

For Lease

# Retail Property



## Campus - Retail/Restaurant Location

1717 W Tennessee St  
Tallahassee, Florida 32304

### Property Highlights

- Perfect Location for Retail/Restaurant/Bar
- Frontage Facing W. Tennessee St. in Shell Condition
- Frontage Facing W. Call St. Built Out as Bar with Patio
- Walking Distance to Student Housing, FSU Campus and Stadium
- Surrounded by Over 40,000 +/- Students
- Front & Back Door Access with Plenty of Parking
- 40,500 AADT

### Property Description

Frontage on busy W. Tennessee Street between Chick-fil-A & Starbucks with additional rear access on W. Call Street. Surrounded by major retailers and restaurants: Blaze Pizza, Chipotle, Target, Publix, Bento, Dunkin Donuts, Pizza Hut, CVS, Jersey Mikes, Taco Bell, Zoom Tan and more....Strategically located, adjacent to FSU Dorms/Student Housing and Stadium, all within walking distance. On-site parking with ample parking spaces in the rear. This location would be ideal for a brewery/restaurant with dining upstairs and a bar or secluded room for private parties downstairs.

### OFFERING SUMMARY

<b>Available SF</b>	2,380 - 7,183 SF
<b>Lease Rate</b>	\$16.50 - 19.50 SF/yr (NNN)
<b>Lot Size</b>	0.46 Acres
<b>Building Size</b>	7,183 SF
<b>Parking Spaces</b>	35 (10 front/25 rear)

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>Frontage Facing W. Tennessee St.</b>	\$19.50 SF/yr	4,760
<b>Frontage Facing W. Call St.</b>	\$16.50 SF/yr	2,423
<b>Entire Building</b>	\$18.00 SF/yr	7,183

