



Capital West Shopping Mall

W Tennessee St



0.81± Acres



27,000 AADT



For sale

\$900,000
PURCHASE PRICE

- High-Traffic Retail Corridor
- Development Ready
- Net-of-Retention 0.81± Acres

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0.81± Acres Net of Retention Tallahassee, FL | Vacant Commercial

**3200 W Tennessee Street
Tallahassee, FL 32304**

- County: Leon
- Current Land-Use: Vacant Commercial
- Parcel ID: 21-29-20-049-001-0

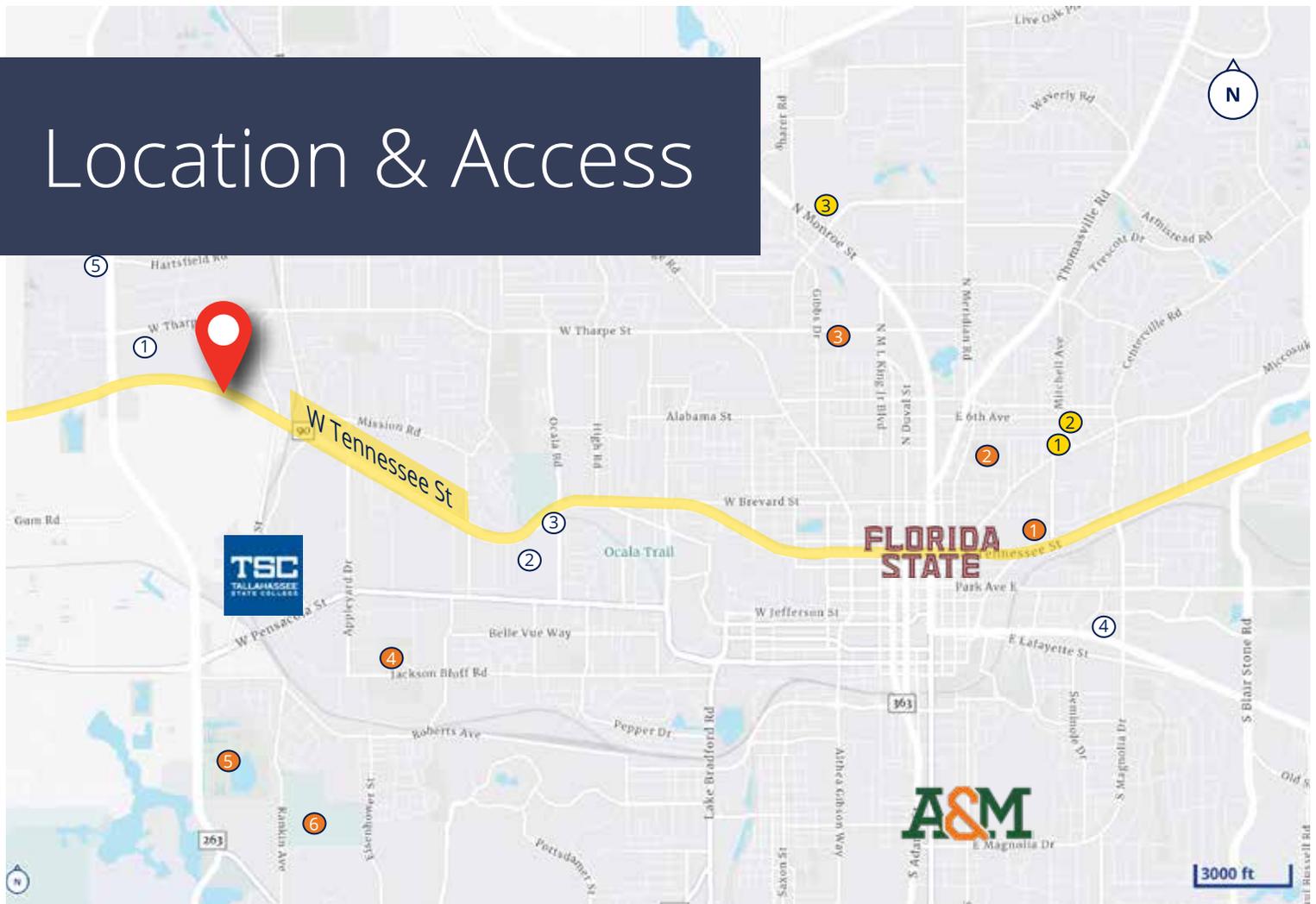
This high-visibility ±0.81-acre commercial outparcel is strategically positioned along W Tennessee Street (SR-90), one of Tallahassee’s primary east-west corridors, benefiting from approximately 27,000 vehicles per day. The site is net of retention, flat, and development-ready, offering an efficient footprint for a wide range of commercial and retail uses.

