

FOR LEASE – The Hall Parcel 3

809 St Michael St Tallahassee, FL 32310

NAITALCOR



The Hall Parcel 3
809 St Michael St
3,098 SF

Legacy Hall
FSU College of Business

NAITALCOR

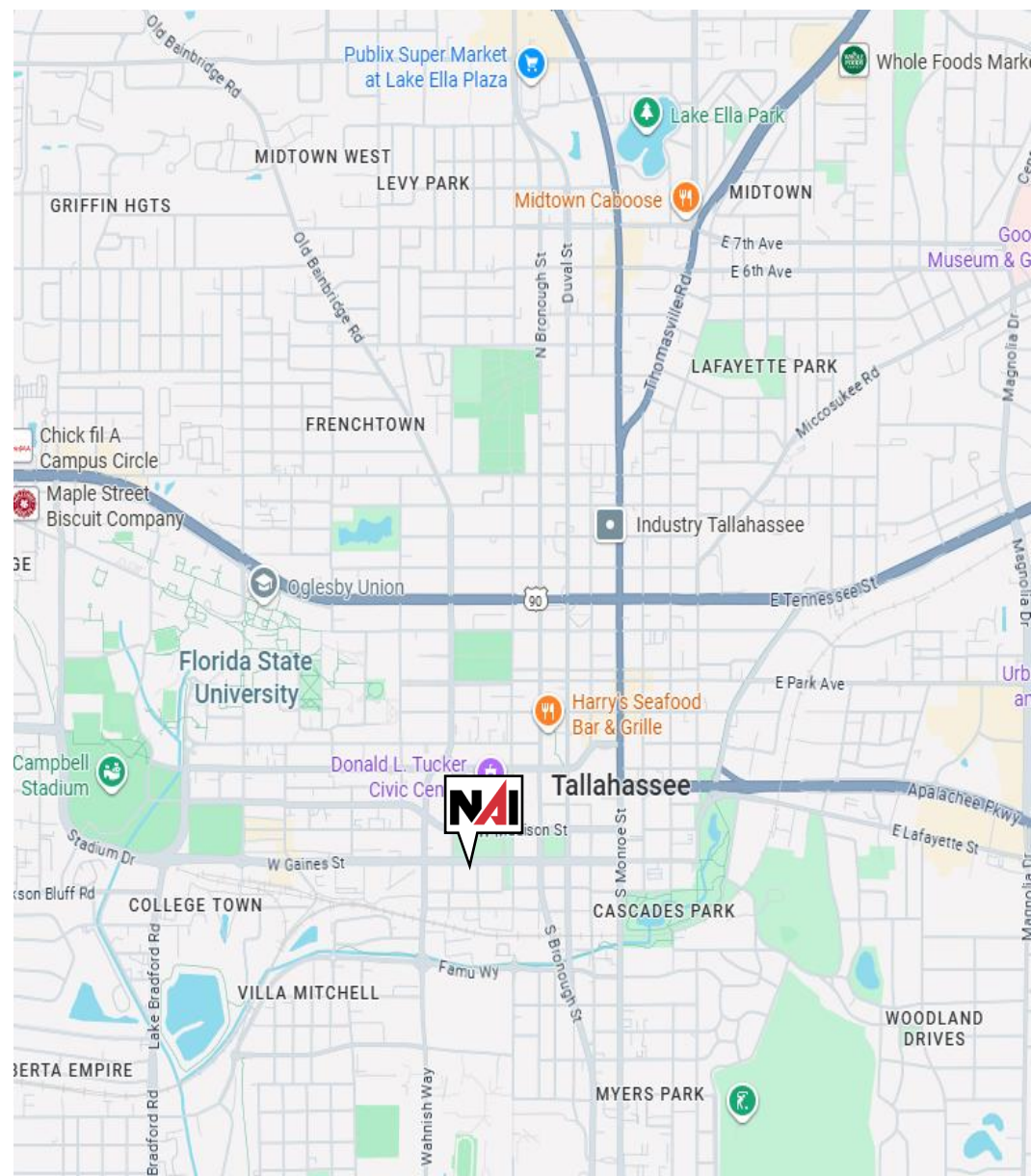
Debbie Ashlin
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- 3,098 SF available for lease
- 674 student beds on-site across parcels 2 & 3
- Directly across the street from FSU's new 218,000 SF Legacy Hall College of Business, serving nearly 8,000 business students and 100+ faculty with thousands of daily.
- Steps to FSU, FAMU, Downtown, student housing & the Capitol. University District serving approximately 65,000 students.
- Grease trap and venting available. Ideal for fast casual restaurant, coffee, dessert, and service retail concepts.
- Target Delivery Summer 2026



