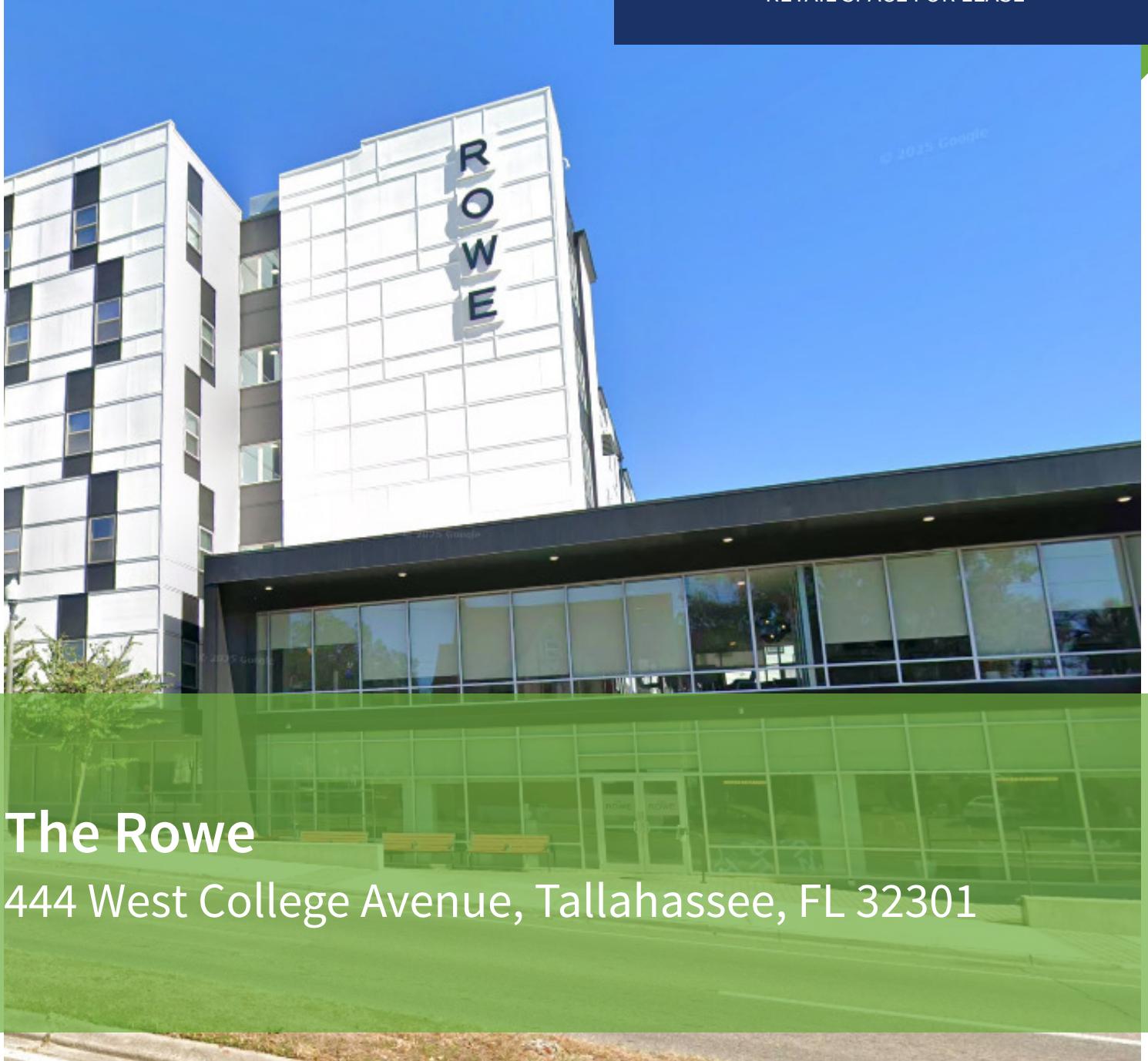


TLG

COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE



The Rowe

444 West College Avenue, Tallahassee, FL 32301

TREY ROBERTS

Sales Associate
850.443.1688

troberts@tlgproperty.com

TREY DESANTIS

Partner/Sales Associate
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES

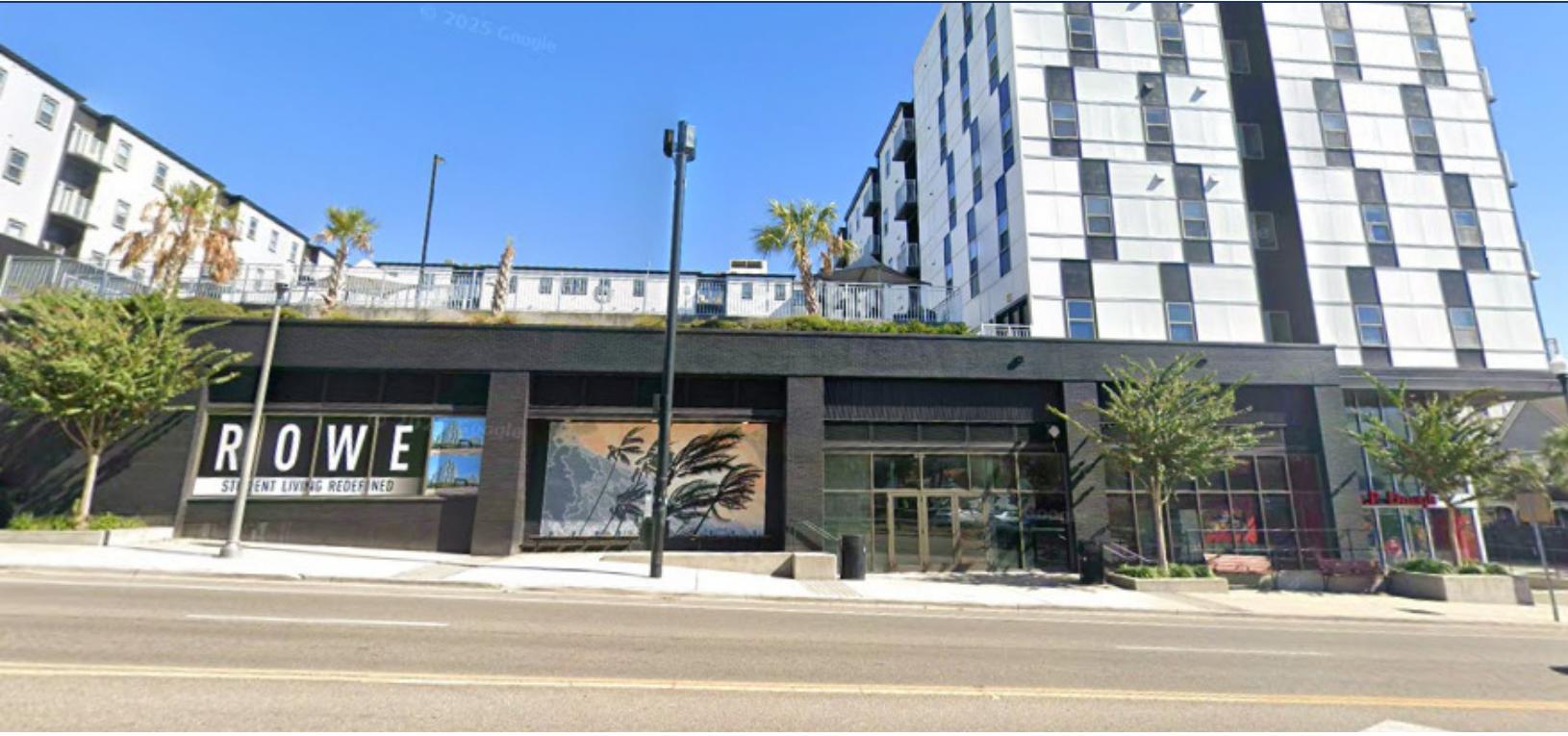
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	1,468 SF
Lease Rate:	Contact Broker for Pricing
Building Size:	1,468 SF
APN:	2136800157191

PROPERTY OVERVIEW

First gen/shell space retail situated under the 583-bed student housing development known as The Rowe. Co-tenants include HotWorx, DP Dough, OG Subs, and Campus Express. There are dedicated retail parking spaces in The Rowe's garage, as well as metered parking on College Ave. High visibility space with steady foot-traffic.