The property is located at the primary frontage of a CubeSmart self-storage facility, directly adjacent to CarMax, and within close proximity to Capital West Shopping Center, providing strong co-tenancy and established retail draw. Surrounding the site are dense student-oriented and residential communities, driven by Florida State University and Tallahassee’s renter population, creating consistent demand.

With excellent visibility, strong traffic counts, and immediate access to major retail nodes, this site is ideally suited for QSR, fast-casual dining, coffee, service retail, medical, or neighborhood commercial concepts seeking exposure along a proven corridor.

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Location & Access



Ideal for concepts targeting daily traffic and a “grab-and-go” customer base, including:

QSR/Fast Casual, coffee, drive-thru beverage (where permitted)

Neighborhood Services: salon, wireless, small-format retail, pet, etc.

Medical/Urgent Care satellite, dental, PT, optical

Bank/Credit Union branch, small-format financial services

Heavy Student and Renter Presence:

The Tennessee Street corridor is well-known for student-oriented housing with convenient access to campus and transit.

Major University Presence:

Florida State University’s Fall 2024 enrollment is ~44,308 students

Healthcare Hub:

Tallahassee Memorial HealthCare is a 772-bed acute care hospital serving a broad North Florida/ South Georgia region - supporting daytime population and medical demand.

Established Retail Nodes on W Tennessee St:

Nearby shopping centers: WalMart Supercenter, Governor’s Square



Subject Property

- ① Walmart Supercenter
- ② Publix
- ③ Walgreens
- ④ Governor’s Square
- ⑤ The Home Depot

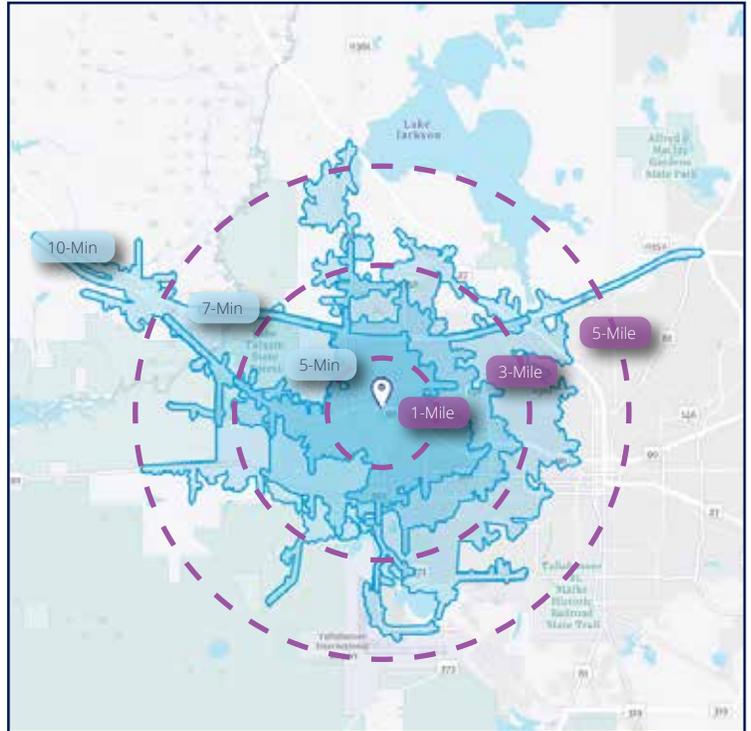
- ① Tallahassee Memorial Healthcare Hospital
- ② Select Specialty Hospital
- ③ Sanitas Medical Center

