

# FOR LEASE – The Hall Parcel 2

825 Railroad Ave. Tallahassee, FL 32310

**NAITALCOR**



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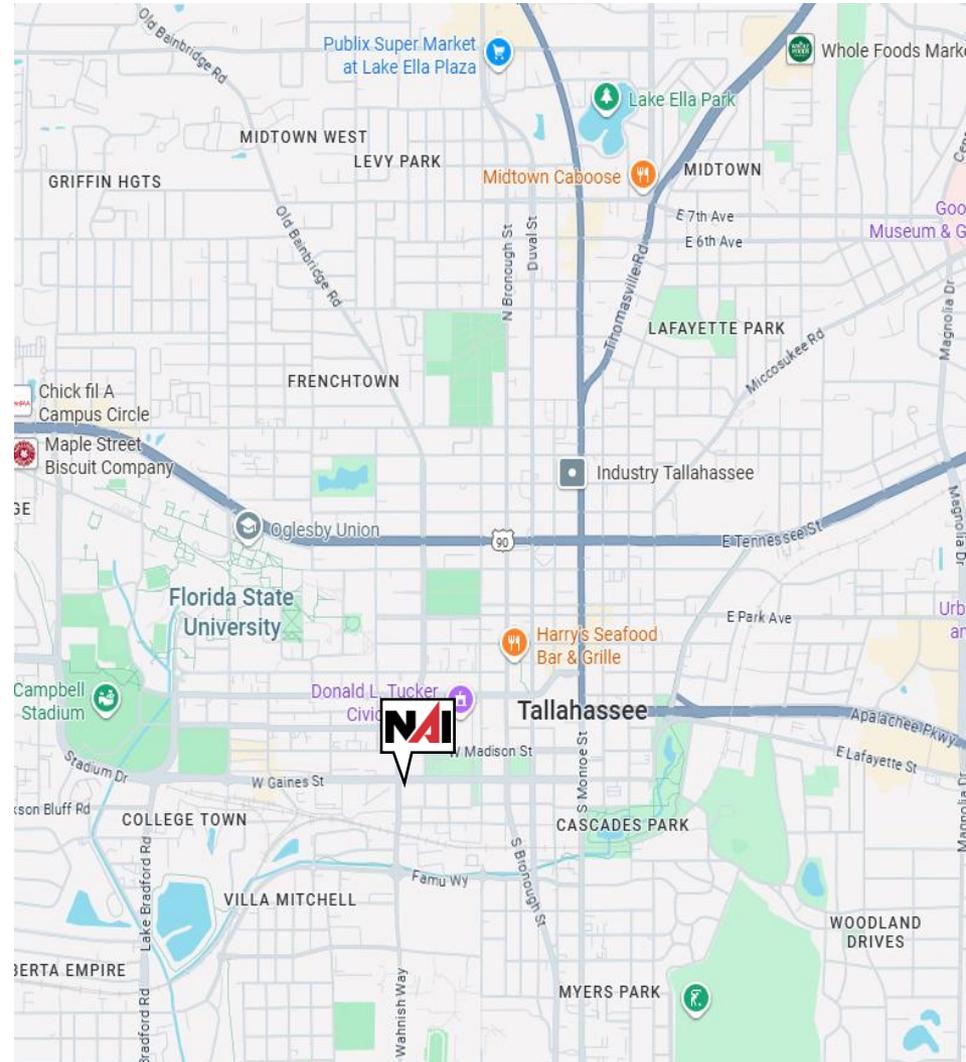
Debbie Ashlin  
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# Retail Space For Lease

## The Hall Parcel 2: 825 Railroad Avenue



- Brand-new mixed-use construction with 674 student beds on-site across both parcels
- Three bays (2,527 SF / 1,475 SF / 1,460 SF). Bays can be leased individually or combined for contiguous spaces up to 5,462 SF (single-tenant option).
- Prime hard-corner location at Gaines Street & Railroad Avenue walking distance to student housing, hotel guests, downtown, the Capitol, and Colleetown
- Approximately 0.3 miles from Legacy Hall, FSU's new 218,000 SF College of Business building serving nearly 8,000 students and 100+ faculty
- Steps to FSU and FAMU in the University District serving approximately 65,000 students
- Grease trap and venting in every space. Ideal for restaurant, bar, coffee, dessert, and service retail concepts
- Target Delivery Spring 2026



