



**STADIUM
CENTRE**

699 & 799 West Gaines Street
Tallahassee, FL 32304



2nd Generation Restaurant Available

- Convenient access to the FSU campus that is directly across the street which has approximately 43,569 students
- Located in the Gaines Street corridor that has been significantly redeveloped over the past several years changing this submarket into the focal point for student housing, shopping and dining
- There are nearly 10,000 apartment beds within a short walking distance with over 1,000 more beds under construction
- Superior visibility and exposure to Gaines Street which serves as a primary east-west arterial providing access from the FSU campus to the downtown CBD that is home to Florida's state capital
- Greenwise Publix is adjacent to the Deck building
- Boutique hotel Indigo directly across from the Block with 140 keys
- The strategic location on Gaines Street is the center-point connecting the 3 college campuses in the market opening up convenient access to 63,841 students (Florida State, Florida A&M, Tallahassee Community College)

Join retailers like:



CONTACT

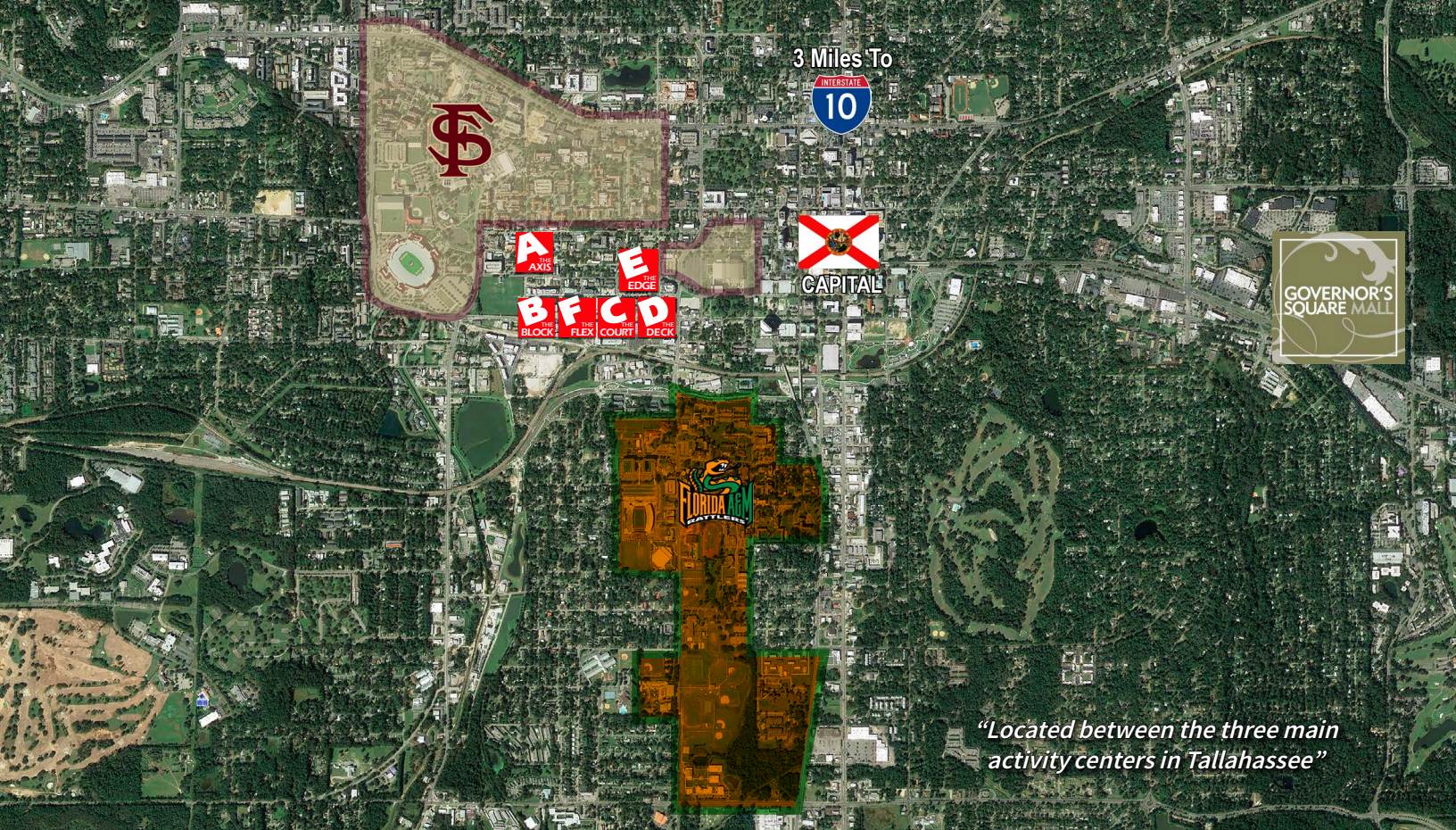
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Important Area Facts:

- 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 33,000 employees within a 1-mile radius of the project
- Nearly 96,000 employees within a 3-mile radius



Florida State University

- 2022 Enrollment: 43,569
- Faculty & Staff:
 - » 2,408 faculty members
 - » 5,900 staff
- Doak Campbell Stadium:
 - » Largest football stadium in the ACC
 - » Largest continuous brick structure in the United States



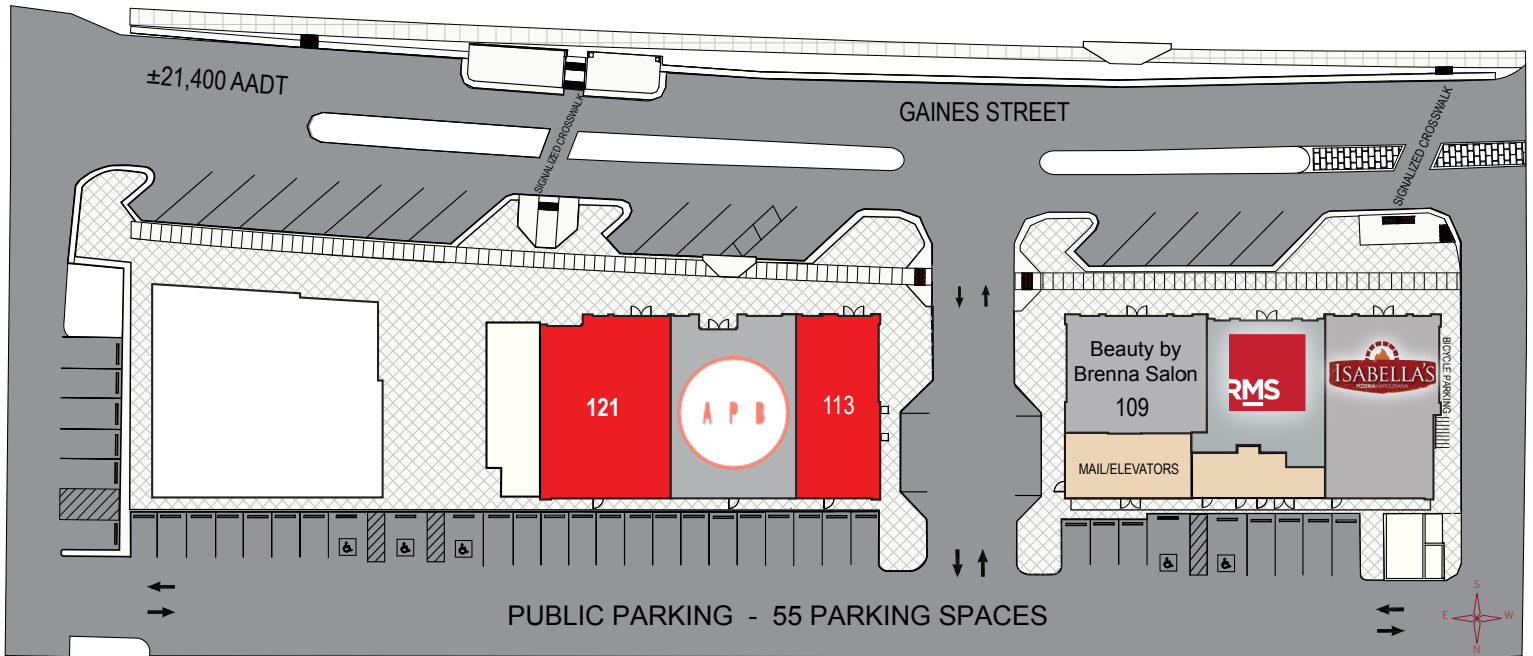
Florida Agricultural and Mechanical University (FAMU)

