

FOR LEASE – The Hall Parcel 2

825 Railroad Ave. Tallahassee, FL 32310

NAITALCOR



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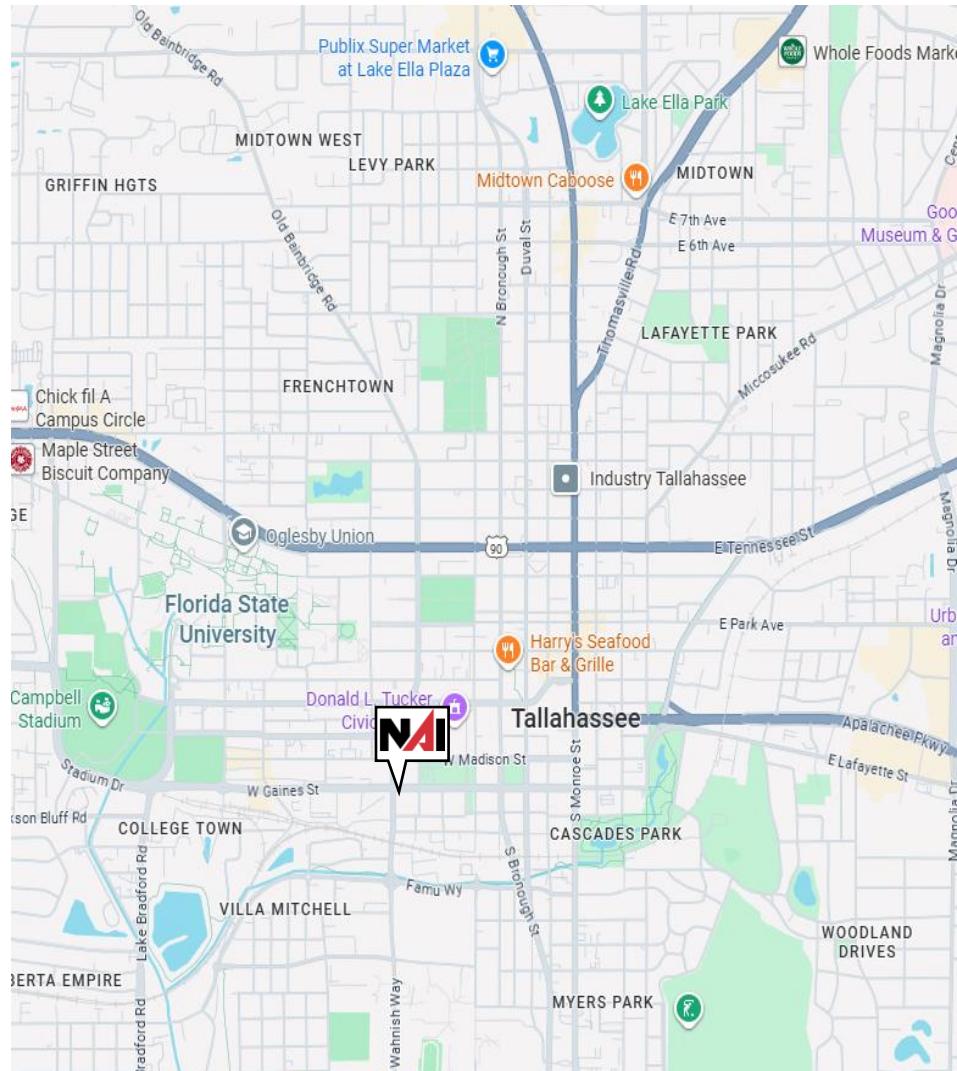
Debbie Ashlin
+1 (850) 544 5677
ashlin@talcor.com

