



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



1416 W Tennessee St
Tallahassee, FL 32304

LEWIS BUFORD
Partner/Broker
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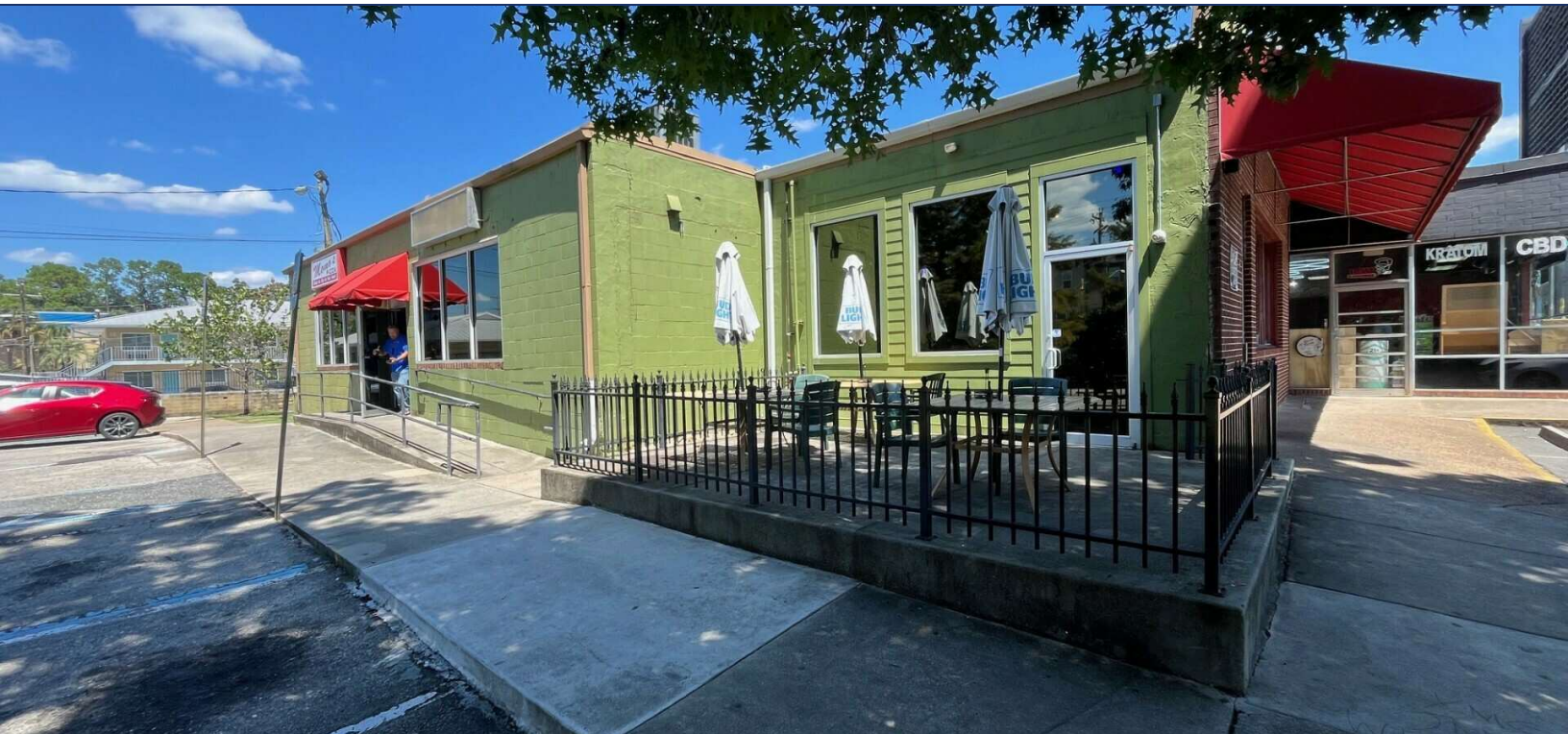
TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

1416 W TENNESSEE ST

TALLAHASSEE, FL 32304

**OFFERING SUMMARY****Available SF:** 3,000 SF**Lease Rate:** \$25.00 SF/yr (MG)
plus CAM**Building Size:** 16,278 SF**PROPERTY OVERVIEW**

3,000 SF restaurant space with patio available for Lease. Surrounding users are Moe's Southwest Grill, Firehouse Subs and Cold Stone Creamery. The building is also shared with a liquor store, vape shop, and Axe throwing venue.

