

NOW SEEKING: SEASONED TENANTS/OPERATORS

COMING SOON!

**Prime
Collegetown
Frontage
Five Retail Spaces
2,550-2,800± SF**

717 S. Woodward Ave.
Tallahassee, FL 32304



FOR VERY BEST COLLEGETOWN DISTRICT RETAIL LOCATION



**COLLEGETOWN/
TALLAHASSEE
BY THE NUMBERS**

60,000

TALLAHASSEE COLLEGE
STUDENTS

44,000

FSU STUDENTS

12.7%

GROWTH RATE
METROPOLITAN AREA

27.6

AVERAGE AGE OF
TALLAHASSEE RESIDENTS

60K +

AFFLUENT HOTEL INDIGO
GUESTS PER YEAR

COLLEGETOWN/TALLAHASSEE

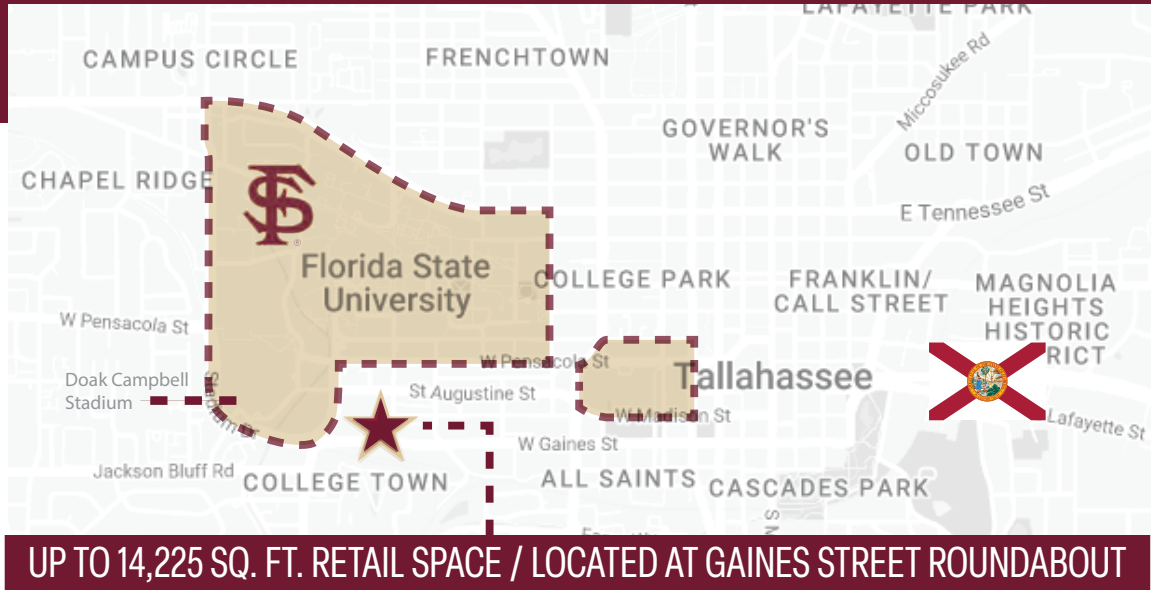
- Located at Gaines Street Roundabout
- Facing Doak Campbell Stadium
- Site has the best visibility in district
- Hub for FSU game day
- Student population lives here
- Big draw for legislature

CONTACT:

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VERY BEST COLLEGETOWN DISTRICT RETAIL LOCATION



IMPORTANT DEMOGRAPHICS:

- ✓ 25k Traffic count at the W. Gaines St. and S. Woodward roundabout
- ✓ The number of people in the Capitol during a normal workday is 1,500. During the Legislative session, this number increases to over 5,000
- ✓ There are 10,000 beds within walking distance
- ✓ Approximately 32,000 employees within a 1-mile radius of the property