Retail Space For Lease

The Hall Parcel 2: 825 Railroad Avenue

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- Brand-new mixed-use construction with 674 student beds on-site across both parcels
- Three bays (2,527 SF / 1,475 SF / 1,460 SF). Bays can be leased individually or combined for contiguous spaces up to 5,462 SF (single-tenant option).
- Prime hard-corner location at Gaines Street & Railroad Avenue walking distance to student housing, hotel guests, downtown, the Capitol, and Collegetown
- Approximately 0.3 miles from Legacy Hall, FSU's new 218,000 SF College of Business building serving nearly 8,000 students and 100+ faculty
- Steps to FSU and FAMU in the University District serving approximately 65,000 students
- Grease trap and venting in every space. Ideal for restaurant, bar, coffee, dessert, and service retail concepts
- Target Delivery Spring 2026



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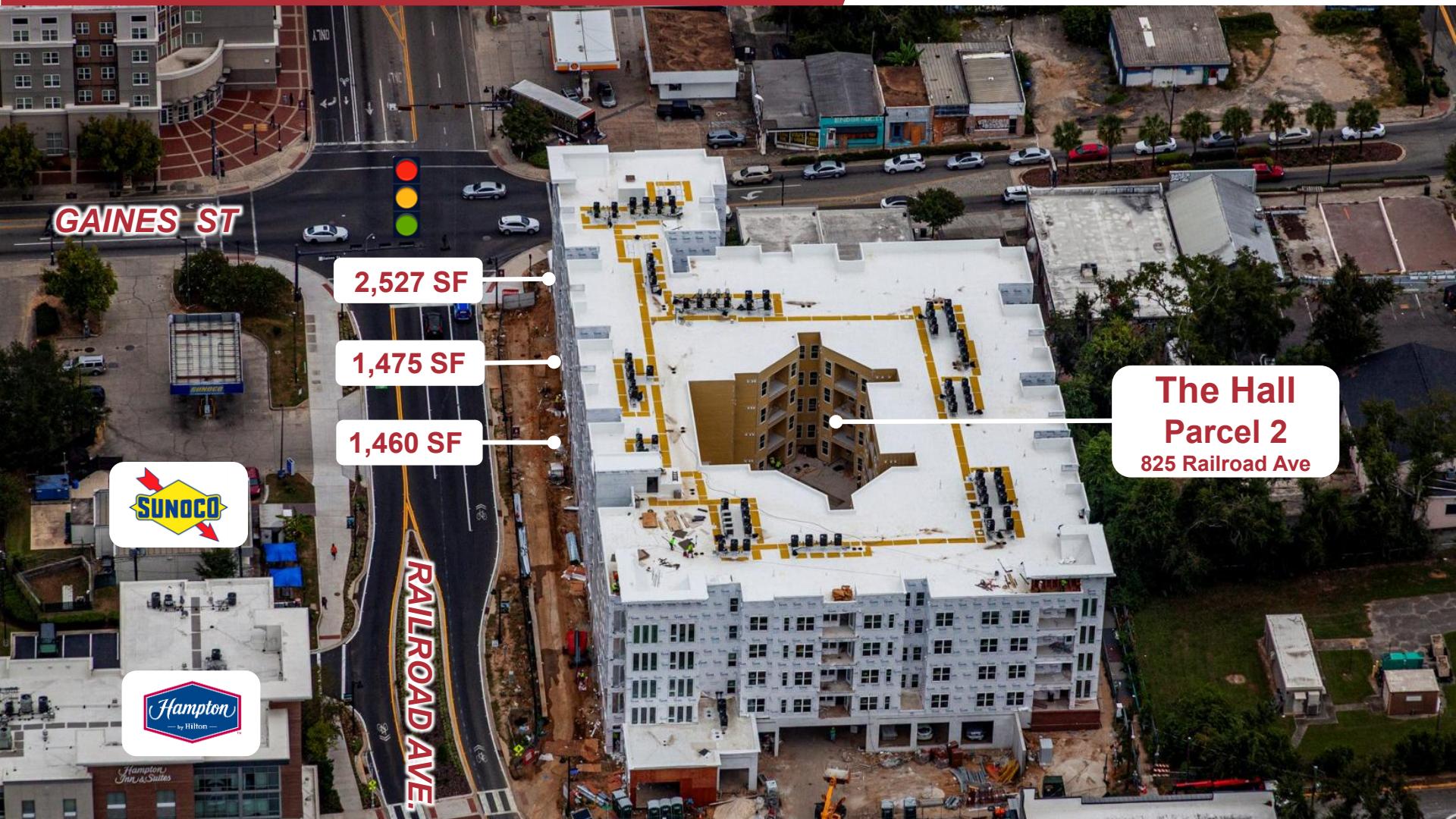
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FOR LEASE – THE HALL