Space is currently occupied. Please do not disturb tenant. All showings must be scheduled through the Broker. Contact Lewis Buford at (850) 591-6363 with questions.

LOCATION OVERVIEW

Located across from FSU with frontage on Tennessee Street & Basin Street.

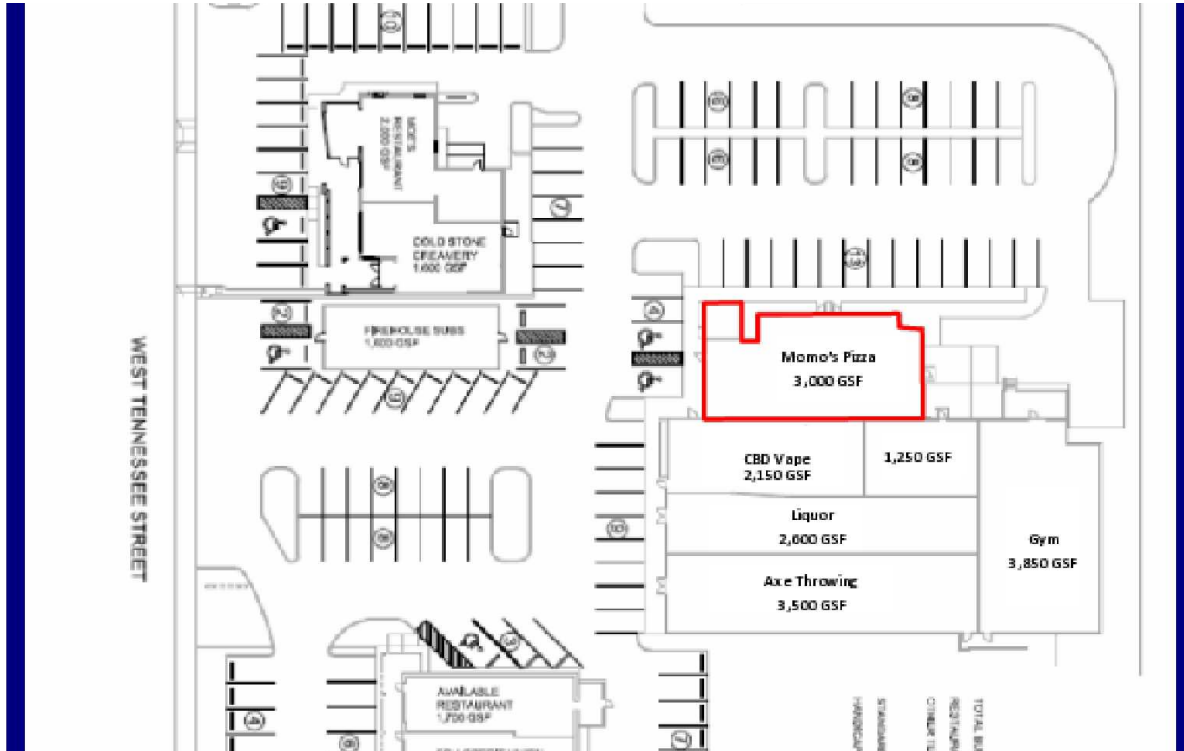
