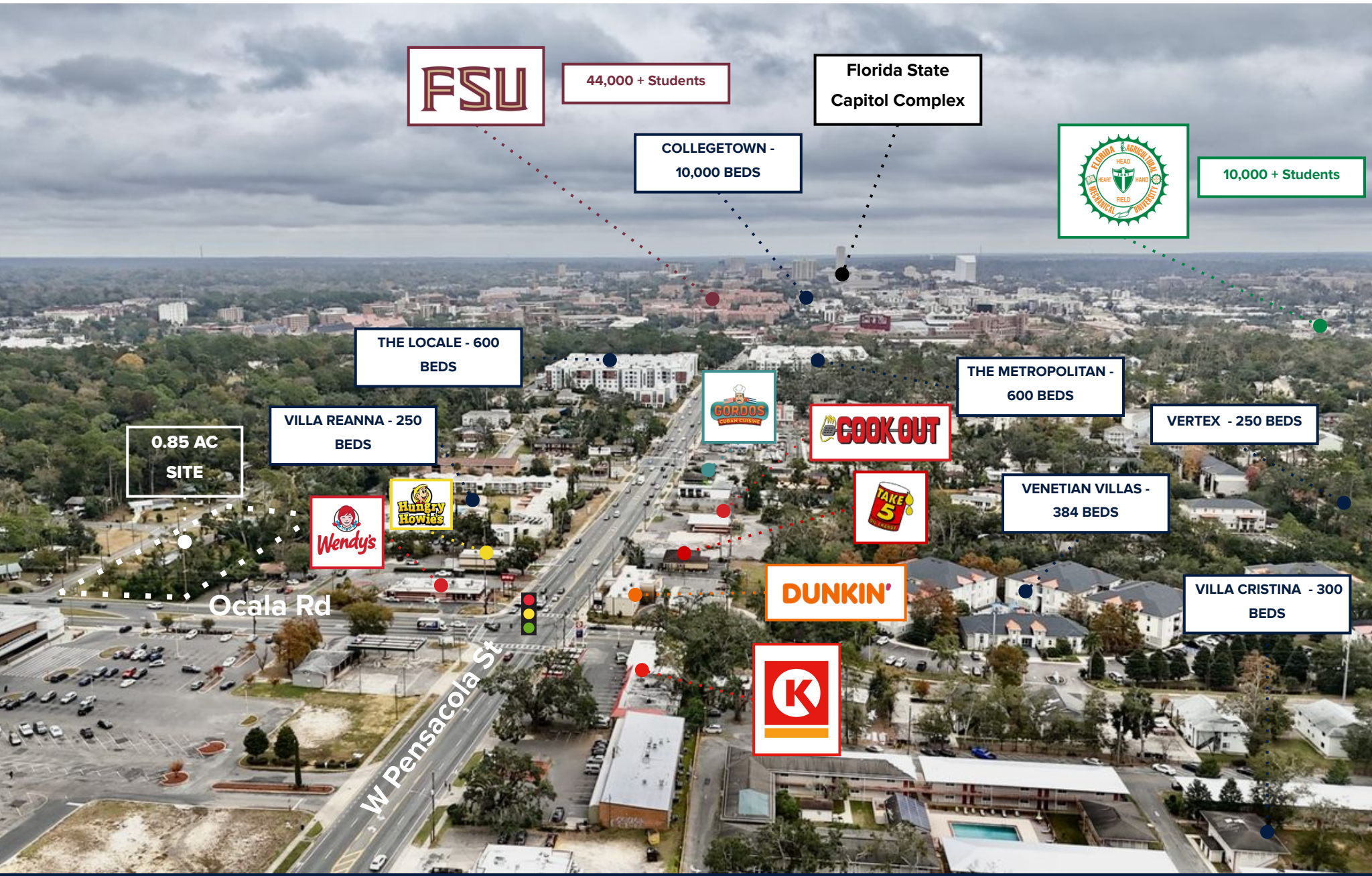
W Pensacola St

Ocala Rd 20,000 VPD

SURROUNDING AREA



SURROUNDING AREA



FSU

44,000 + Students

Florida State
Capitol Complex

COLLEGETOWN -
10,000 BEDS



10,000 + Students

THE LOCALE - 600
BEDS

VILLA REANNA - 250
BEDS

0.85 AC
SITE



THE METROPOLITAN -
600 BEDS

VERTEX - 250 BEDS



VENETIAN VILLAS -
384 BEDS

Ocala Rd

W Pensacola St

DUNKIN'

VILLA CRISTINA - 300
BEDS



SURROUNDING AREA



#2 RANKING PUBLIX
NATIONALLY per
Placer.AI



QUANTUM - 500
BEDS

RENEGADE - 600
BEDS



HERITAGE GROVE -
300 BEDS

TOWNEPLACE
SUITES®
BY MARRIOTT
PROPOSED

0.85 AC
SITE

RED POINT | OKTV -
COMBINED 2000
BEDS

Ocala Rd 20,000 VPD

AREA OVERVIEW

TALLAHASSEE, FL

Tallahassee, is a vibrant and unique city that serves as the state capital. Nestled in the picturesque Florida Panhandle, Tallahassee is known for its rich history, cultural diversity, and natural beauty. The city is home to several prominent universities, including Florida State University and Florida A&M University, which infuse it with a youthful energy and academic vibrancy.

Tallahassee's historical significance is evident in its wellpreserved antebellum architecture, such as the Old Capitol Building and numerous historic districts. Visitors can explore its intriguing past at the Museum of Florida History or take in the serene beauty of Maclay Gardens State Park, with its picturesque lakes and blooming gardens. The city's Southern charm is reflected in its welcoming hospitality and vibrant arts scene. The Tallahassee Museum and Challenger Learning Center offer educational experiences, while local art galleries and theaters showcase the creative talents of the community. Additionally, Tallahassee's lively music scene, with its festivals and live performances, adds to its cultural allure. Nature enthusiasts are drawn to Tallahassee's proximity to stunning outdoor destinations, including the Apalachicola National Forest and the Gulf of Mexico's pristine beaches, making it an ideal hub for outdoor adventures like hiking, biking, and water sports.



**CITY OF
TALLAHASSEE**



PROPERTY DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
FIVE-YEAR PROJECTION	16,536	91,188	159,376
CURRENT YEAR PROJECTION	16,452	87,644	151,984
2020 CENSUS	20,379	89,743	158,882
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
FIVE-YEAR PROJECTION	7,547	37,931	68,435
CURRENT YEAR PROJECTION	7,327	36,401	65,155
2020 CENSUS	9,433	38,168	65,480
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$33,944	\$49,750	\$62,359
TOTAL SPECIFIED CONSUMER SPENDING	\$139M	\$760M	\$1.5B

TALLAHASSEE LAND LEASE

2007 Crabapple Dr | Tallahassee, FL 32304

EXCLUSIVE LEASING AGENTS:



SEAN LUNT

(850) 320 5000

sean.lunt@atlanticcg.com

License No. SL3546969 (FL)



RAFI CHAMBASIAN

(850) 566 3774

rafi@atlanticcg.com

License No. SL3559511 (FL)

GARY BROIDIS

BROKER OF RECORD

LICENSE NO. BK3005437 (FL)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

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Owner and Atlantic Commercial Group, Inc expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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