For more information

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# Additional Photos



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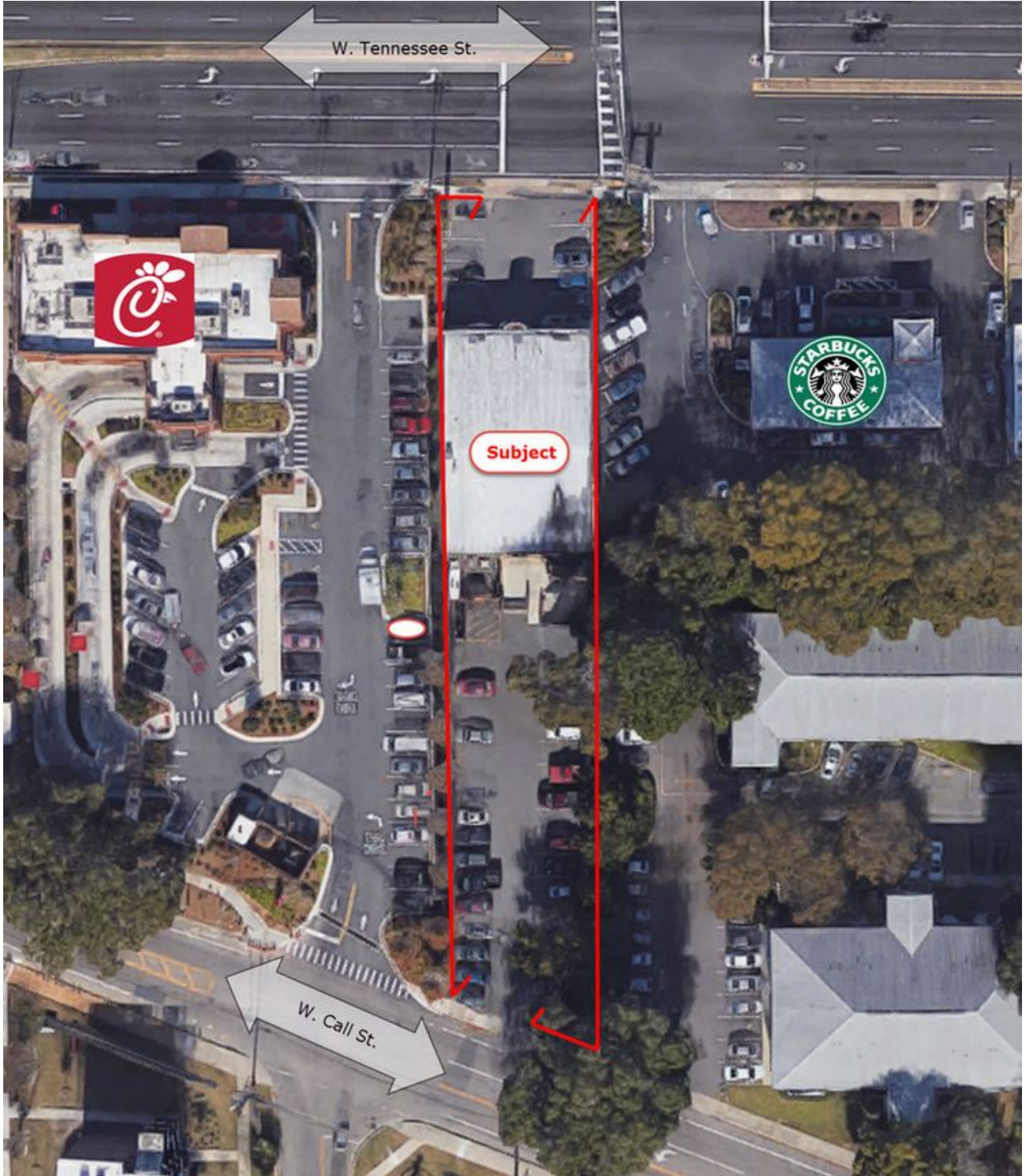
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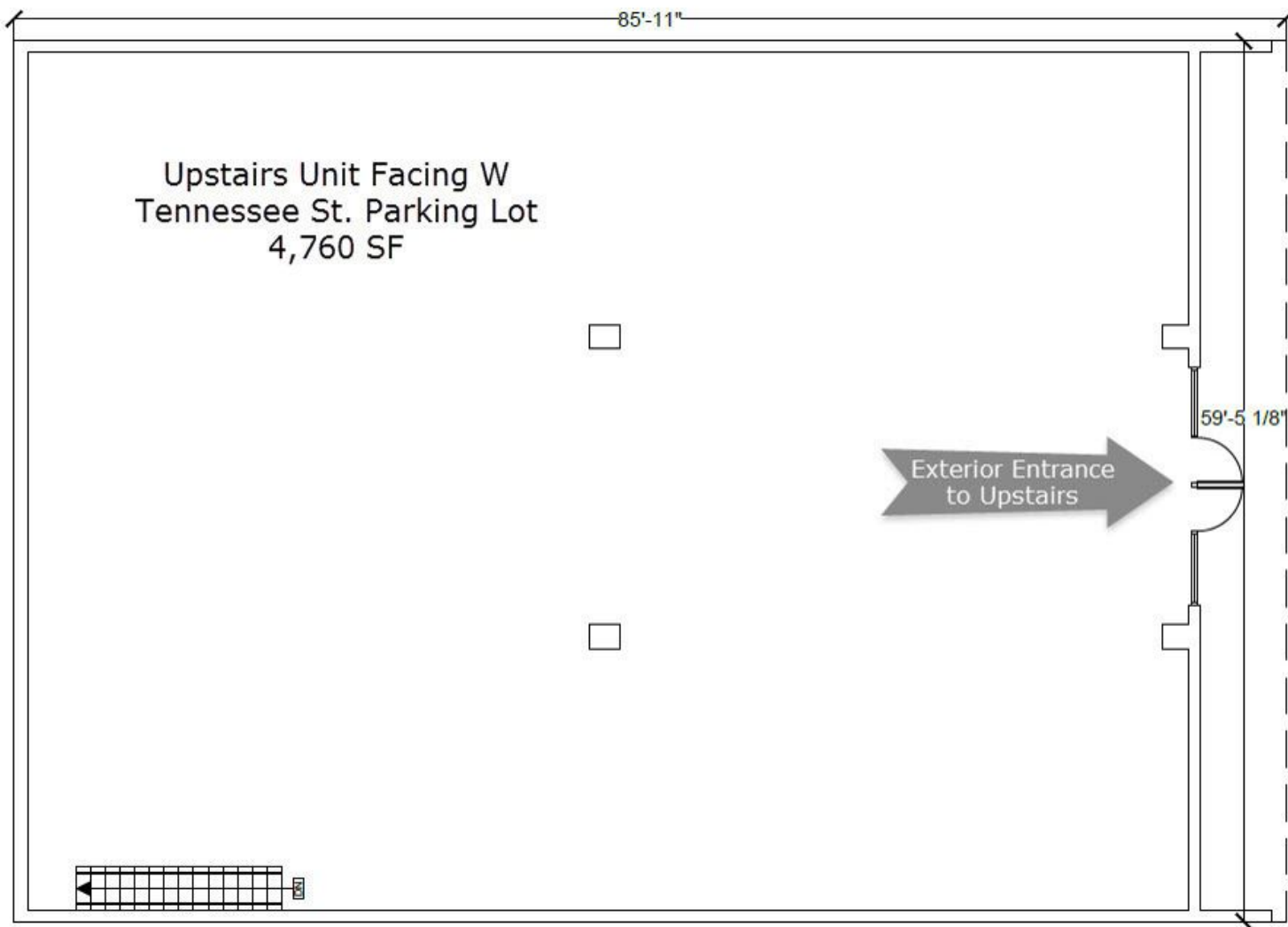




# Retailer Map



Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



# Floor Plans

Downstairs Unit Facing  
W Call St. Parking Lot  
2,423 SF