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GAINES ST

ST. MICHAEL ST

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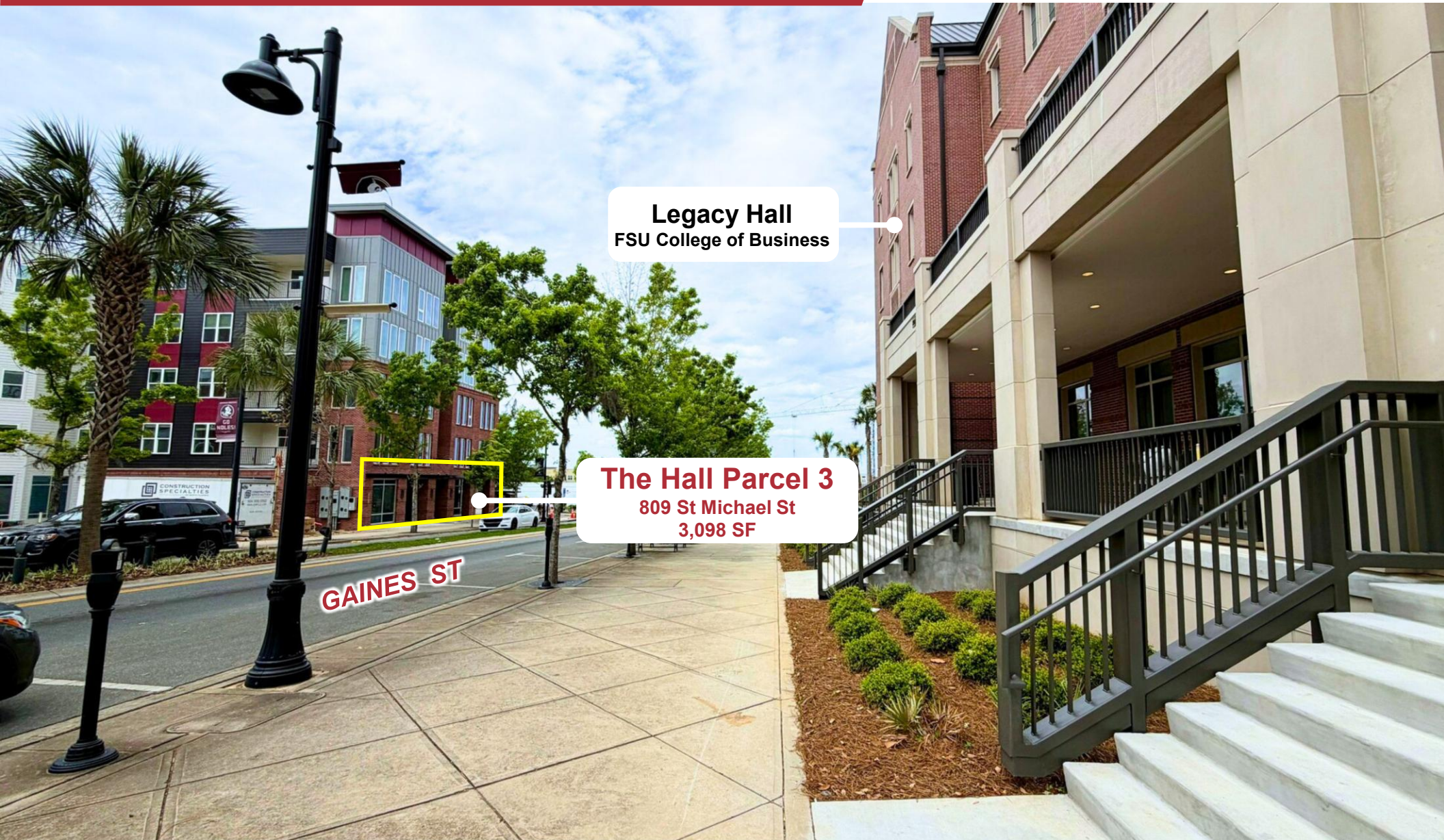


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FOR LEASE – THE HALL



Parcel 2: 825 Railroad Ave Tallahassee, FL 32310
Parcel 3: 809 St Michael St Tallahassee, FL 32310




The Hall Parcel 2
825 Railroad Ave
1,475 – 5,462 SF



RAILROAD AVE.

