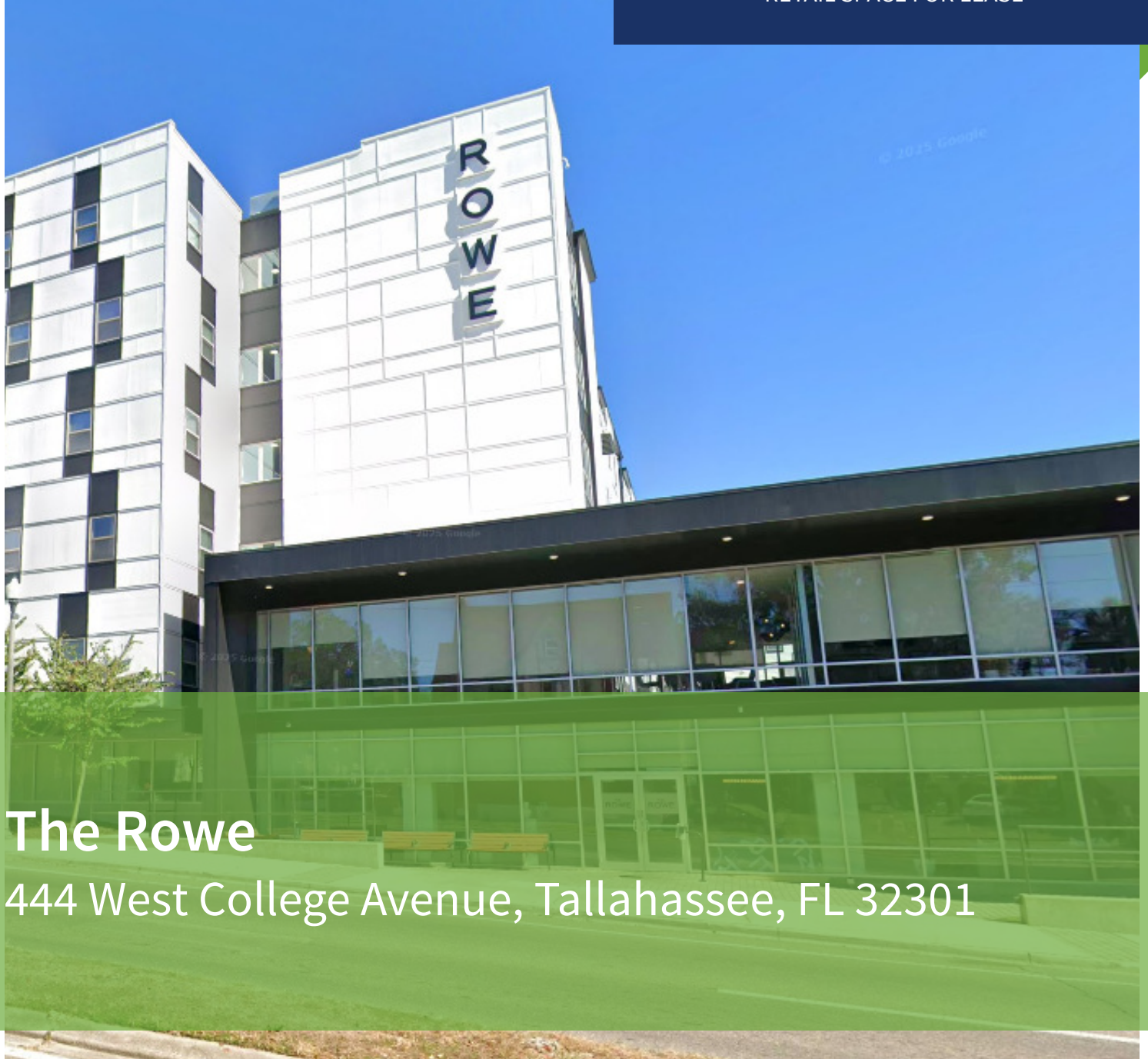




**COMMERCIAL REAL ESTATE**

RETAIL SPACE FOR LEASE



**The Rowe**

**444 West College Avenue, Tallahassee, FL 32301**

**TREY ROBERTS**

Sales Associate  
850.443.1688  
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**TREY DESANTIS**