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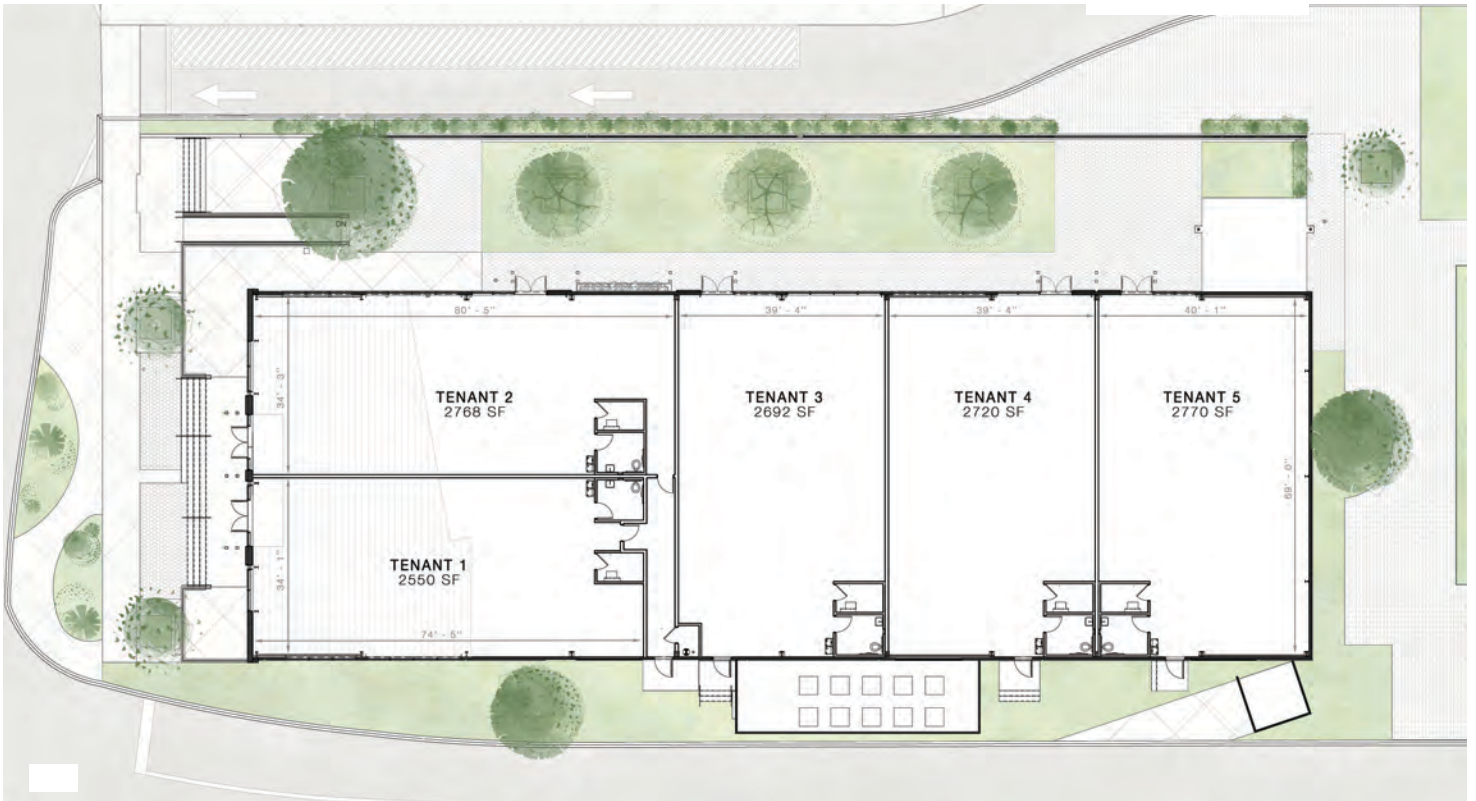


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SUBJECT SITE: 717 S. WOODWARD AVE.



SUBJECT SITE DETAIL: 717 S. WOODWARD AVE.



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