- ① Leon High School
- ② Lafayette Park
- ③ Levy Park Recreation Area
- ④ James Messer Sports Complex
- ⑤ Debbie Lightsey Nature Park
- ⑥ Florida State University Rec SportsPlex

Legend and Amenities

Demographics

Demographics	5-Min	7-Min	10-Min	Tallahassee
DRIVE TIME POPULATION				
2030 Projection	14,787	34,956	72,656	205,447
2025 Population	14,875	35,161	72,529	202,426
% Growth	-0.1%	-0.1%	0.0%	0.79%
HOUSEHOLD INCOME				
Average	\$51,192	\$58,140	\$57,621	\$89,931
Median	\$37,857	\$39,102	\$39,542	\$59,601
DAYTIME WORKERS				
2025	17,534	23,405	34,117	157,550
Housing Units				
2025 Estimate	7,393	16,996	35,267	95,805
	1-Mile	3-Mile	5-Mile	
RING POPULATION				
2030 Projection	4,769	63,073	129,709	
2025 Estimate	4,774	63,217	127,072	
% Growth	-0.02%	-0.05%	0.41%	



City of Tallahassee - Commercial Development Snapshot

Government & Stability

- 30+ state agency HQs
- Recession-resistant employment
- Predictable planning environment

Education & Workforce

- Florida State University
- Florida A&M University
- Tallahassee State College
- Built-in renter & talent pipeline

Business & Research

- Law, lobbying, trade associations
- National High Magnetic Field Lab
- Strong professional services demand

Development Opportunity

- Urban infill & downtown growth
- Multifamily & mixed-use demand
- Lower land & build costs vs. major FL metros