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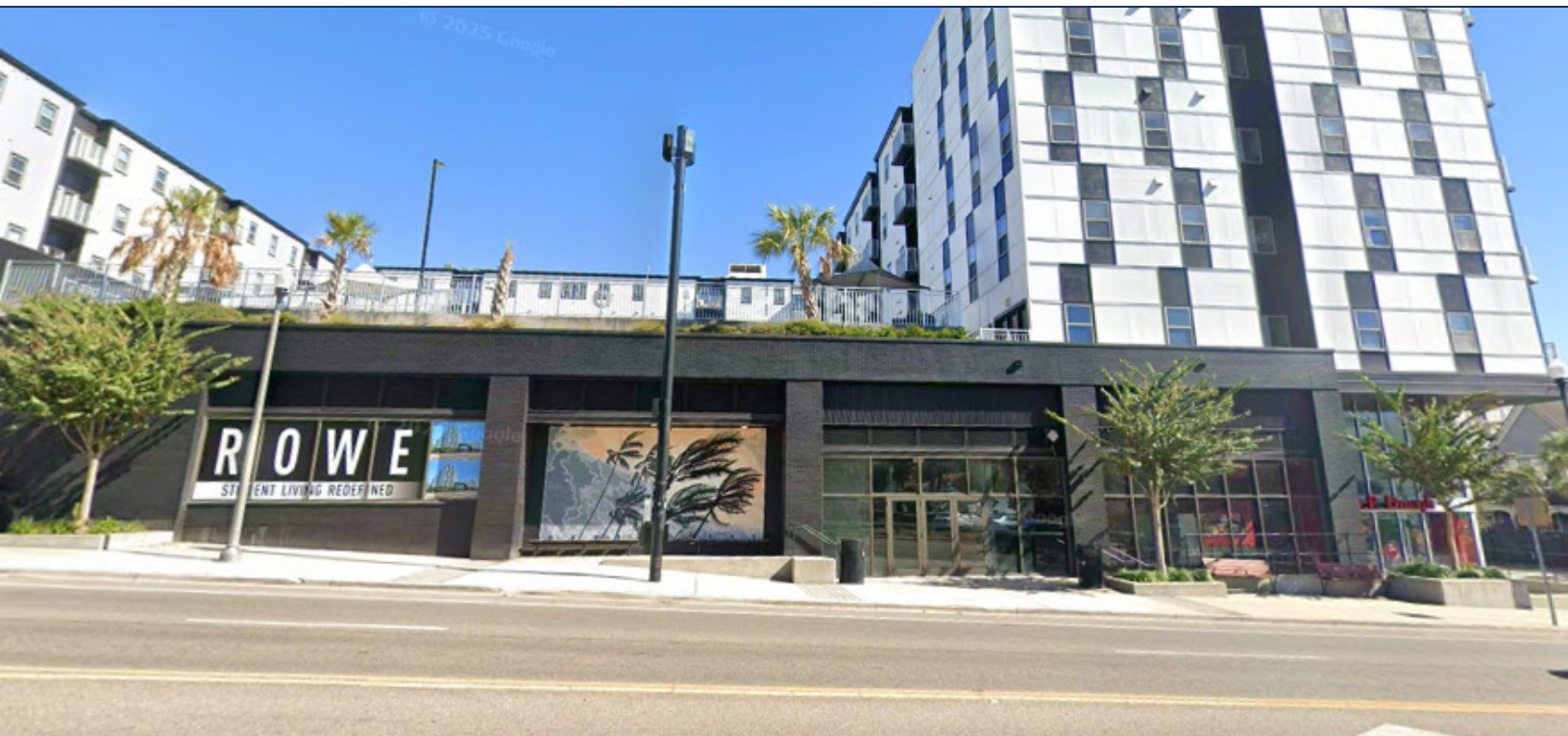
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## THE ROWE

444 WEST COLLEGE AVENUE, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Available SF:</b>	1,468 SF
<b>Lease Rate:</b>	Contact Broker for Pricing
<b>Building Size:</b>	1,468 SF
<b>APN:</b>	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.

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ADDITIONAL PHOTOS

## THE ROWE

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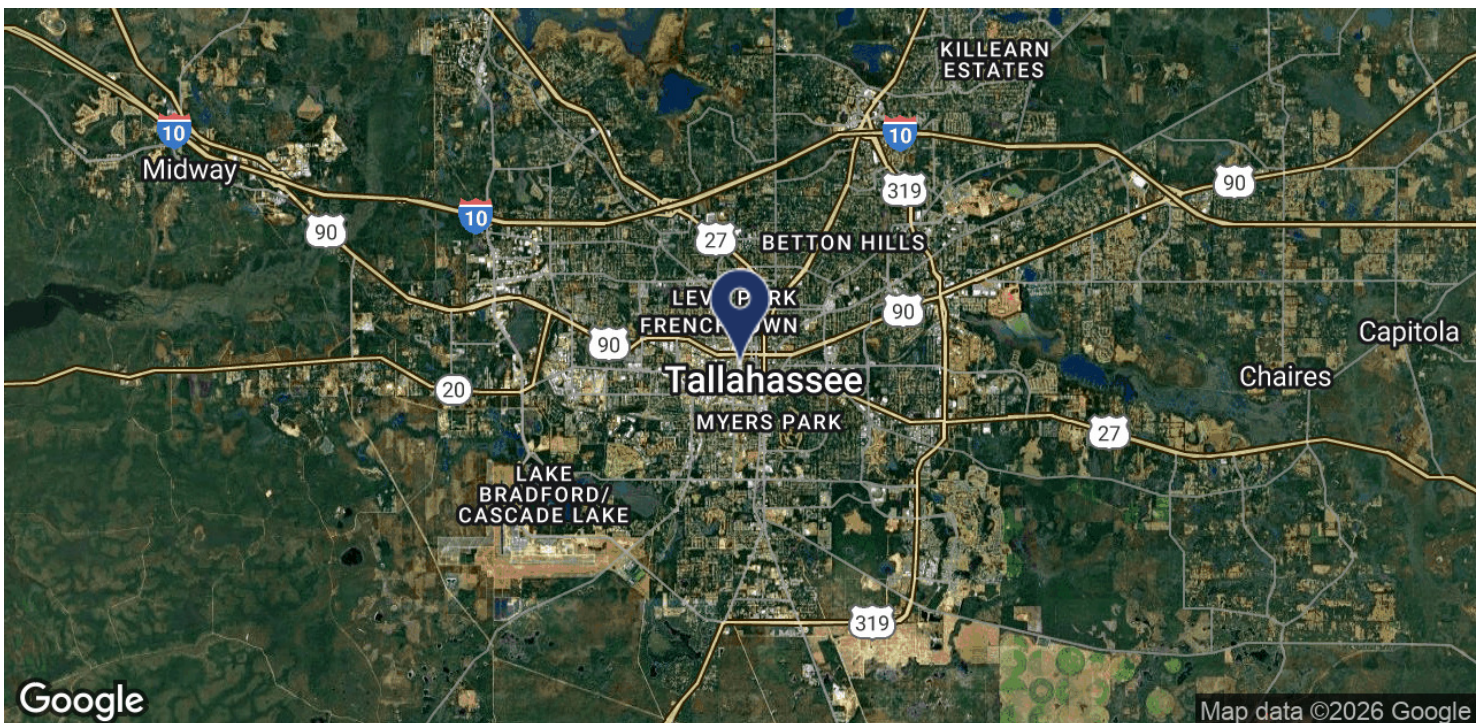


