



VARSITY PLAZA

2,442 - 6,000 SF FOR LEASE



2nd Gen Restaurant Space
Suite 240
2,442 SF



BORUBORU
SUSHI BURRITO + BOWL + RAMEN

BUILDING C
6,000 SF Build-to-Suit or
Ground Lease



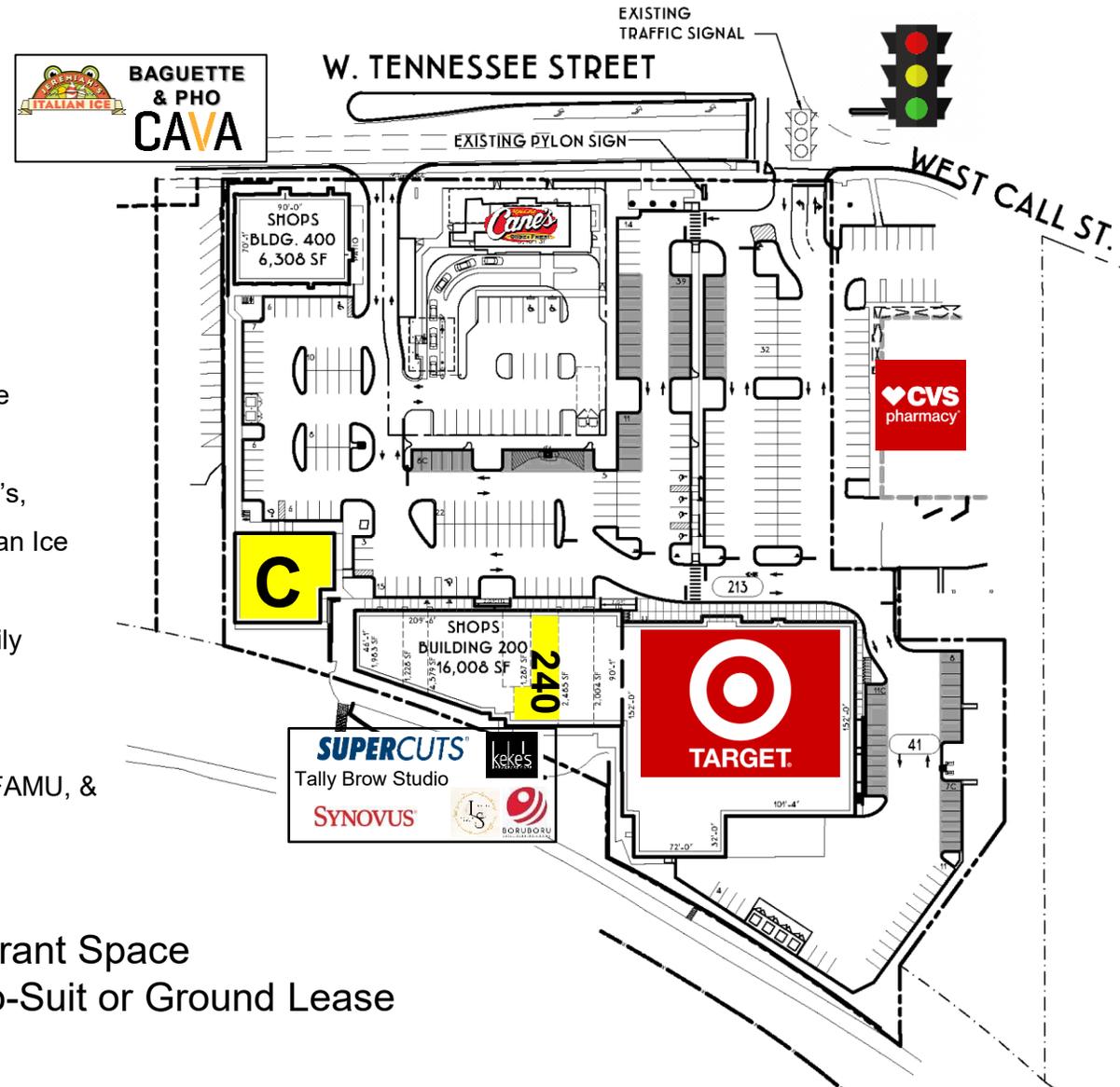
TENNESSEE STREET / AADT: 47,000

PROPERTY

OVERVIEW

**1833 West Tennessee St.
Tallahassee, FL 32304**

- 2nd-Generation Restaurant Opportunity at Varsity Plaza
- 2,442 SF Available (Suite 240)
- Existing 11' Hood, Grease Trap & Walk-In Cooler in Place
- Surrounded by Student Housing & National Retailers
- Strong Co-Tenancy including Target, CVS, Raising Cane's, CAVA, Starbucks, Keke's Breakfast Café, Jerimiah's Italian Ice and more...
- Minutes from Florida State University serving a strong daily customer base
- Excellent Visibility & Signalized Access + 47,000 AADT
- Access to a combined population of ~66,000 from FSU, FAMU, & TSC