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ADDITIONAL PHOTOS
1416 W TENNESSEE ST
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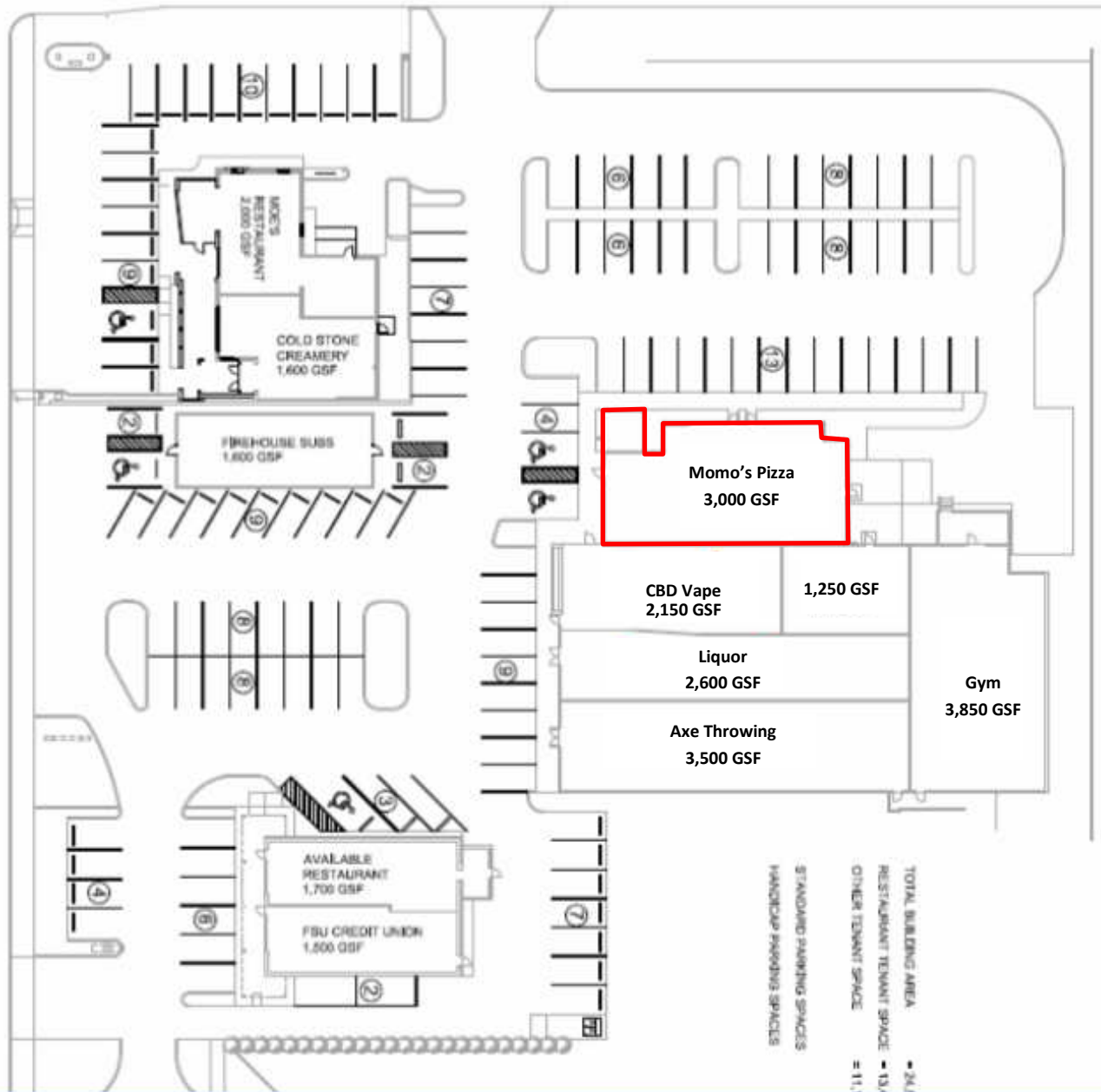
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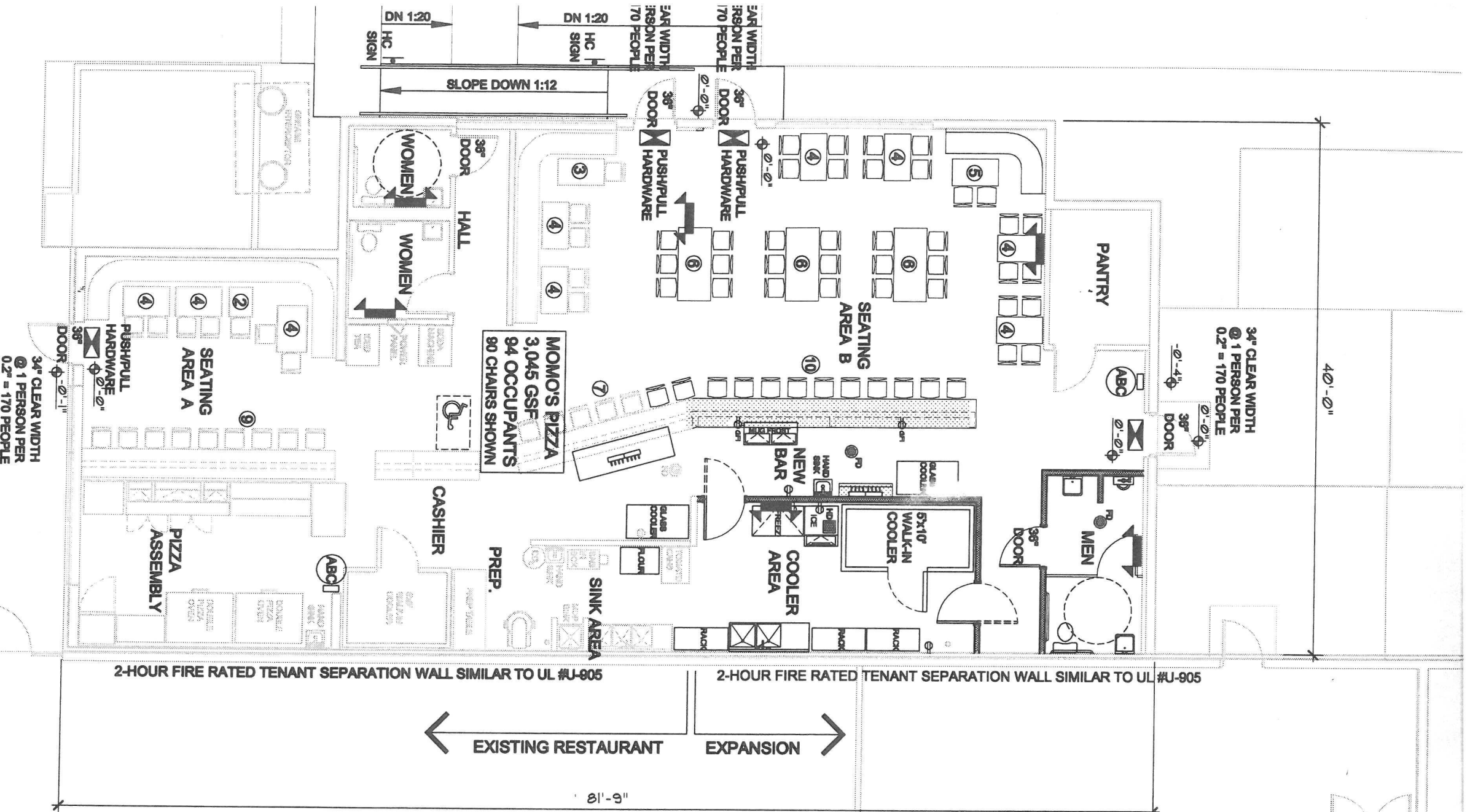