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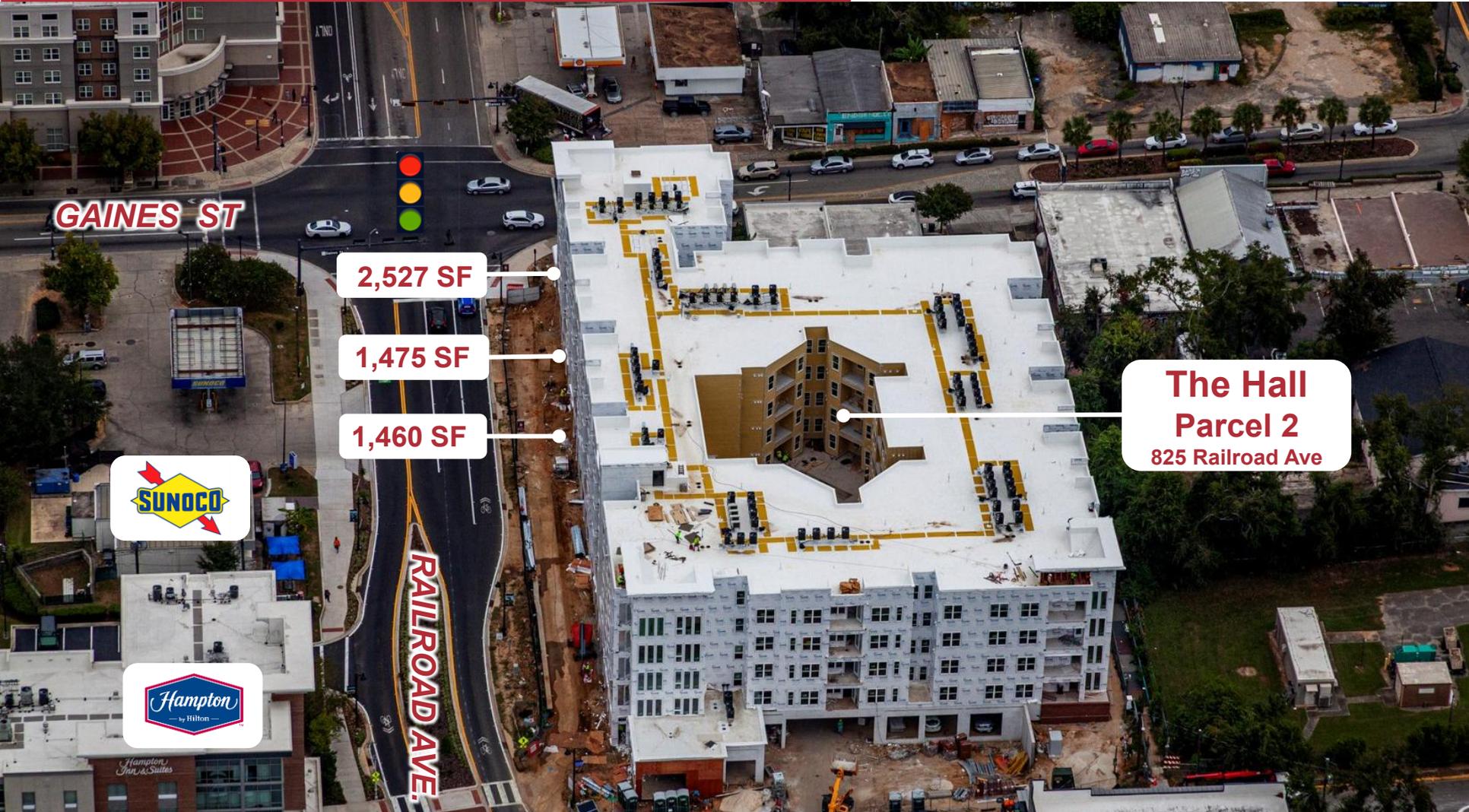
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**GAINES ST**