Parcel 2: 825 Railroad Ave Tallahassee, FL 32310

Parcel 3: 809 St Michael St Tallahassee, FL 32310

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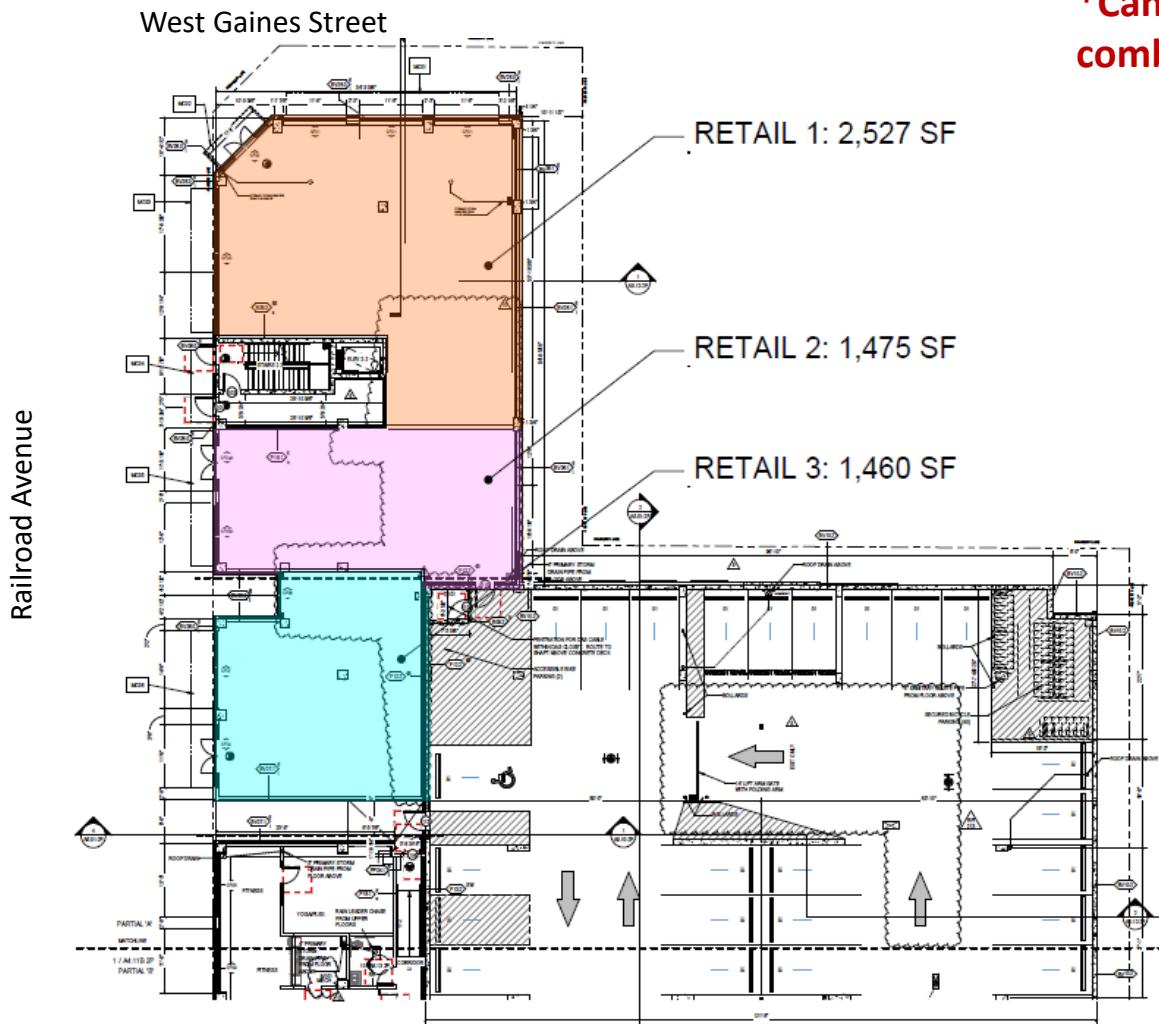
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***Can be leased separately or
combined for +/- 5,462 SF**