BASIN STREET

WEST TENNESSEE STREET



TOTAL BUILDING AREA = 24,000
RESTAURANT TENANT SPACE = 13,000
OTHER TENANT SPACE = 11,000
STANDARD PARKING SPACES = 11
HANDICAP PARKING SPACES = 13



A) T E SF 2,1

A T S 1,

34" CLEAR WIDTH
 @ 1 PERSON PER
 0.2" = 170 PEOPLE

MOMOS PIZZA
 3,045 GSF
 94 OCCUPANTS
 90 CHAIRS SHOWN

34" CLEAR WIDTH
 @ 1 PERSON PER
 0.2" = 170 PEOPLE

2-HOUR FIRE RATED TENANT SEPARATION WALL SIMILAR TO UL #U-905

2-HOUR FIRE RATED TENANT SEPARATION WALL SIMILAR TO UL #U-905

← EXISTING RESTAURANT EXPANSION →

8'1"-9"

40'-0"

EAR WIDTH:
 PERSON PER
 170 PEOPLE

HC SIGN

DN 1:20

SLOPE DOWN 1:12

WOMEN

HALL

WOMEN

PANTRY

SEATING AREA B

SEATING AREA A

MEN

COOLER AREA

NEW BAR

WALK-IN COOLER

SINK AREA

CASHIER

PREP.