**2,527 SF**

**1,475 SF**

**1,460 SF**

**The Hall  
Parcel 2  
825 Railroad Ave**



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# FOR LEASE – THE HALL



Parcel 2: 825 Railroad Ave Tallahassee, FL 32310  
Parcel 3: 809 St Michael St Tallahassee, FL 32310



Donald L. Tucker  
Civic Center

Legacy Hall – FSU  
College of  
Business

**The Hall  
Parcel 3**  
809 St Michael St

**The Hall  
Parcel 2**  
825 Railroad Ave

**RAILROAD AVE.**

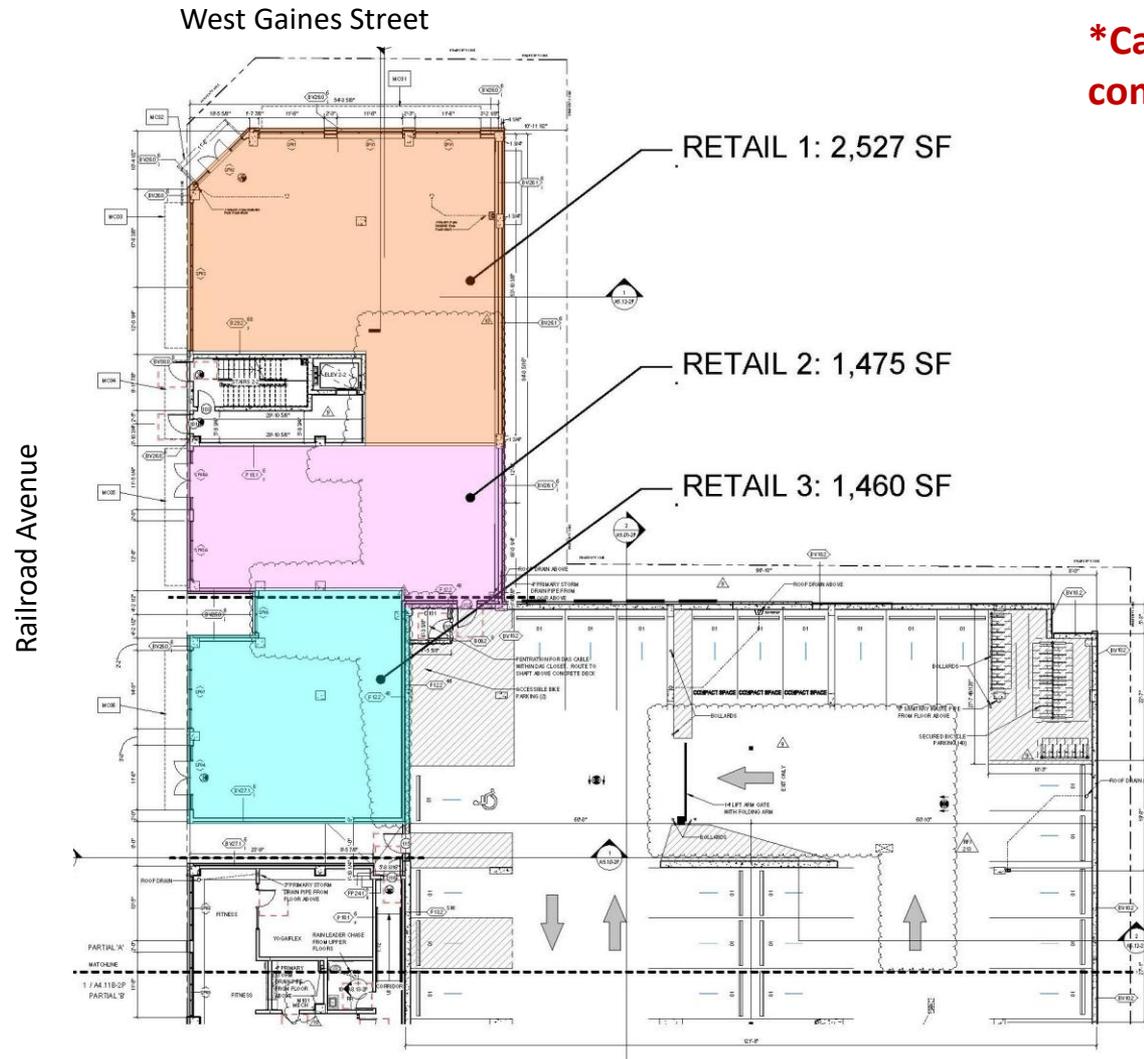
**GAINES ST**



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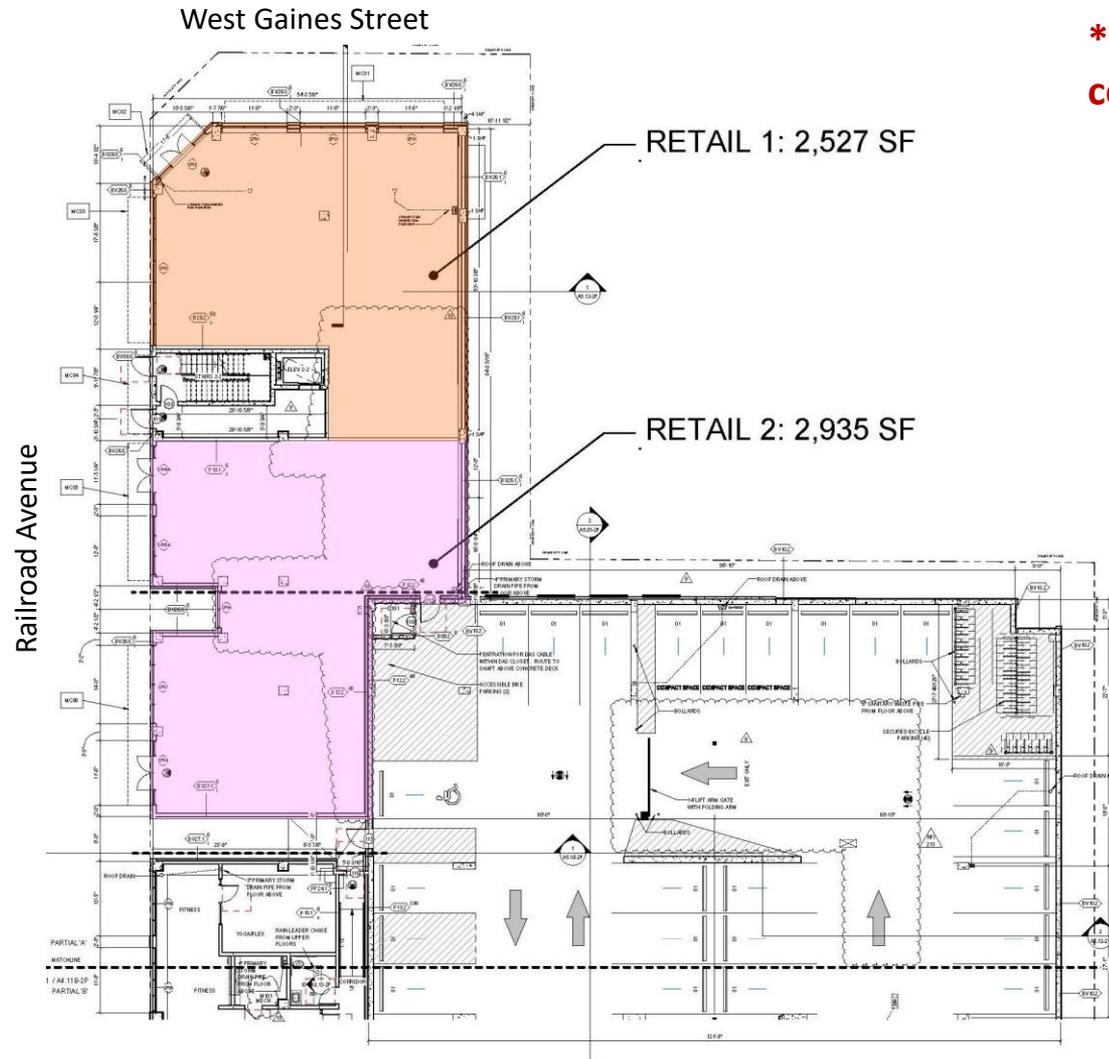
**\*Can be leased separately or combined for +/- 5,462 SF**