LOCATION OVERVIEW

Close proximity to FSU's campus, Doak Campbell Stadium, Potbelly's, and fraternity/sorority houses. Located at the corner of Macomb St and W College Ave.

Trey Roberts
850.443.1688
troberts@tlgproperty.com

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

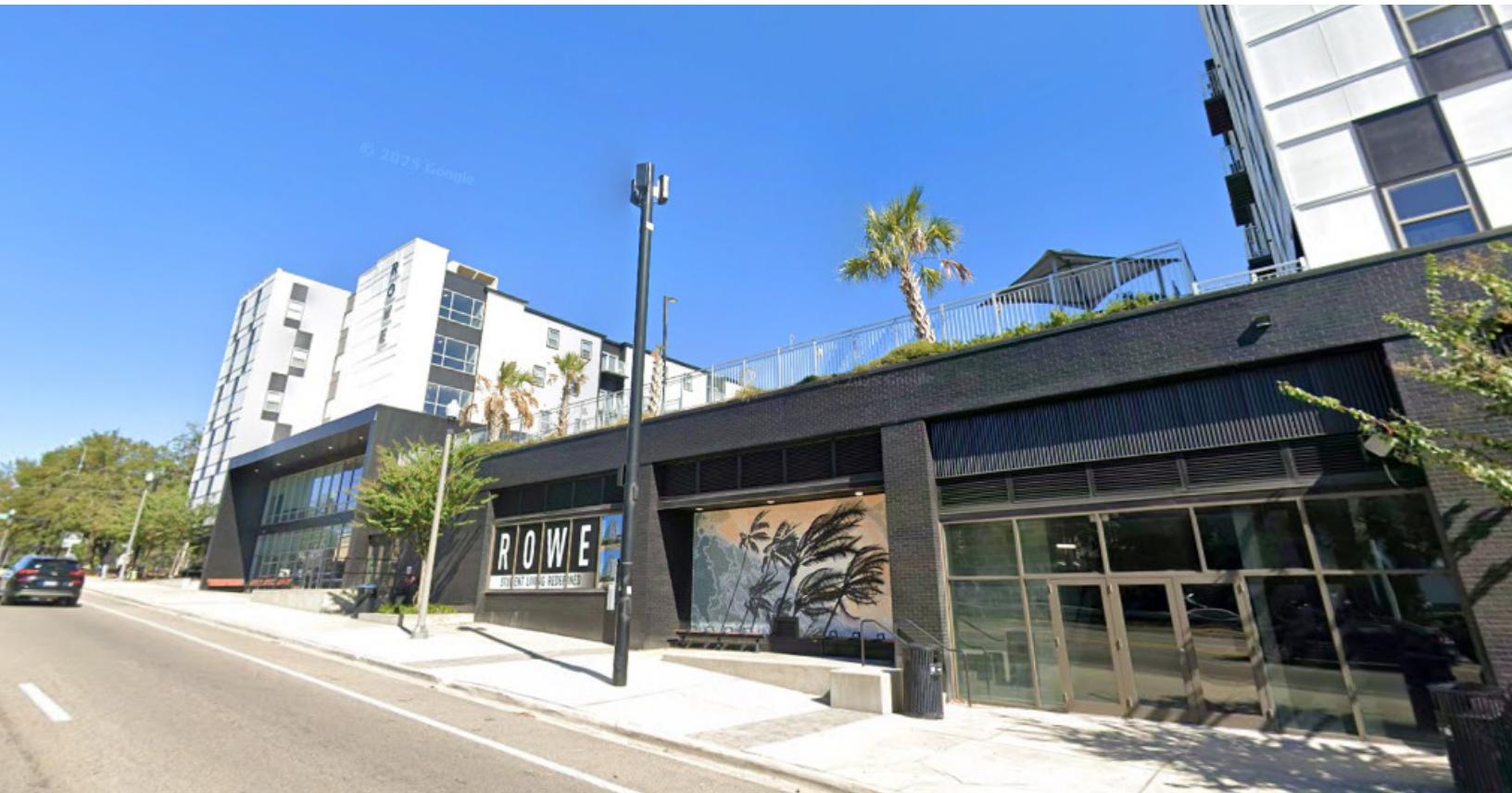


TLG

ADDITIONAL PHOTOS

THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



Trey Roberts

850.443.1688

troberts@tlgproperty.com

Trey DeSantis

850.766.6868