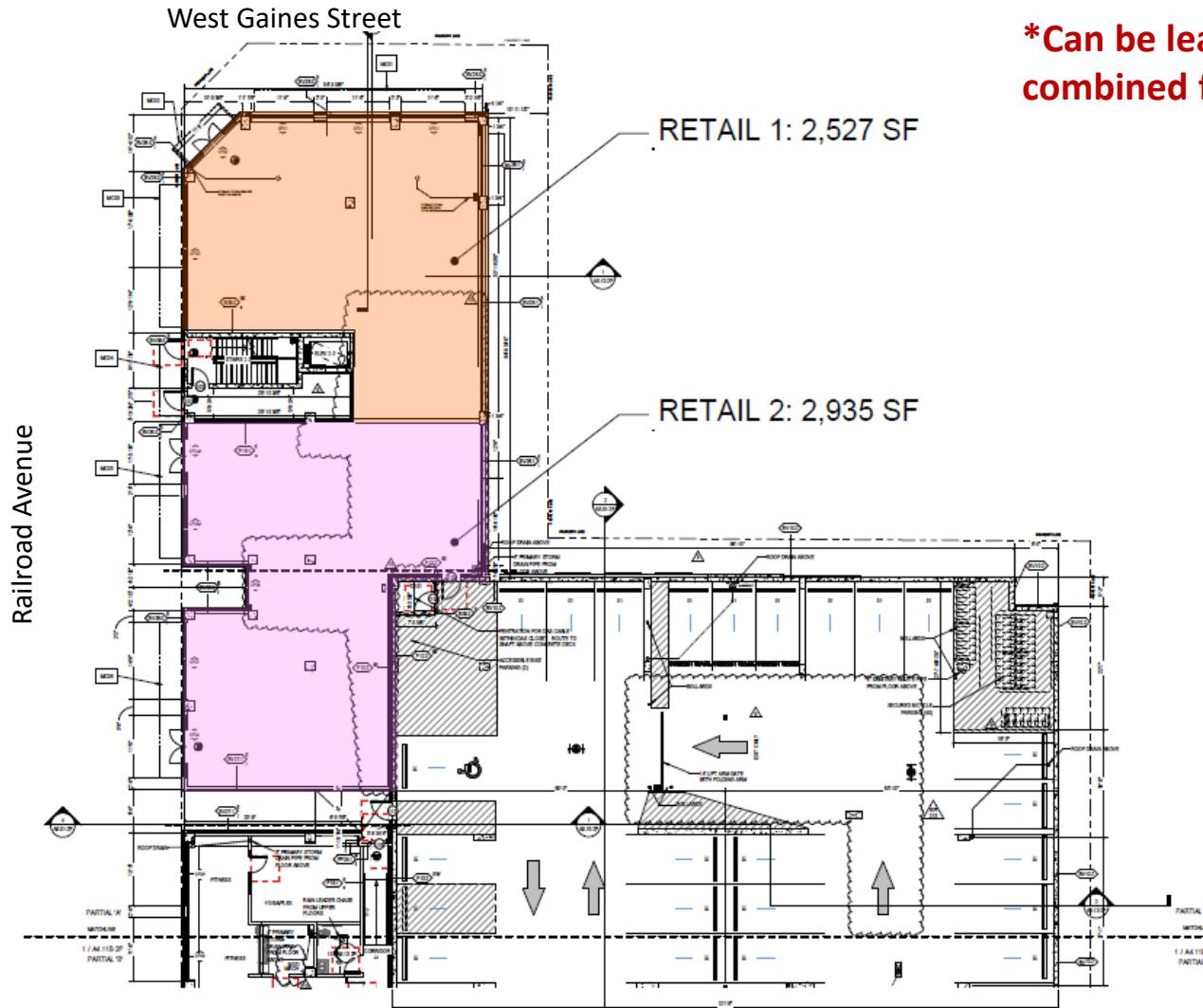
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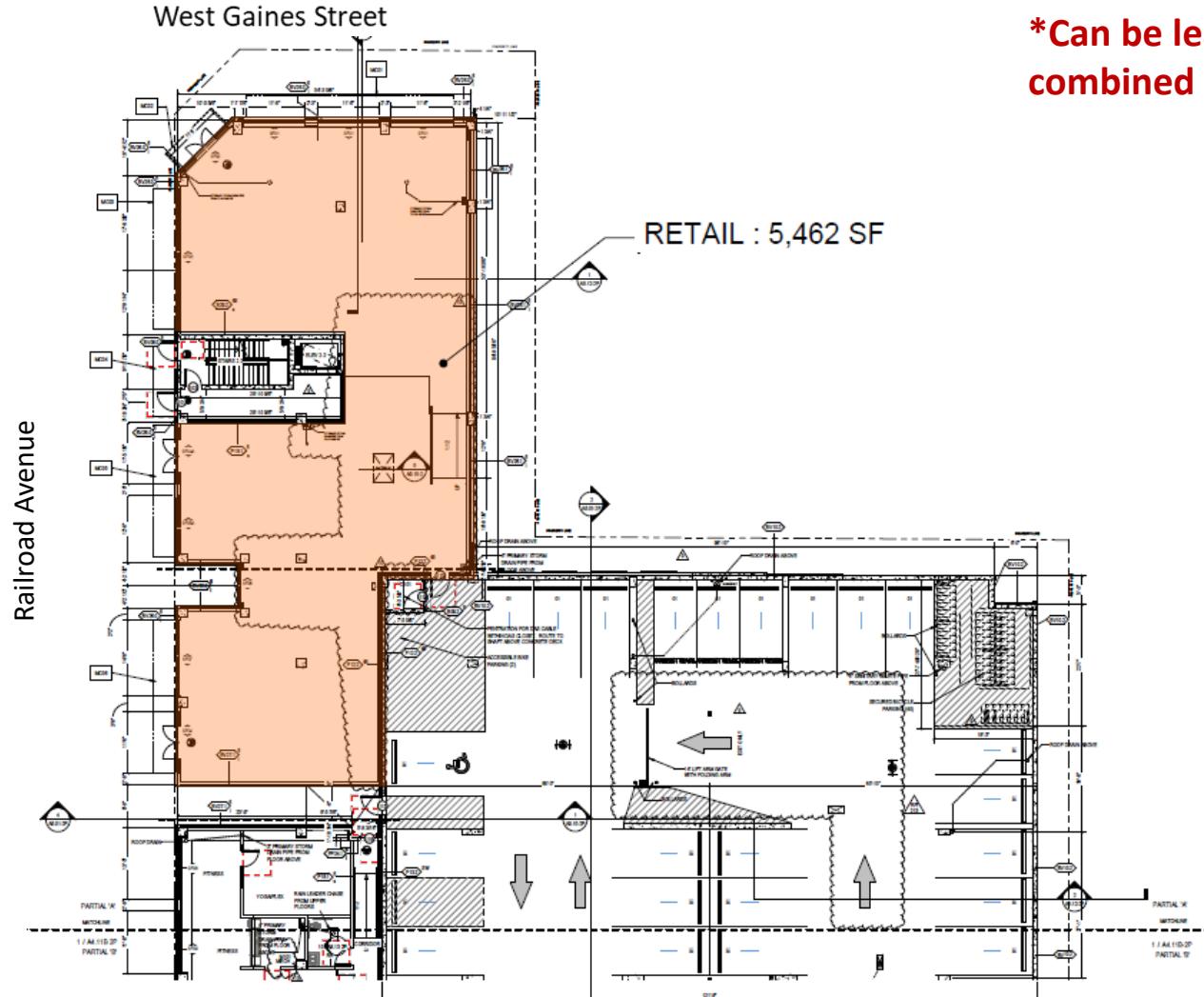
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