- 2022 Enrollment : 9,027
- Faculty & Staff: 1,722 employees
- Founded on October 3, 1887
- 156 buildings spread over 422 acres



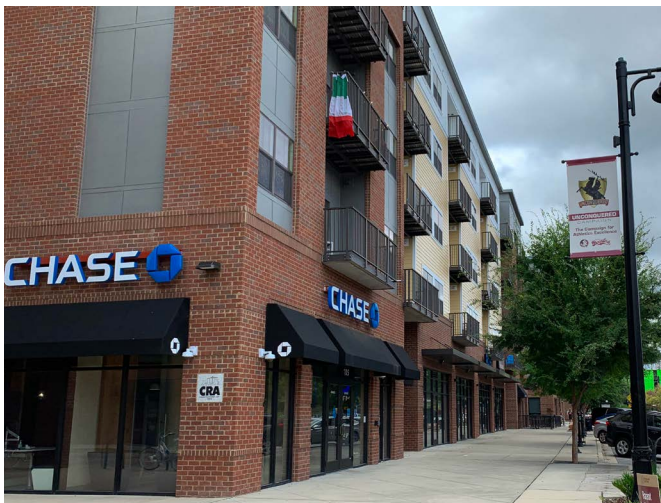
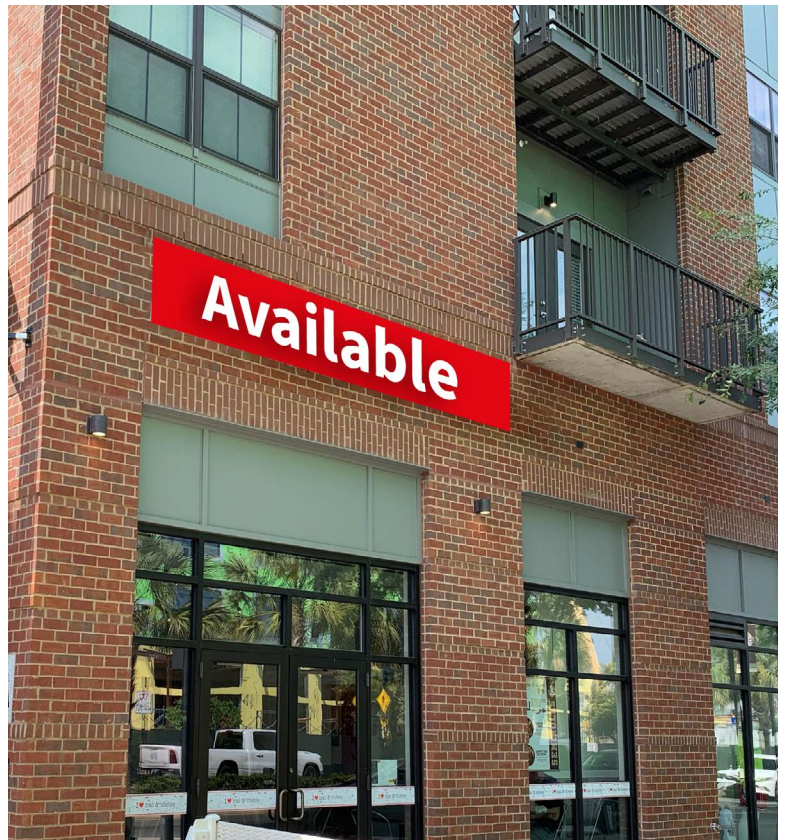
Tallahassee Community College

- 2022 Enrollment : 11,245
- Faculty & Staff: 1,468 employees
- Founded in 1966
- 24 buildings spread over 270 acres