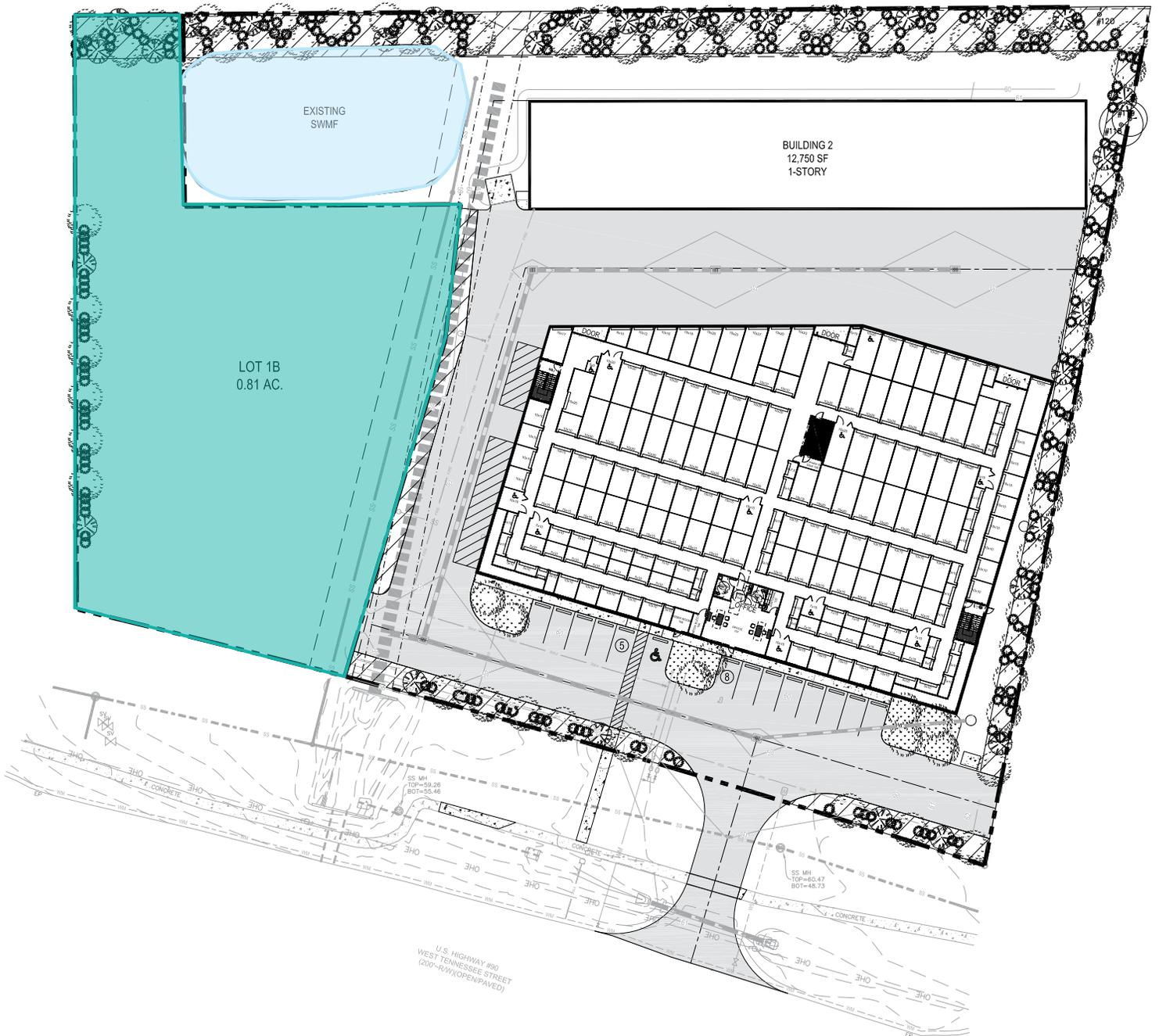
Infrastructure & Access

- Tallahassee International Airport
- Regional connector city
- Improving walkability in core districts

Market Demand Drivers

- Government workforce
- University population
- Healthcare & research sectors

Site Plan



Trade Area

Waffle House

LOWE'S

amazon

Wendy's

THE HOME DEPOT

Walgreens

Applebees

ZAXBY'S

DOLLAR GENERAL

CAPITAL CIR NW

41,500 AADT

Capital West Shopping Center

- CARmax
- verizon wireless
- GameStop
- DOLLAR TREE
- Walmart
- TACO BELL
- SALLY BEAUTY
- ROSS DRESS FOR LESS
- KFC

CUBESMART self storage

DOLLAR GENERAL

DUNKIN'

TSC TALLAHASSEE STATE COLLEGE

James Messer Sports Complex

FSU Rec SportsPlex

Seminole Legacy Golf Club

INTERSTATE 10

Wendy's

Lake Ella Plaza

- Publix
- Edible Arrangements
- ups
- CVS pharmacy
- ANYTIME FITNESS

metro by the mall

- SUBWAY
- DOLLAR TREE

keke's BREAKFAST CAFE

- CVS pharmacy
- Five Guys

Ocala Corners

- TIRE KINGDOM
- tropical CAFE
- Panera BREAD
- Publix

57,500 AADT

Red Lobster

27

Chick-fil-A

- Wendy's
- CHIPOTLE MEXICAN
- Starbucks
- SMOOTHIE KING
- DUNKIN'

golden corral

SONIC

McDonald's

Starbucks

FLORIDA STATE

POPEYES LOUISIANA KITCHEN

30,000 AADT

N MONROE ST

The Centre of Tallahassee

- Culver's
- BARNES & NOBLE
- DOLLAR TREE
- ROSS DRESS FOR LESS
- SLIM CHICKENS
- AMC THEATRES
- belk

McDonald's

planet fitness

Wendy's

magoos CHICKEN TENDERS

Kate Sullivan Elementary School

Elizabeth Cobb Middle School

Leon High School

Tallahassee Healthcare Emergency

27,500 AADT

keke's BREAKFAST CAFE

- CVS pharmacy
- Five Guys

Ocala Corners

- TIRE KINGDOM
- tropical CAFE
- Panera BREAD
- Publix

Walker Ford Community Center

Wendy's