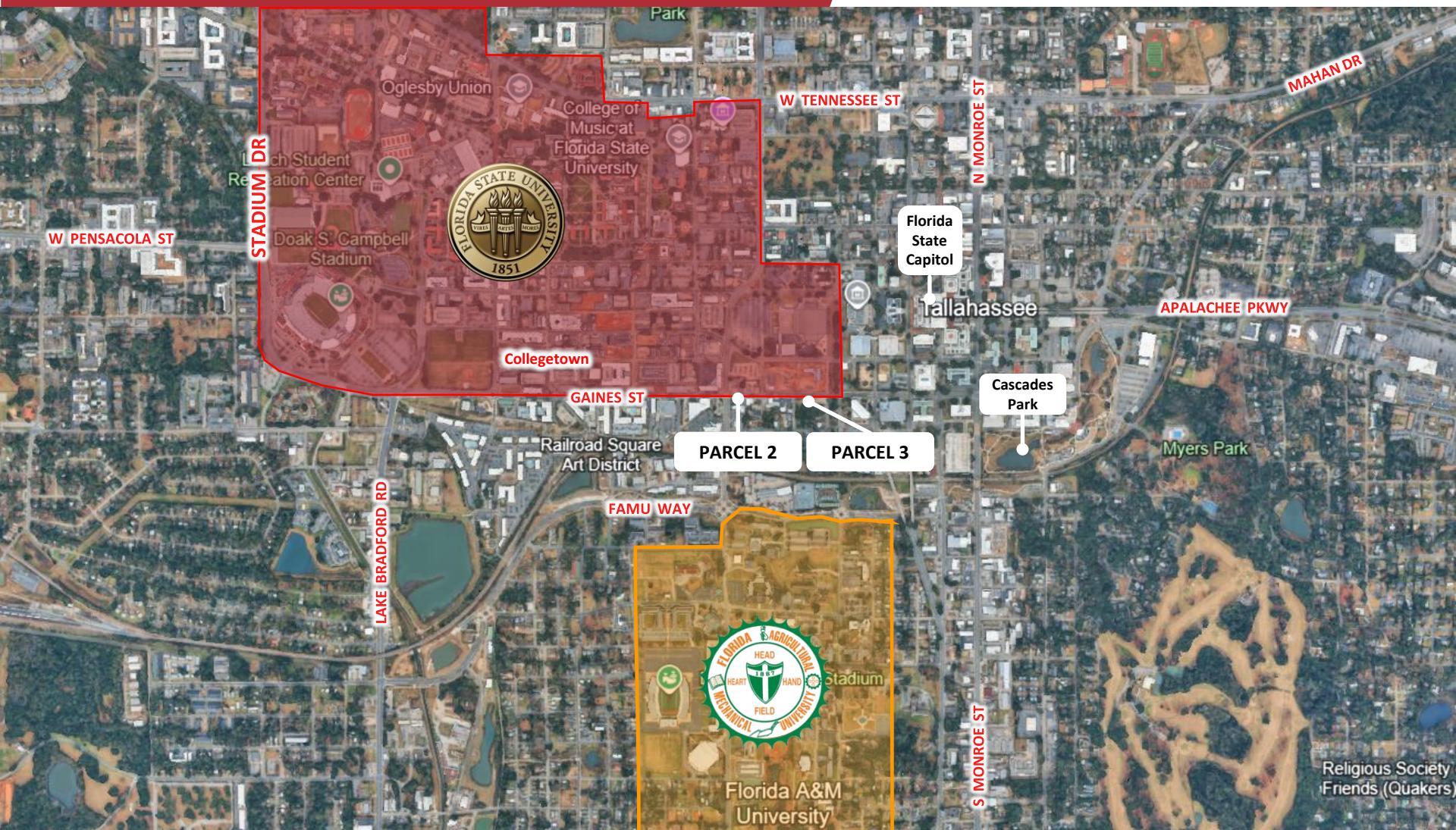
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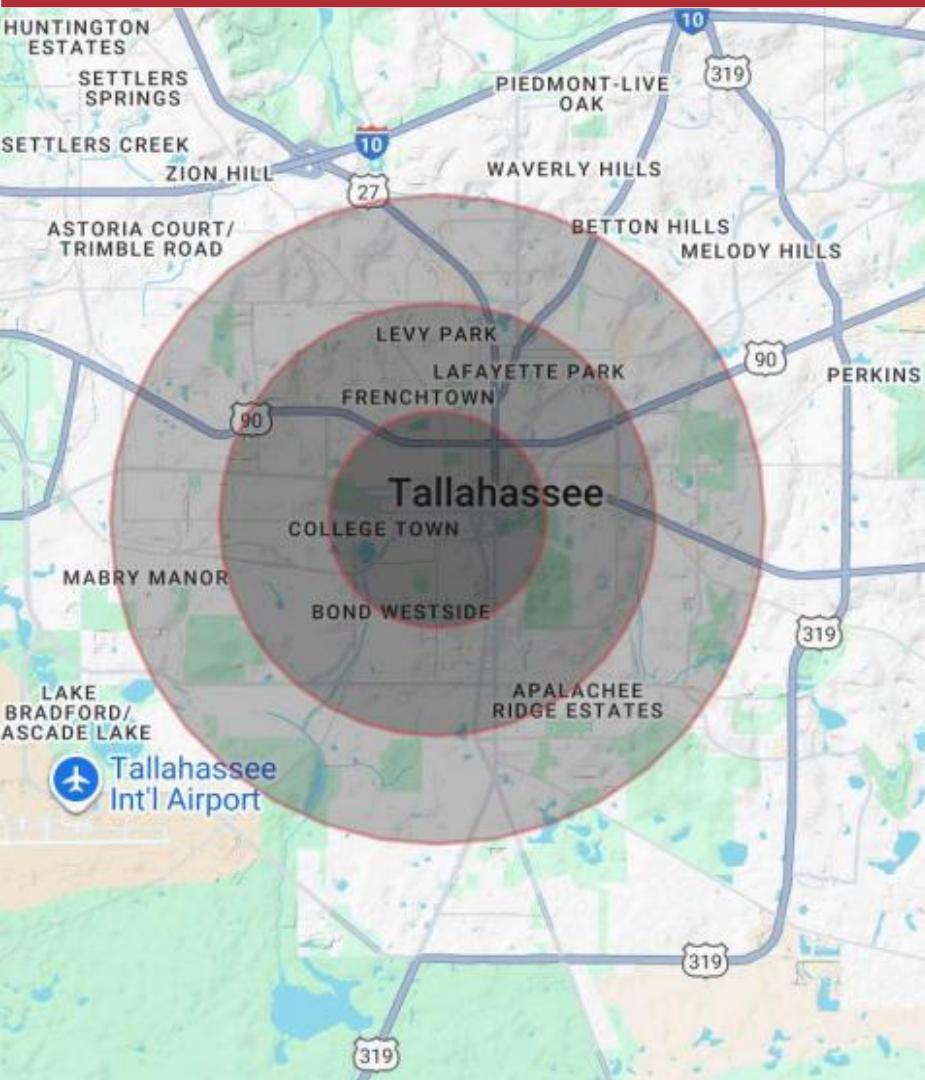
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Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32

Households & income	1 miles	2 miles	3 miles
Total households	6,334	22,901	43,537
# of persons per HH	3.5	2.6	2.4
Average HH income	\$59,101	\$55,077	\$59,771
Average house value	\$306,665	\$250,345	\$239,751

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