trey@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





RETAILER MAP

THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



Trey Roberts
850.443.1688
troberts@tlgproperty.com

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

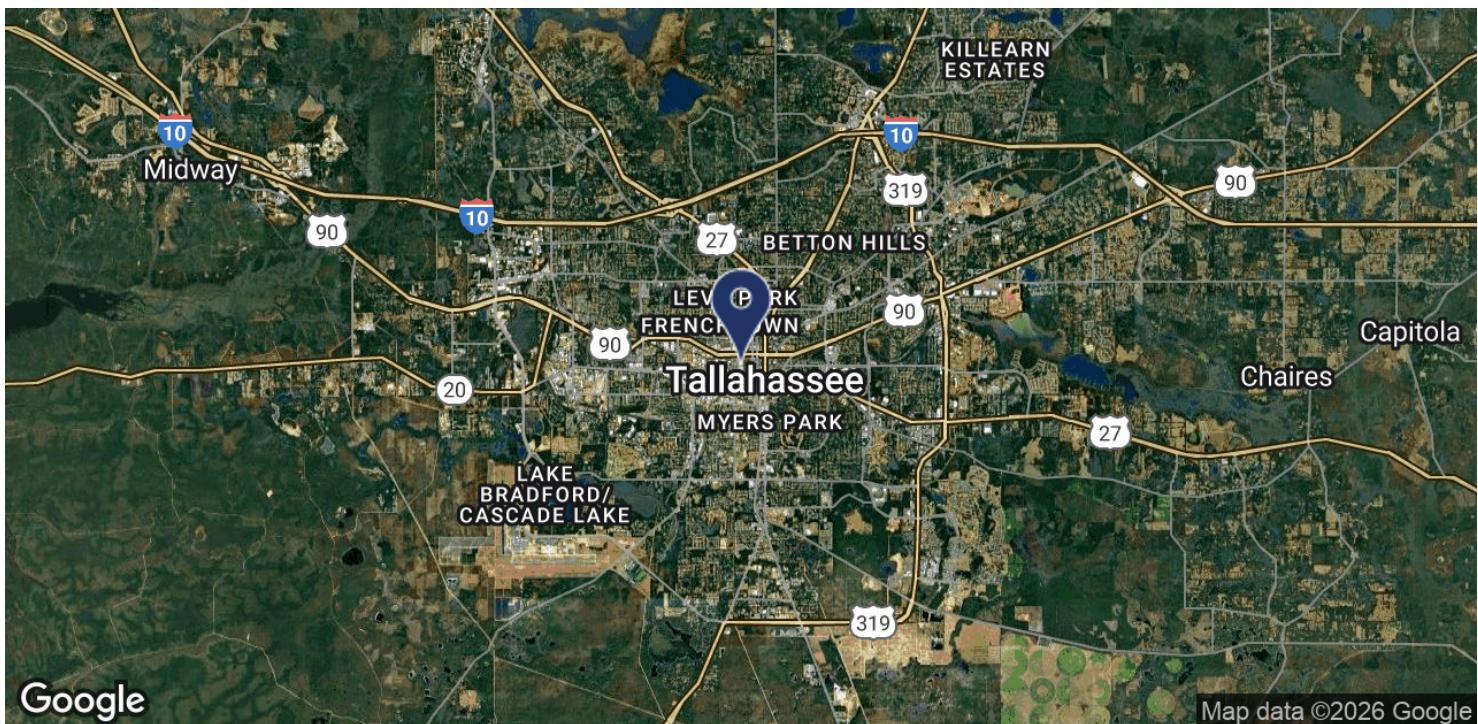




LOCATION MAP

THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



Trey Roberts
850.443.1688
troberts@tlgproperty.com

Trey DeSantis
850.766.6868
trey@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