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## LOCATION MAP THE ROWE

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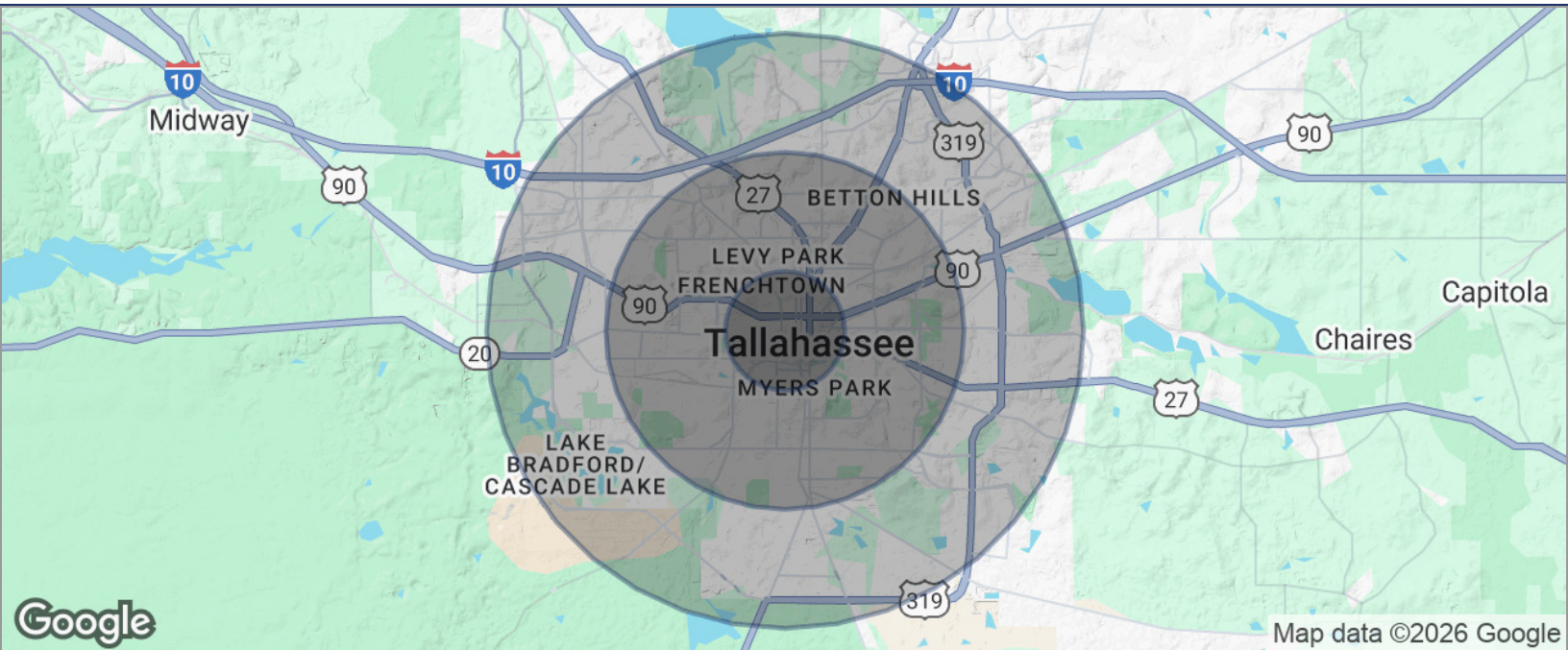




## DEMOGRAPHICS MAP

## 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

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