

parking lot
included

2,708± SF

1,267± SF

For Lease

Lease Rate:
Negotiable

Jason J. Hurst, MBA
Senior Associate
+1 352 664 2564
jason.hurst@colliers.com

Damaris Arroyo
Associate
+1 352 664 2567
damaris.arroyo@colliers.com



Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

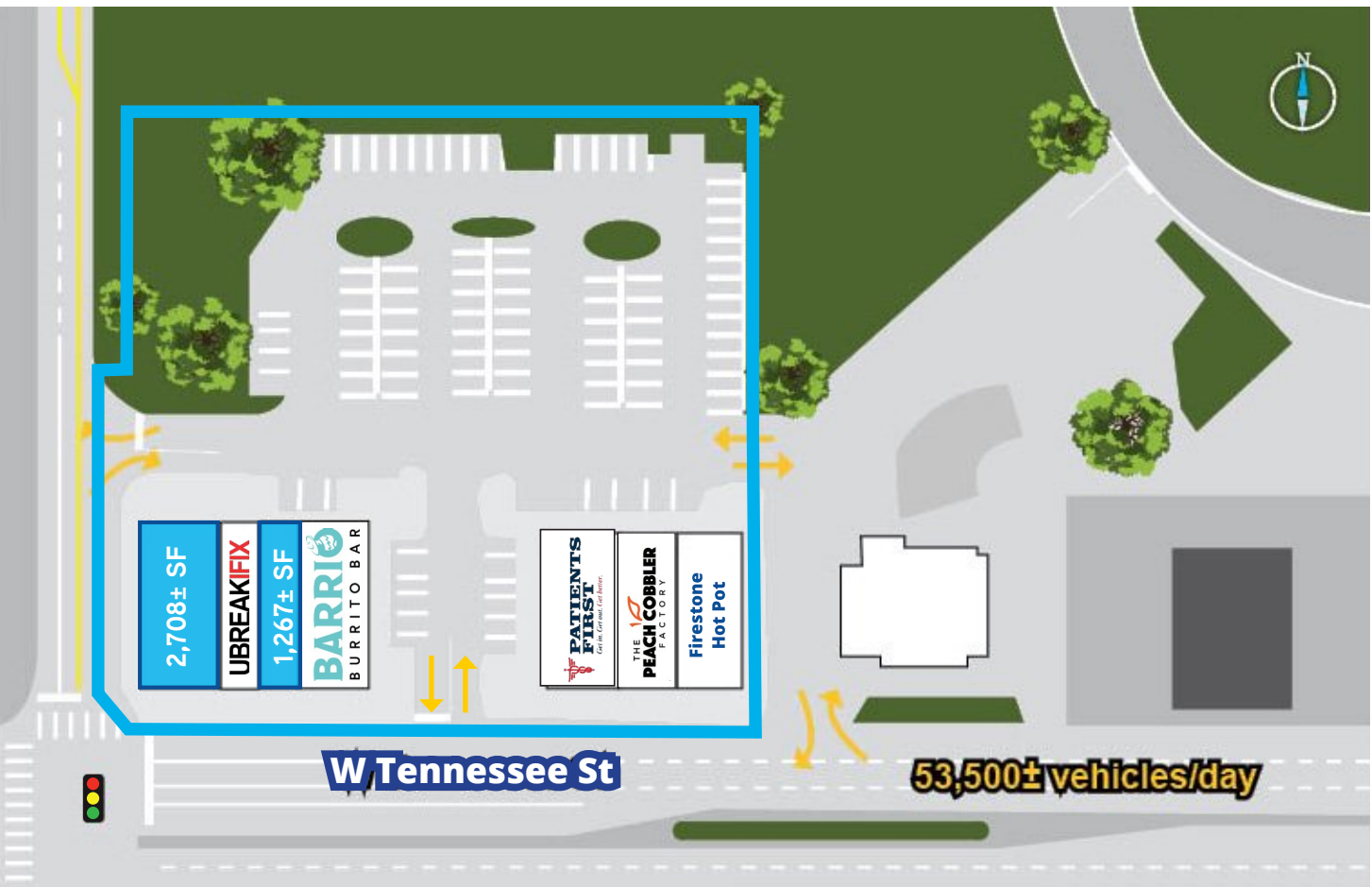
West Tennessee Street

1660 W Tennessee St, Tallahassee, FL 32304

Property Highlights

- West Tennessee Street is a major thoroughfare in Tallahassee and runs through the heart of the city
- High exposure to local traffic, tourists, and commuters with an average 53,500 vehicles per day on West Tennessee Street
- Prominent pylon sign for visibility and advertising
- Lighted Intersection at the northeast corner of West Tennessee Street and Caliark Street
- Large parking area with easy ingress and egress, ensuring convenience for visitors and tenants
- Less than a 3-minute walk to the FSU Campus with nearly 45,000 students enrolled
- This location is ideal for a variety of uses, including restaurants, retail stores, professional offices, and medical, or lab facilities, etc
- Surrounded by two Chick-fil-A locations on either side of the street, Target, Raising Canes, Chipotle, and other nationally-recognized brands with statewide leading sale figures