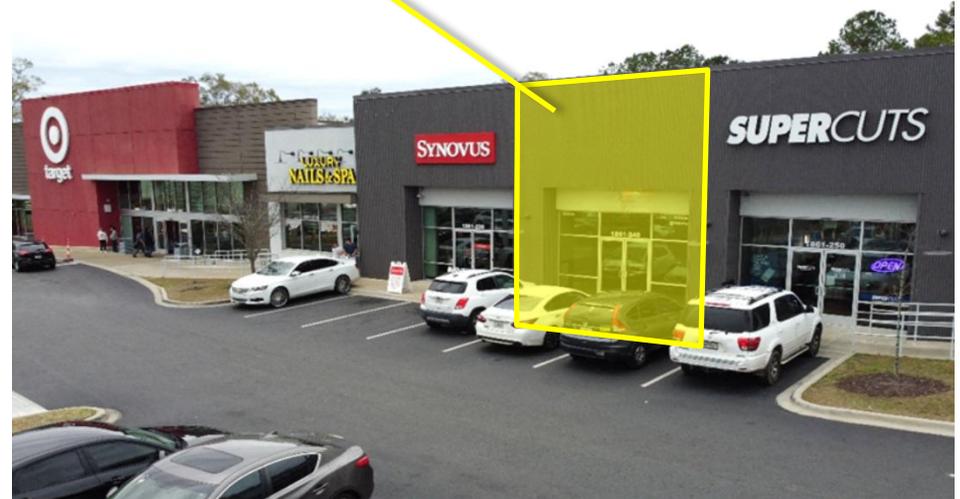
AVAILABLE SQUARE FEET

1. Suite 240: 2,442 SF 2nd Gen Restaurant Space
2. Building C: 3,500 - 6,000 SF Build-to-Suit or Ground Lease

EXTERIOR

PHOTOS

2nd Gen Restaurant Space
Suite 240
2,442 SF



Varsity Shopping Center
1833 W. Tennessee St. Tallahassee, FL 32304

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EXTERIOR

PHOTOS



VARSITY SHOPPING CENTER
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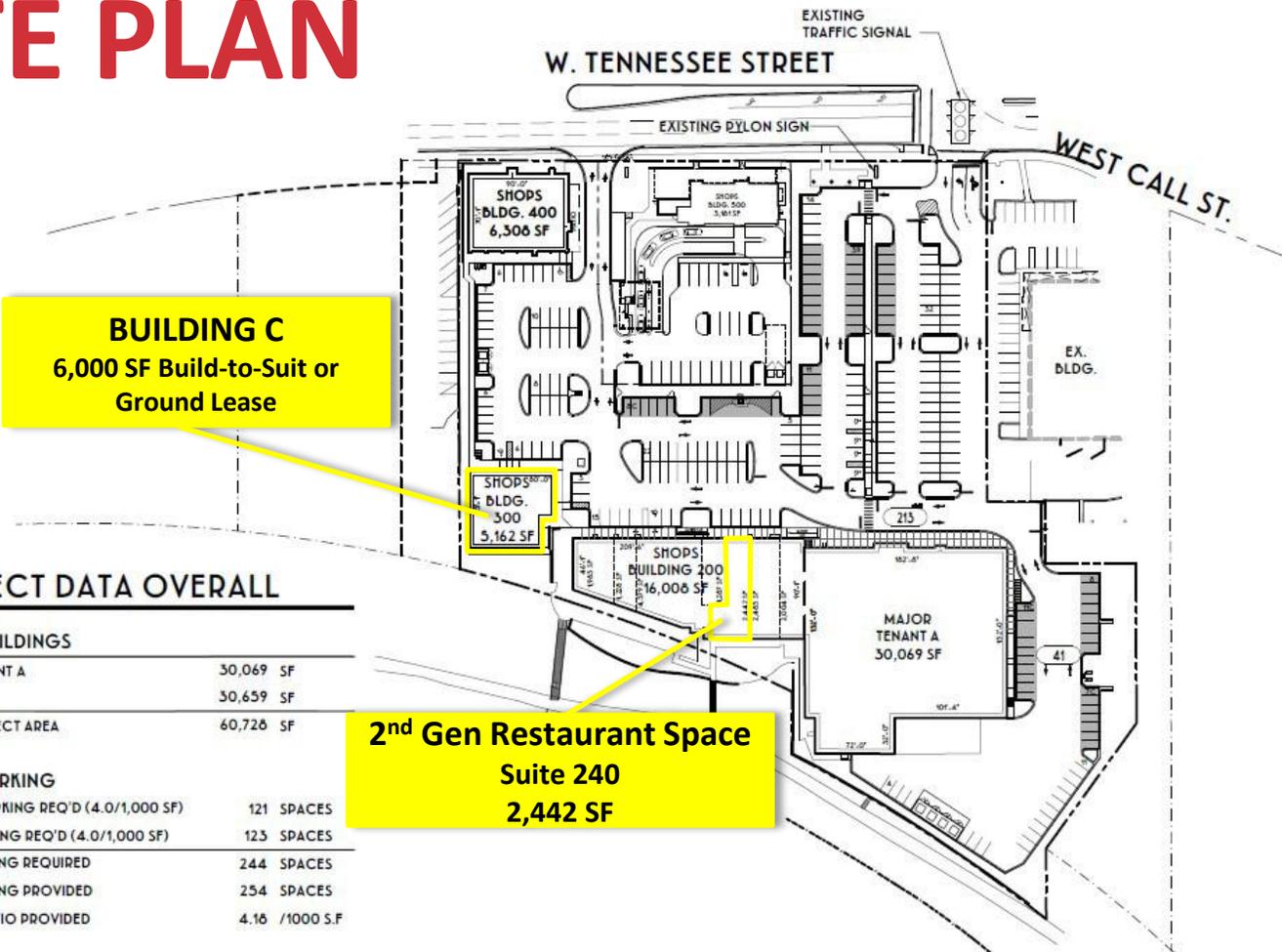
INTERIOR

PHOTOS



PROPERTY

SITE PLAN



PROJECT DATA OVERALL

RETAIL BUILDINGS

MAJOR TENANT A	30,069 SF
SHOPS	30,659 SF
TOTAL PROJECT AREA	60,728 SF

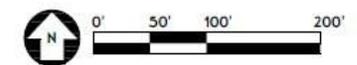
RETAIL PARKING

MAJOR A PARKING REQ'D (4.0/1,000 SF)	121 SPACES
SHOPS PARKING REQ'D (4.0/1,000 SF)	123 SPACES
TOTAL PARKING REQUIRED	244 SPACES
TOTAL PARKING PROVIDED	254 SPACES
PARKING RATIO PROVIDED	4.16 /1000 S.F