PIZZA ASSEMBLY

PUSH/PULL HARDWARE

PUSH/PULL HARDWARE

PUSH/PULL HARDWARE

DOOR

DOOR

PUSH/PULL HARDWARE

PUSH/PULL HARDWARE

DOOR

DOOR

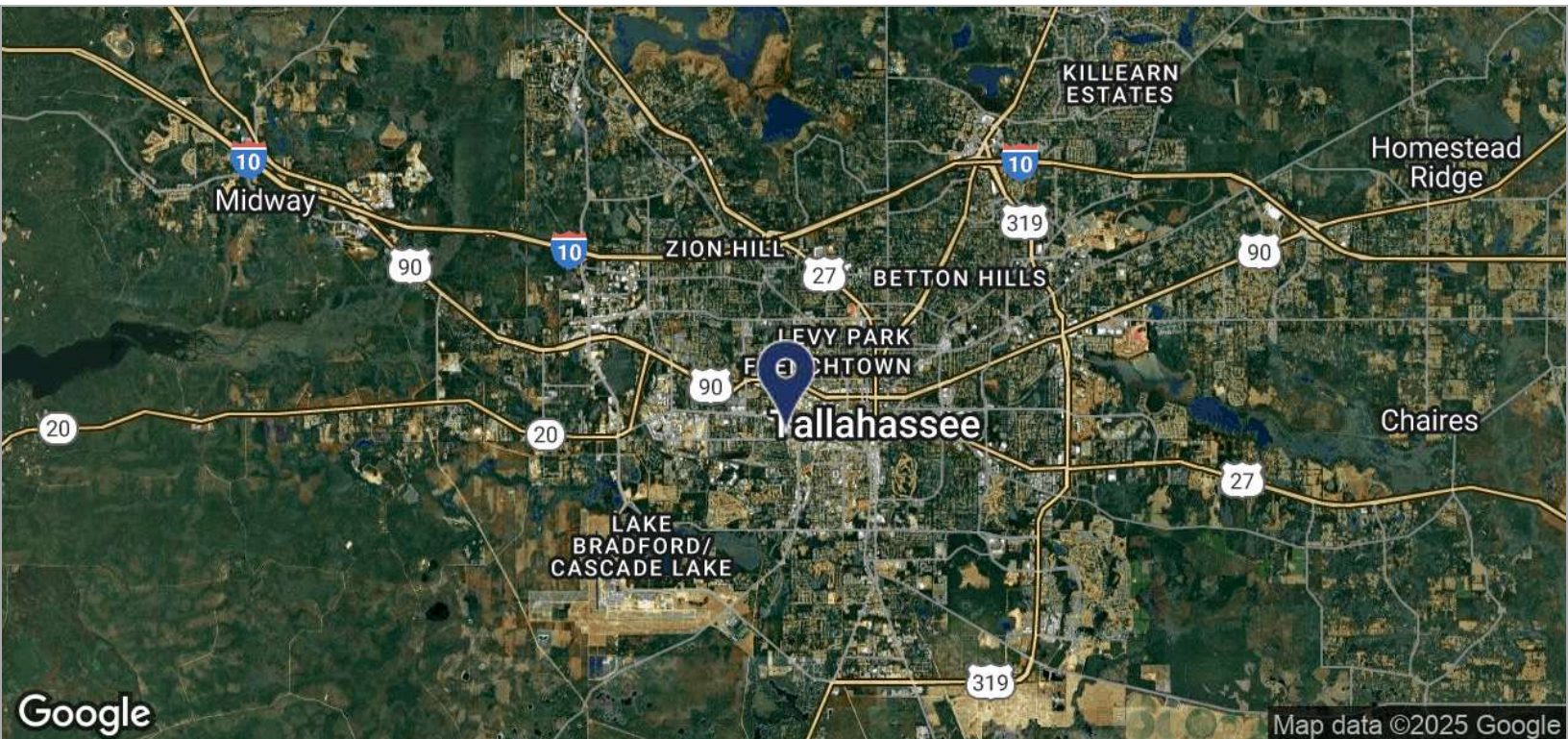
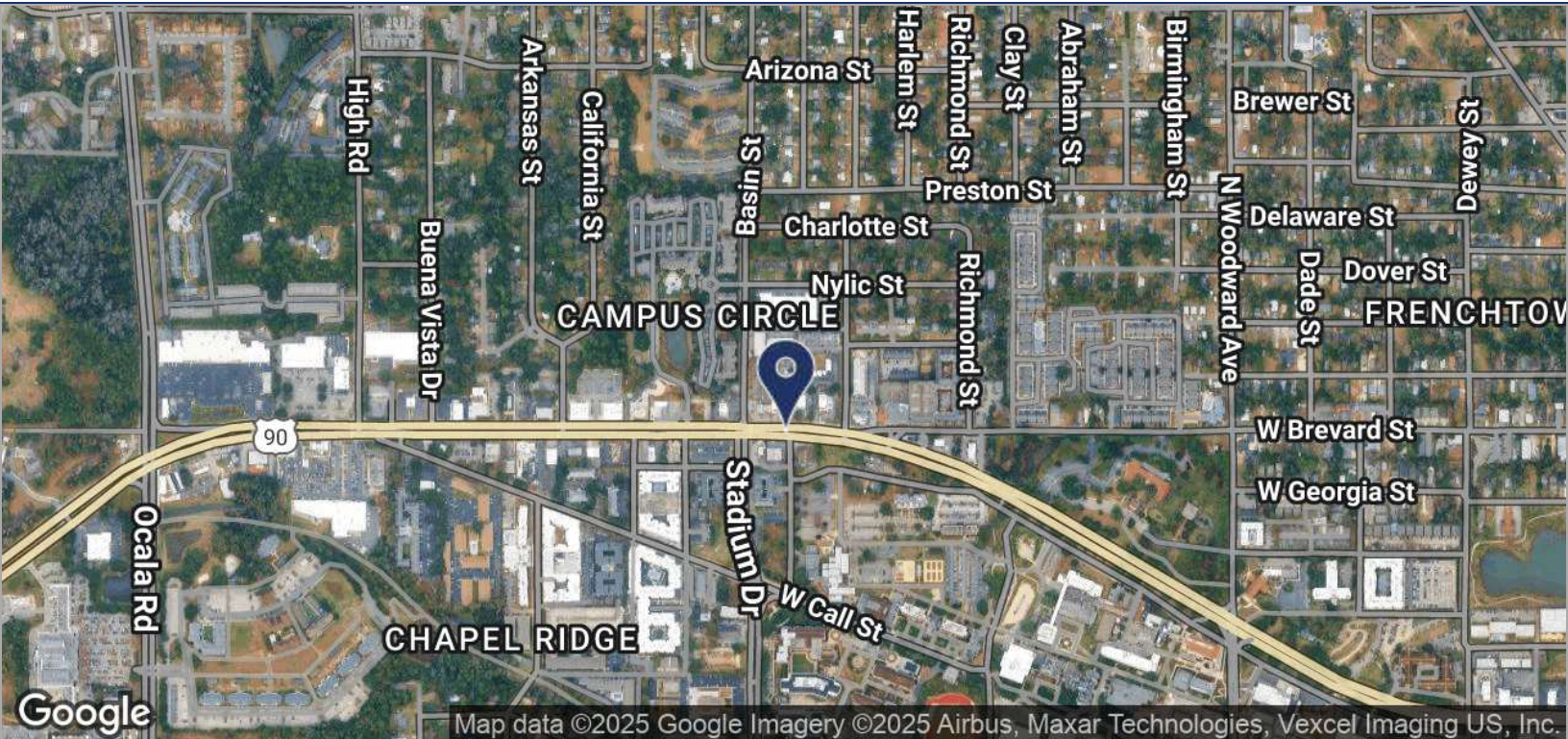
DOOR