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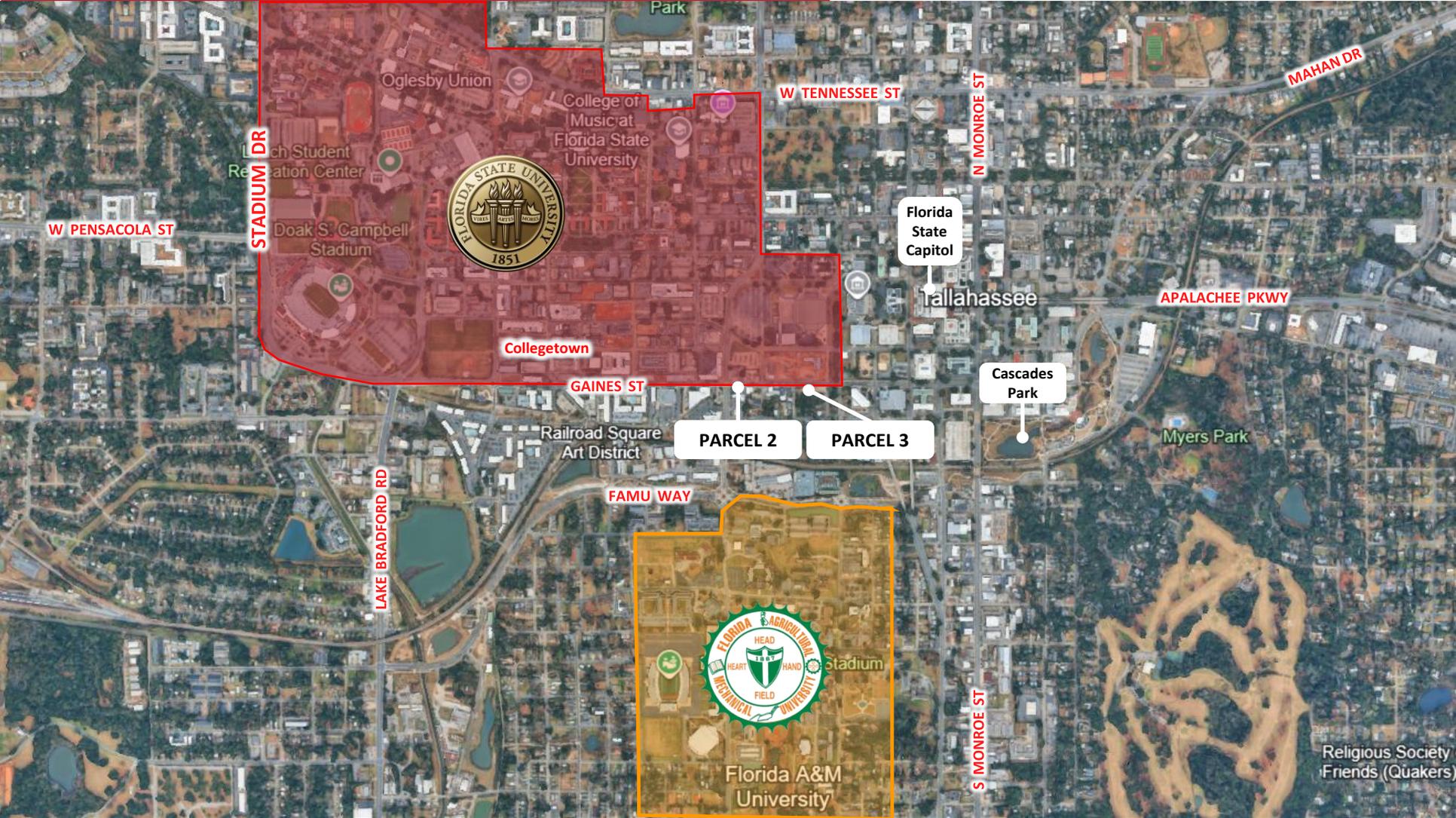