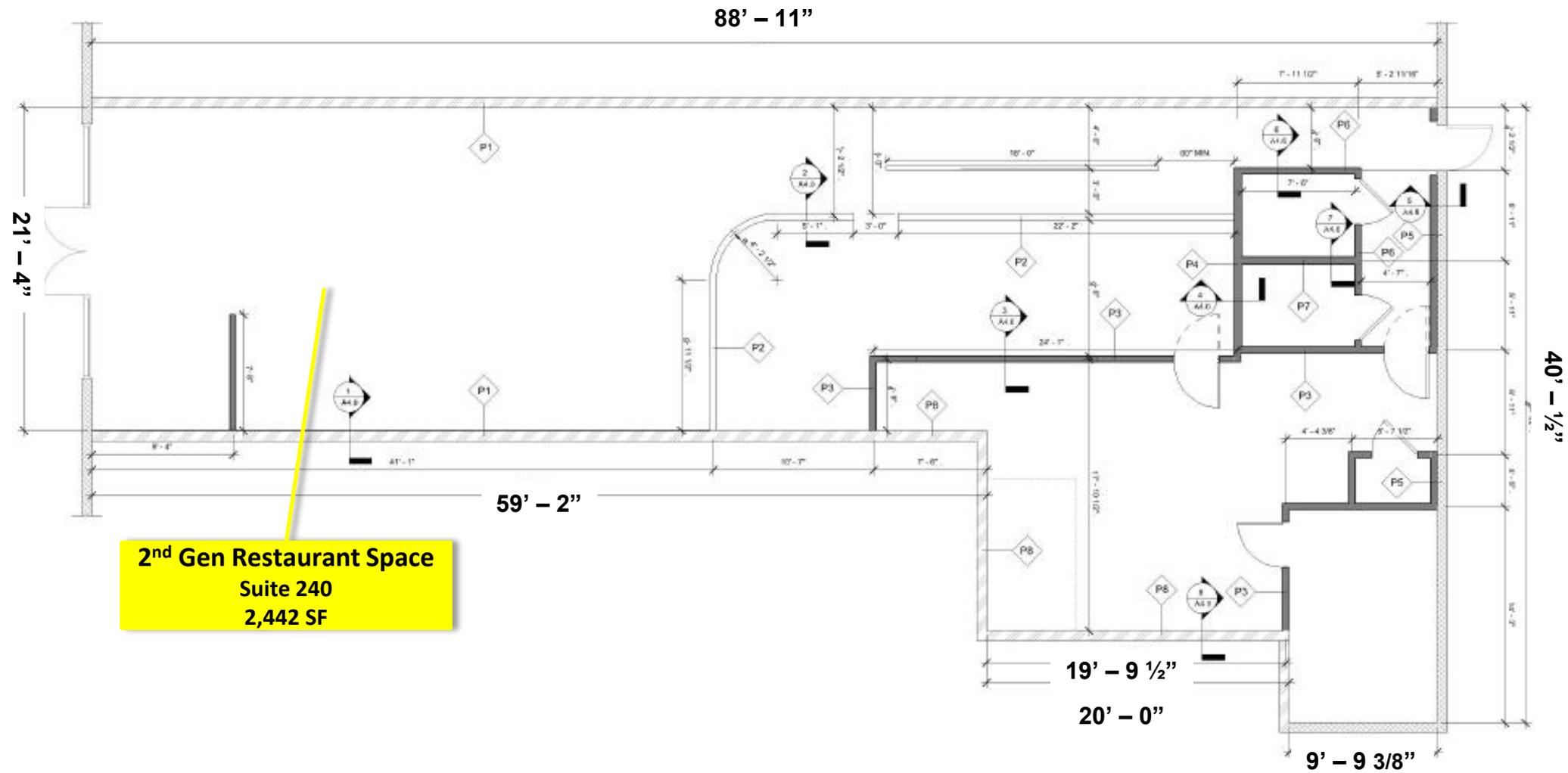
PROJECT	VARSITY PLAZA - REDEVELOPMENT TALLAHASSEE, FL	DRAWING	SP.26 - PHASE II
		DATE	09.26.21