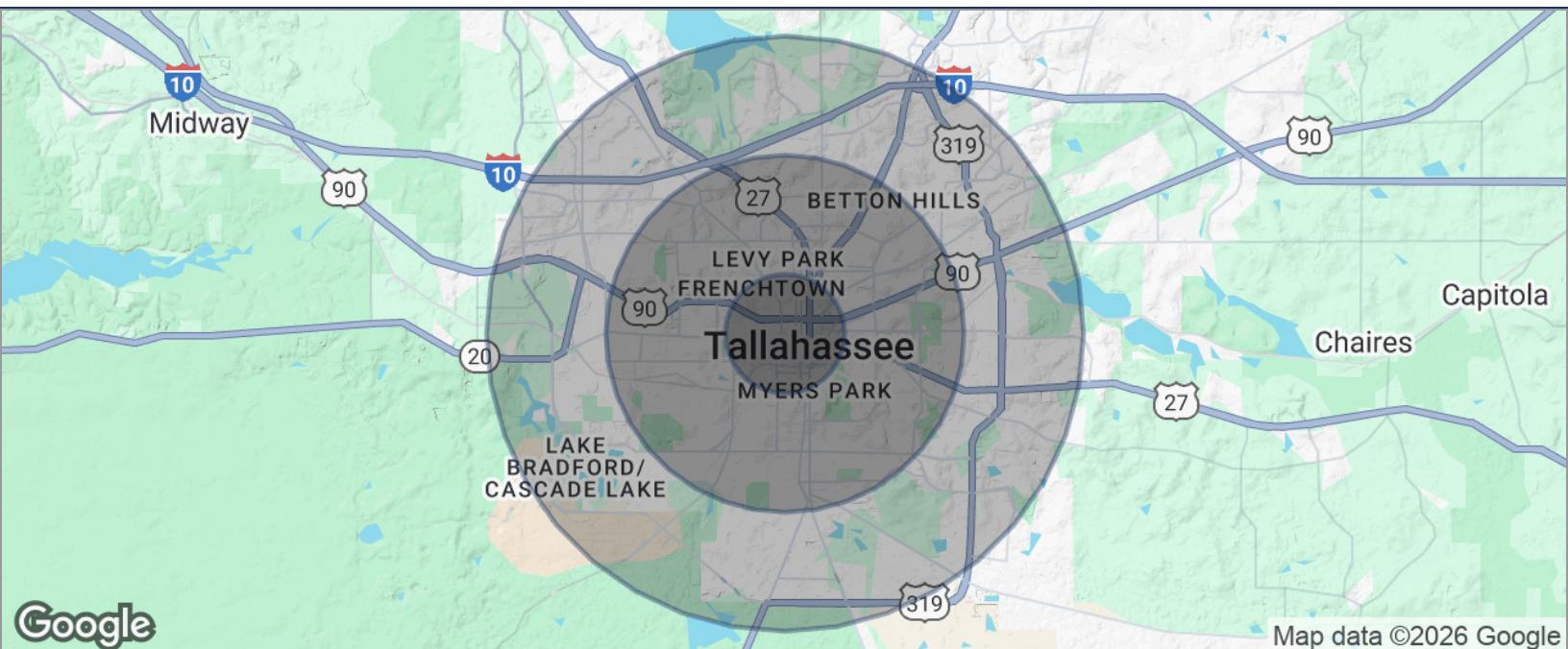




DEMOGRAPHICS MAP

THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,563	110,968	178,678
MEDIAN AGE	26	32	35
MEDIAN AGE (MALE)	27	31	34
MEDIAN AGE (FEMALE)	26	32	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,404	46,882	75,877
# OF PERSONS PER HH	3	2.4	2.4
AVERAGE HH INCOME	\$62,722	\$62,353	\$72,299
AVERAGE HOUSE VALUE	\$296,943	\$242,955	\$262,928

* Demographic data derived from 2020 ACS - US Census

Trey Roberts

850.443.1688

troberts@tlgproperty.com

Trey DeSantis

850.766.6868

trey@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