Legacy Hall
FSU College of Business

**Donald L. Tucker
Civic Center**

The Hall Parcel 3
809 St Michael St
3,098 SF

GAINES ST

S MLK JR. BLVD

W MADISON ST



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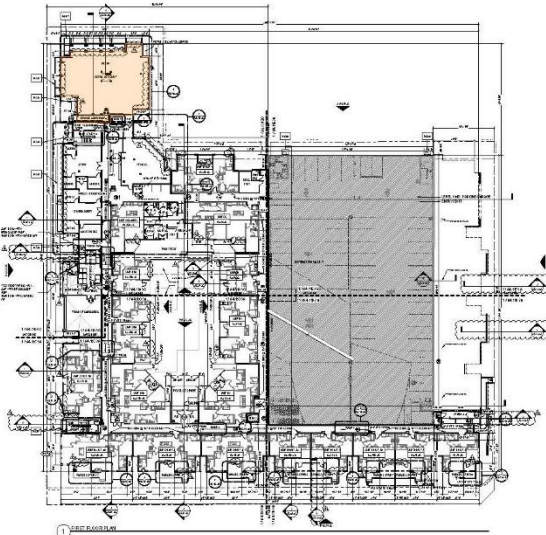
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West Gaines Street

St. Michael Street

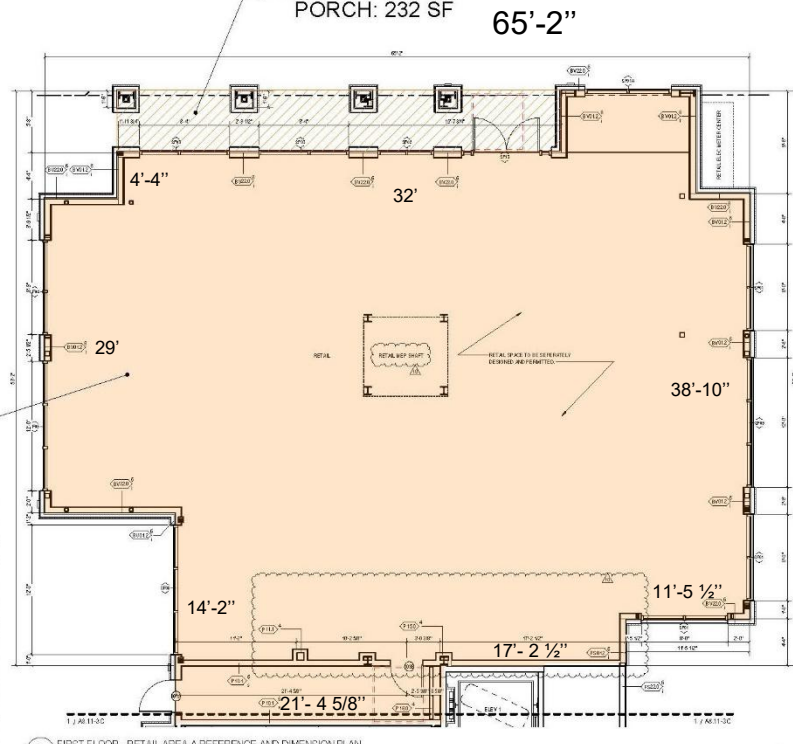


RETAIL FLOOR PLAN - SYMBOL LEGEND	
	EXTERIOR ELEMENT TO ADD
	INTERIOR ELEMENT TO ADD
	EXTERIOR ELEMENT TO DELETE
	INTERIOR ELEMENT TO DELETE
	EXTERIOR ELEMENT TO MODIFY
	INTERIOR ELEMENT TO MODIFY
	EXTERIOR ELEMENT TO RELOCATE
	INTERIOR ELEMENT TO RELOCATE
	EXTERIOR ELEMENT TO REPLACE
	INTERIOR ELEMENT TO REPLACE
	EXTERIOR ELEMENT TO REMOVE
	INTERIOR ELEMENT TO REMOVE
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	INTERIOR ELEMENT TO REMOVE WITH NOTE

RETAIL NOTES	
1.	SEE TO SEE AREA FOR LOCATION OF BOSS A RETAIL DETAIL.
2.	SEE TO SEE AREA FOR ACCURATELY CONFORMANCE NOTES.
3.	SEE TO SEE AREA FOR TYPICAL RETAIL ELEVATION DETAILS AND NOTES.
4.	SEE TO SEE AREA FOR OBSERVATION AND GENERAL FINISH NOTES.
5.	SEE TO SEE AREA FOR FINISH AND MATERIAL SCHEDULES.
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RETAIL EXTERIOR PORCH: 232 SF