1 SITE PLAN
SP.26 SCALE: 1" = 100'



PROPERTY

SITE PLAN



2nd Gen Restaurant Space
 Suite 240
 2,442 SF

RETAIL MAP

Tally Brow Studio



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DEMOGRAPHICS

2020 Census Profile	1 MILE	5 MILE	10 MILE
POPULATION (ESTIMATION)			
Total Population	23,769	65,282	98,792
Median Age	21.4	23.8	24.8
AVERAGE HOUSEHOLD INCOME (ESTIMATION)			
Average Household Income	\$22,814	\$27,144	\$33,224
Median House Values	\$82,555	\$154,953	\$168,801



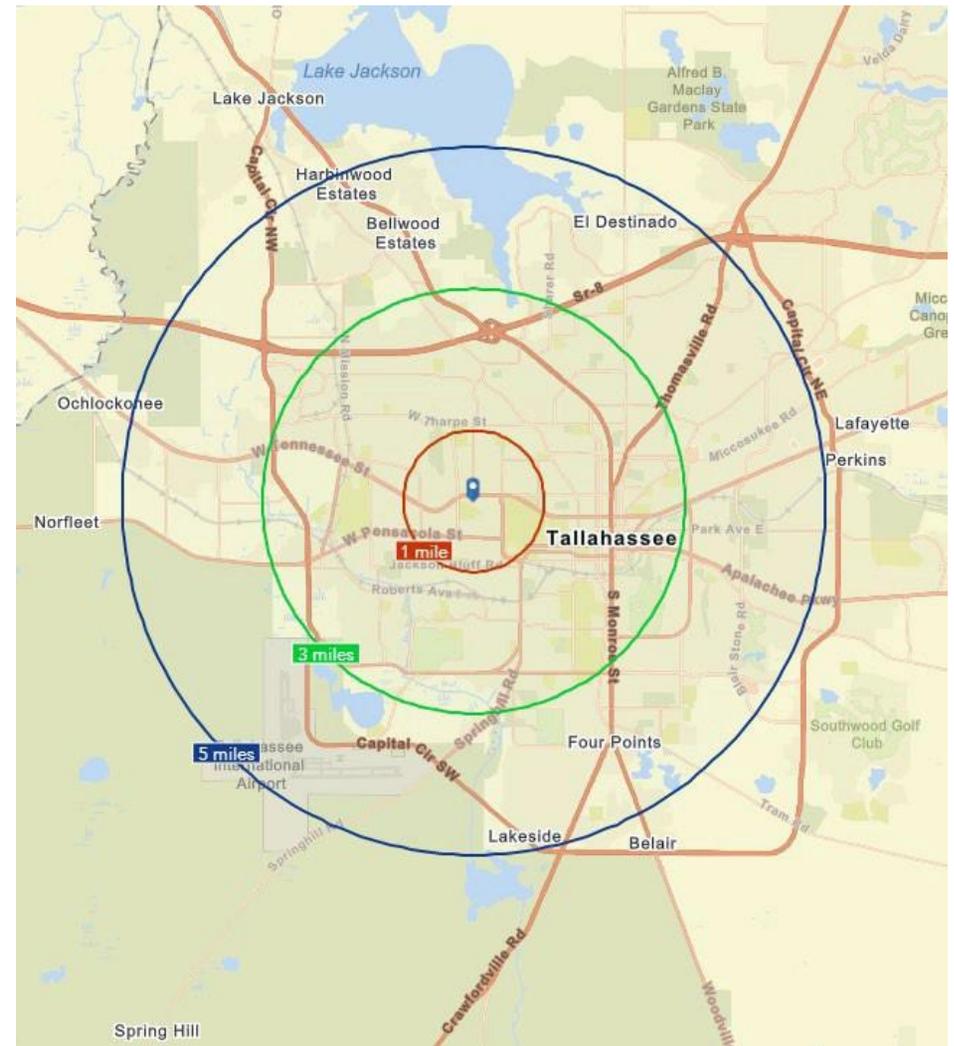
2.9 Miles

Minutes away from I-10



+/- 47,000

Average Cars Per Day On W Tennessee St



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