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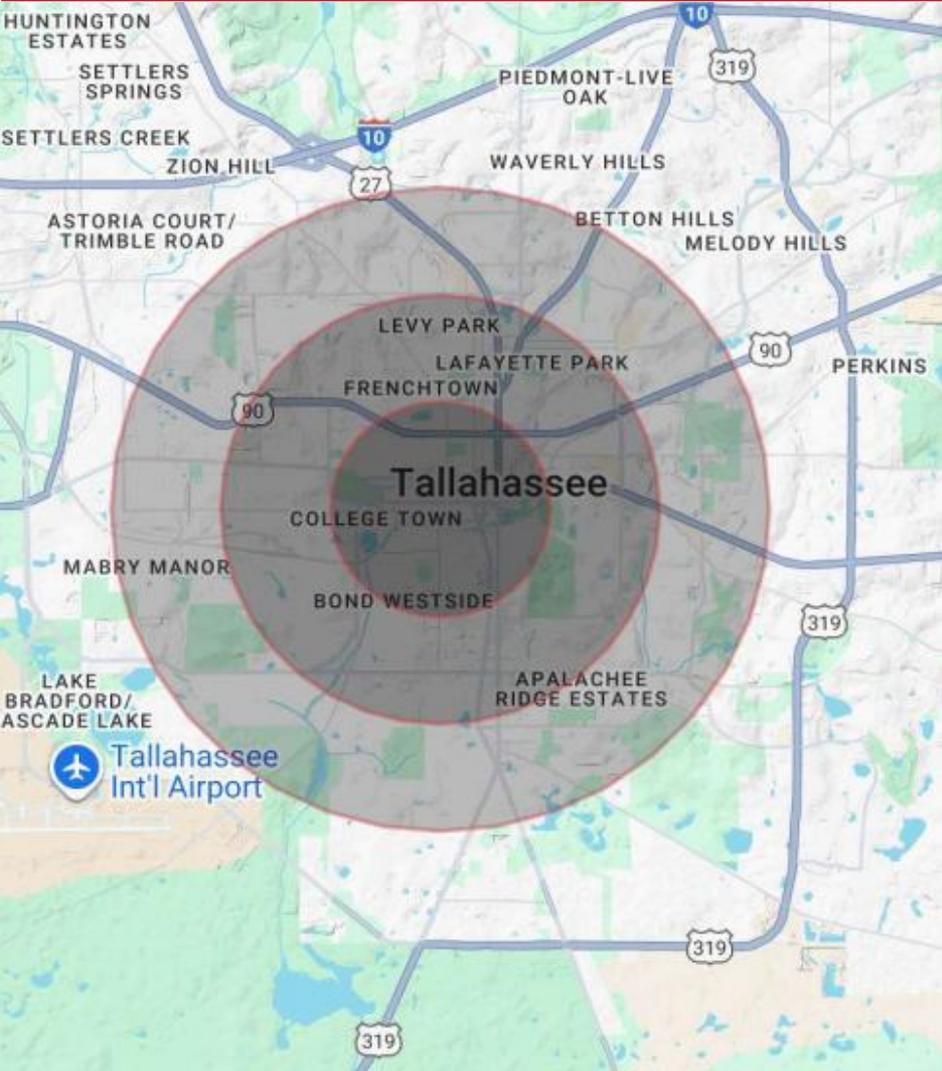


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Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32

Households & income	1 miles	2 miles	3 miles
Total households	6,334	22,901	43,537
# of persons per HH	3.5	2.6	2.4
Average HH income	\$59,101	\$55,077	\$59,771
Average house value	\$306,665	\$250,345	\$239,751