Site Plan



Tenant

Available 2,708± SF

UBreakiFix

Available 1,267± SF

Barrio Burrito Bar

Tenant

Patients First

Peach Cobbler Factory

Firestone Hot Pot



Nearby Restaurant Sales



Chick -Fil-A	Latest Annual Sales	Past Annual Sales
1650 W Tennessee St Tallahassee, FL 32304	\$7,635,000	N/A



Chick -Fil-A	Latest Annual Sales	Past Annual Sales
1775 W Tennessee St Tallahassee, FL 32304	\$13,088,000	\$9,998,000



Chipotle Mexican Grill	Latest Annual Sales	Past Annual Sales
1801 W Tennessee St Tallahassee, FL 32304	\$4,023,000	\$2,616,000



Moe's Southwest Grill	Latest Annual Sales	Past Annual Sales
1444 W Tennessee St Tallahassee, FL 32304	\$1,630,000	\$1,225,000



Papa John's Pizza	Latest Annual Sales	Past Annual Sales
1429 W Tennessee St Tallahassee, FL 32304	\$4,023,000	\$2,616,000

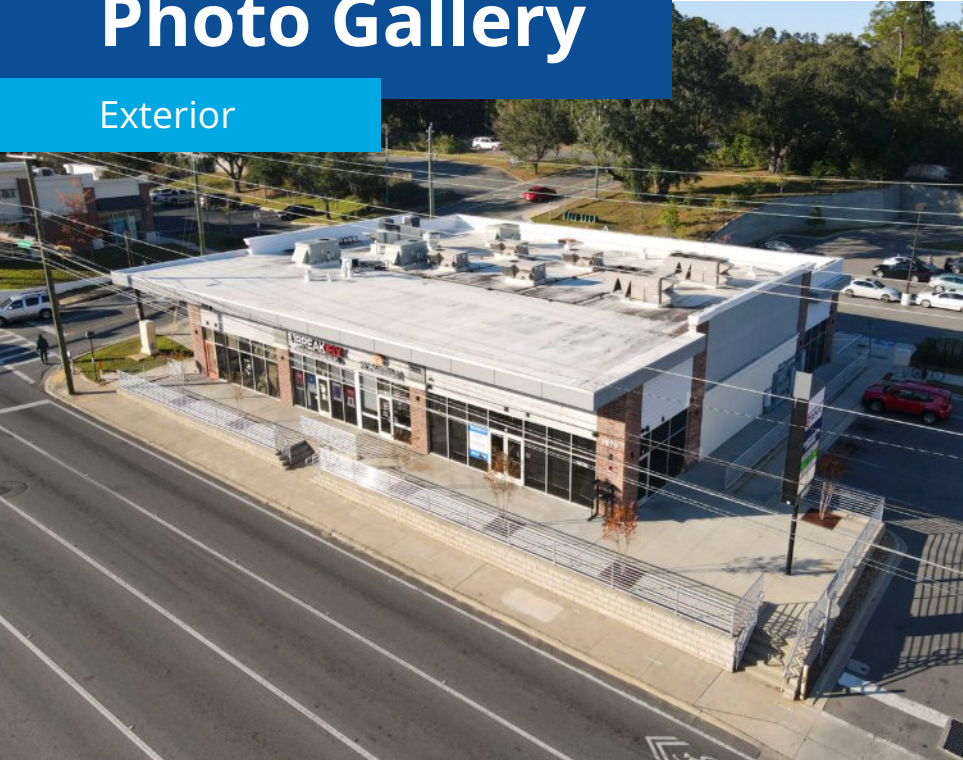


Whataburger	Latest Annual Sales	Past Annual Sales
1701 W Tennessee St Tallahassee, FL 32304	\$3,661,000	\$3,435,000



Photo Gallery

Exterior



Florida State University

Florida State University is a premier comprehensive, graduate research university with a rich history of excellence, located in Tallahassee, Florida, recognized for its strong academic curriculum, student-focused approach to education.

#1

FSU named "Best Value" public university in Florida

The Princeton Review

#23

in the Top Public Schools

#53

out of 439 national universities



#1

Medical college
in the nation

*Association of
American Medical Colleges*



53,000+

Students live in
Tallahassee

7,189+

University employees



Tallahassee has

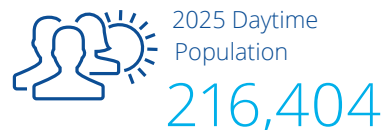
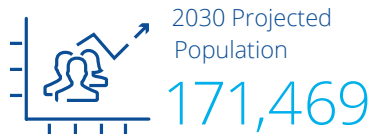
2.3M+

visitors annually



The 1660 West Tennessee Street Retail Plaza is a short distance to Florida State University campus, Florida A&M University and the government districts.

Area Demographics



Source: ESRI Business Analyst | 5 mile radius

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Jason J. Hurst, MBA
Senior Associate
+1 352 664 2564
jason.hurst@colliers.com

Damaris Arroyo
Associate
+1 352 664 2567
damaris.arroyo@colliers.com



Accelerating success.