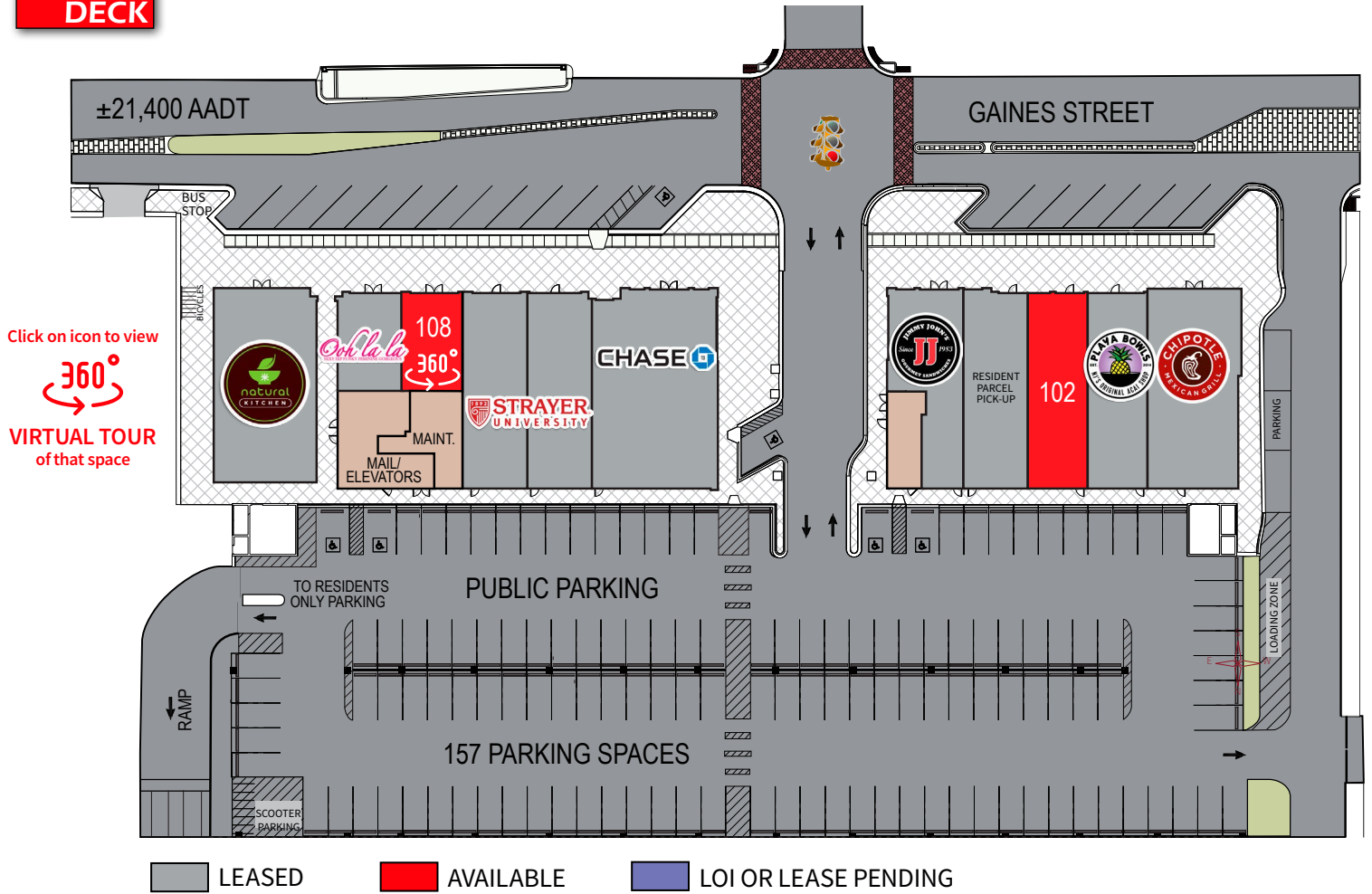


LEASED
 AVAILABLE
 LOI OR LEASE PENDING

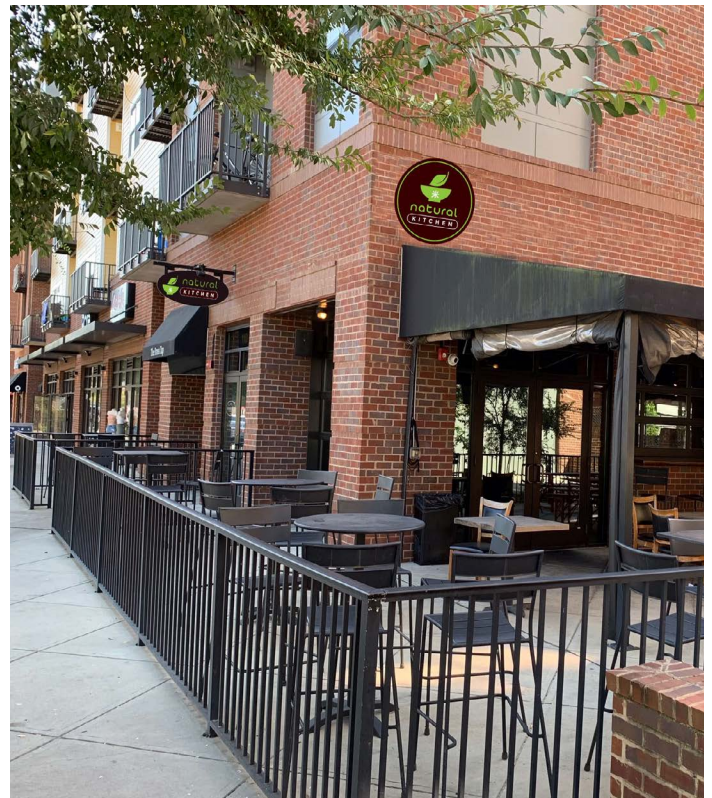
SUITE #	TENANT	SF
101	Isabella's Pizzeria	1,723
105	Risk Management Solutions	1,809
109	Beauty By Brenna Salon	1,350
113	AVAILABLE - 2nd Gen Restaurant	1,570
117	APB	1,802
121	AVAILABLE	2,081
TOTAL GLA		10,335



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SUITE #	TENANT	SF
100	Chipotle	2,448
101	Playa Bowls	1,536
102	AVAILABLE	1,534
103	Resident Parcel Pick Up	1,675
104	Jimmy Johns	1,531
105	Chase Bank	3,253
106	Strayer University	1,661
107	Strayer University	1,668
• 108	AVAILABLE	800
109	Ooh La La Boutique	846
110	Natural Kitchen	2,620
TOTAL GLA		20,187



W Tennessee St (42,500± AADT)

Stadium Drive (15,600± AADT)

Macomb St (18,000± AADT)

Gaines St (17,900± AADT)

Monroe St (24,500± AADT)

Franklin Blvd (7,900± AADT)

Apalachee Pkwy (28,617± AADT)

Lake Bradford Rd (24,500± AADT)

THE LUXE ON WEST CALL 752 Beds

QUANTUM ON WEST CALL 752 Beds

FLORIDA STATE UNIVERSITY

FSU Athletic Complex (Dick Houser Stadium 6,700 seats Soccer, Softball, Track, Tennis)

DOAK CAMPBELL STADIUM 79,560 Seats