LOCATION MAPS

1416 W TENNESSEE ST

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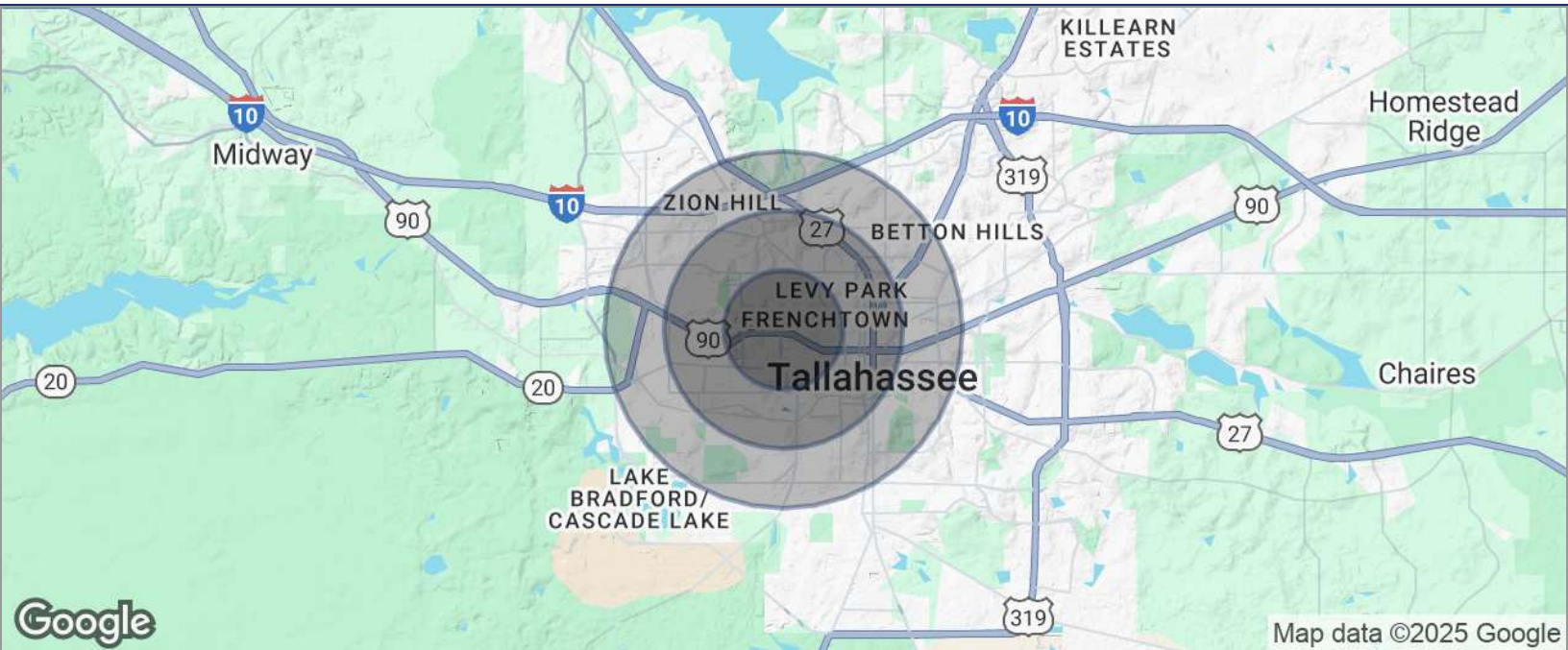
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DEMOGRAPHICS MAP
1416 W TENNESSEE ST
 TALLAHASSEE, FL 32304



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	30,518	73,245	107,753
MEDIAN AGE	26	29	31
MEDIAN AGE (MALE)	26	29	31
MEDIAN AGE (FEMALE)	25	29	31
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,930	30,205	44,060
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$53,433	\$53,456	\$60,372
AVERAGE HOUSE VALUE	\$167,773	\$218,532	\$238,415

* Demographic data derived from 2020 ACS - US Census

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