

Retail Property
FOR LEASE



950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303

TRACY WATERS
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this in line retail center at 950 W Tharpe St. The first two units are available for lease at \$20/sf/yr NNN. This building was completed in 2018 with 280 ft of frontage on Tharpe St. It also sits next to a newly built drive thru, completed in 2022, with an additional pad space available showing continued growth in the area. This building is notoriously 100% leased and sits within close proximity to multiple schools including Florida State University as well as student housing

PROPERTY HIGHLIGHTS

- 280 ft Frontage on W Tharpe St
- Signage
- Near lighted intersection
- Close to Florida State University and Student Housing

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,218 - 1,288 SF
Building Size:	5,010 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
Total Population	14,474	169,166	262,453
Average HH Income	\$43,389	\$52,931	\$65,798

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,218 - 1,288 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 100	Aug 1, 2023	1,288 SF	NNN	\$25.00 SF/yr	-
Unit 101	Jul 1, 2023	1,218 SF	NNN	\$25.00 SF/yr	Restaurant

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Google

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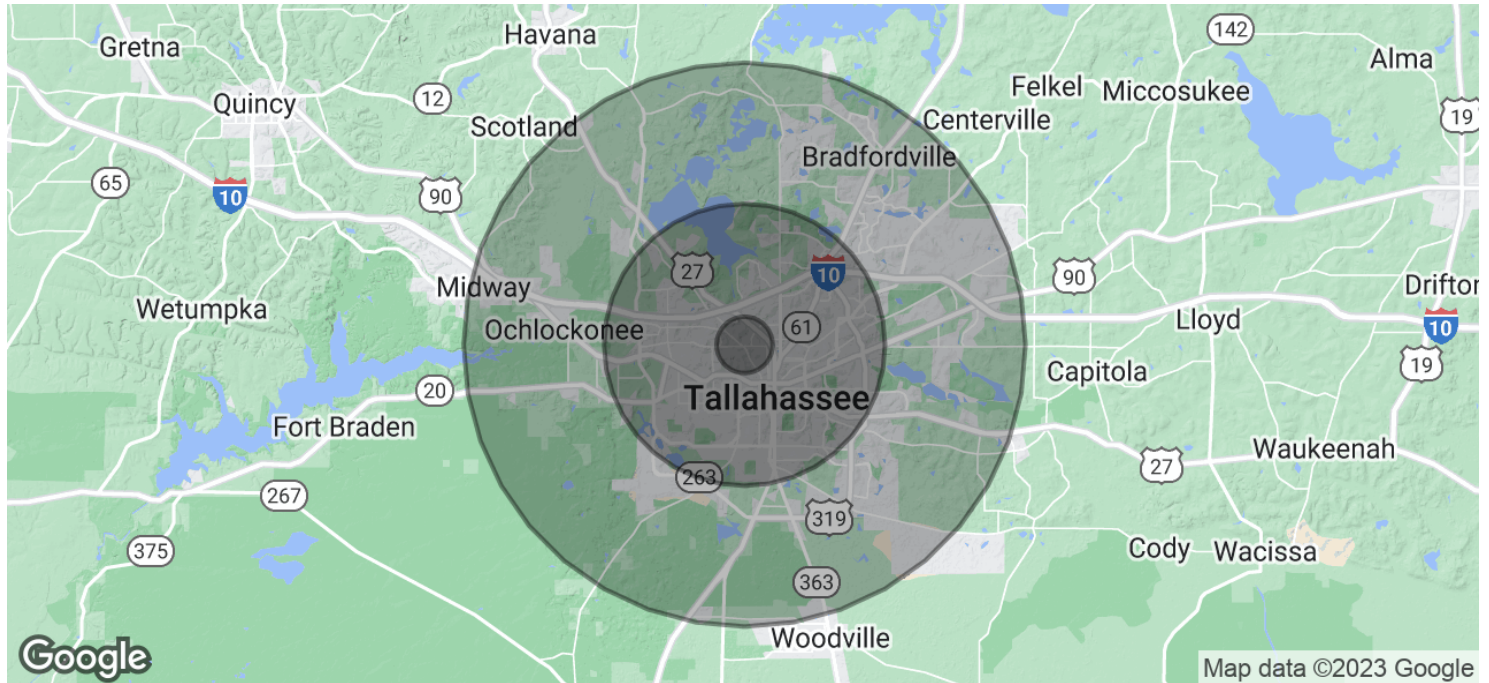
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,474	169,166	262,453
Average Age	28.9	31.5	34.7
Average Age (Male)	27.8	30.4	33.5
Average Age (Female)	30.9	32.6	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$43,389	\$52,931	\$65,798
Average House Value	\$199,789	\$151,218	\$179,283

* Demographic data derived from 2020 ACS - US Census

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