INDIAN VILLAGE APARTMENTS 60 Beds

FSU Intramural Fields

STADIUM ENCLAVE 600 Beds

EPPE DR APPARTMENTS

CASA CALDERON APARTMENTS 412 Units

UNIVERSITY HOUSING 706 Beds

UNIVERSITY HOUSING 1,130 Beds

UNIVERSITY HOUSING 1,537 Beds

UNIVERSITY HOUSING 1,778 Beds

UNIVERSITY HOUSING 632 Beds

JEFFERSON TOWERS APARTMENTS 50 Beds

COLLEGE TOWN APARTMENTS 140 Beds

PARK PLACE 414 Beds

THE BLOCK 233 Beds

THE FLEX 340 Beds

THE COURT 260 Beds

THE DECK 349 Beds

STADIUM ENCLAVE 600 Beds

INDIGO 142 Keys Coming in 2020

URBAN SOCIAL 135 Beds

PHASE 2 202 Beds

PHASE 3 330 Beds

COLLEGE PLACE 311 Beds

COLLEGE TOWN APARTMENTS 140 Beds

THE EDGE 402 Beds

601 283 Beds

Residence Inn & Marriott 135 Keys

CATALYST 402 Beds

GreenWise 124 Keys

Hampton Inn 124 Keys

ON YX 583 Beds

COLLEGE OF LAW

Donald L. Tucker Civic Center

FL Supreme Court

FL State Capitol

Tallahassee City Hall

PLAZA 202 Units

alot HOTEL 162 Keys

DOUBLE TREE 243 Keys

BACKWOODS Bistro

Cypress

HOTEL DUVAL 417 Keys

FOUR POINTS BY SHERATON 164 Keys

W Tennessee St (37,000± AADT)

W Brevard St

2,100 High School Students

CASCADES PARK

FLORIDA A&M RATTLES

JLL