53'-2"
RETAIL: 3,098 SF
(INCLUDES 201 SF FOR BOH SERVICE CORRIDOR)



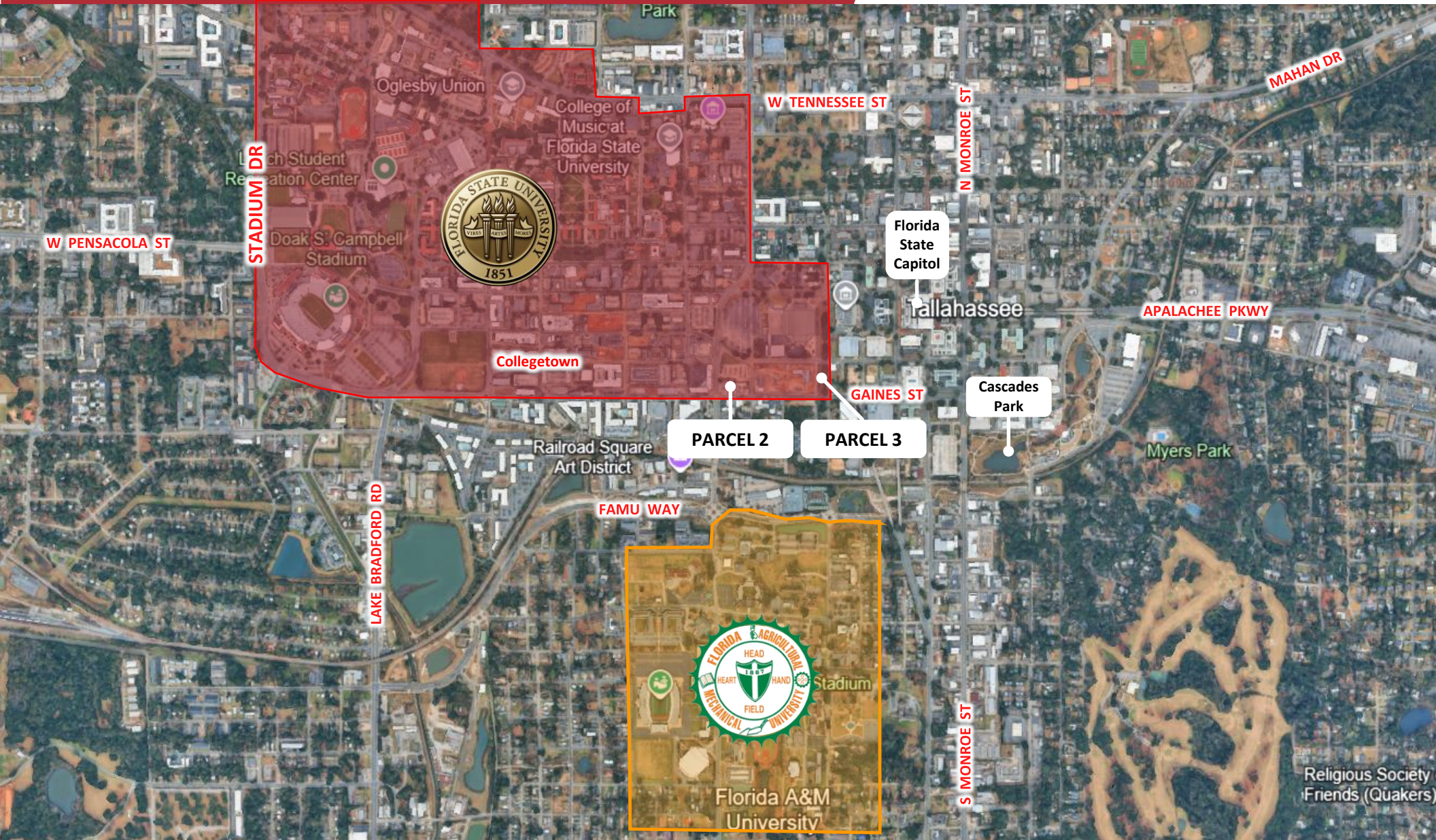
1 FIRST FLOOR - RETAIL AREA A REFERENCE AND DIMENSION PLAN



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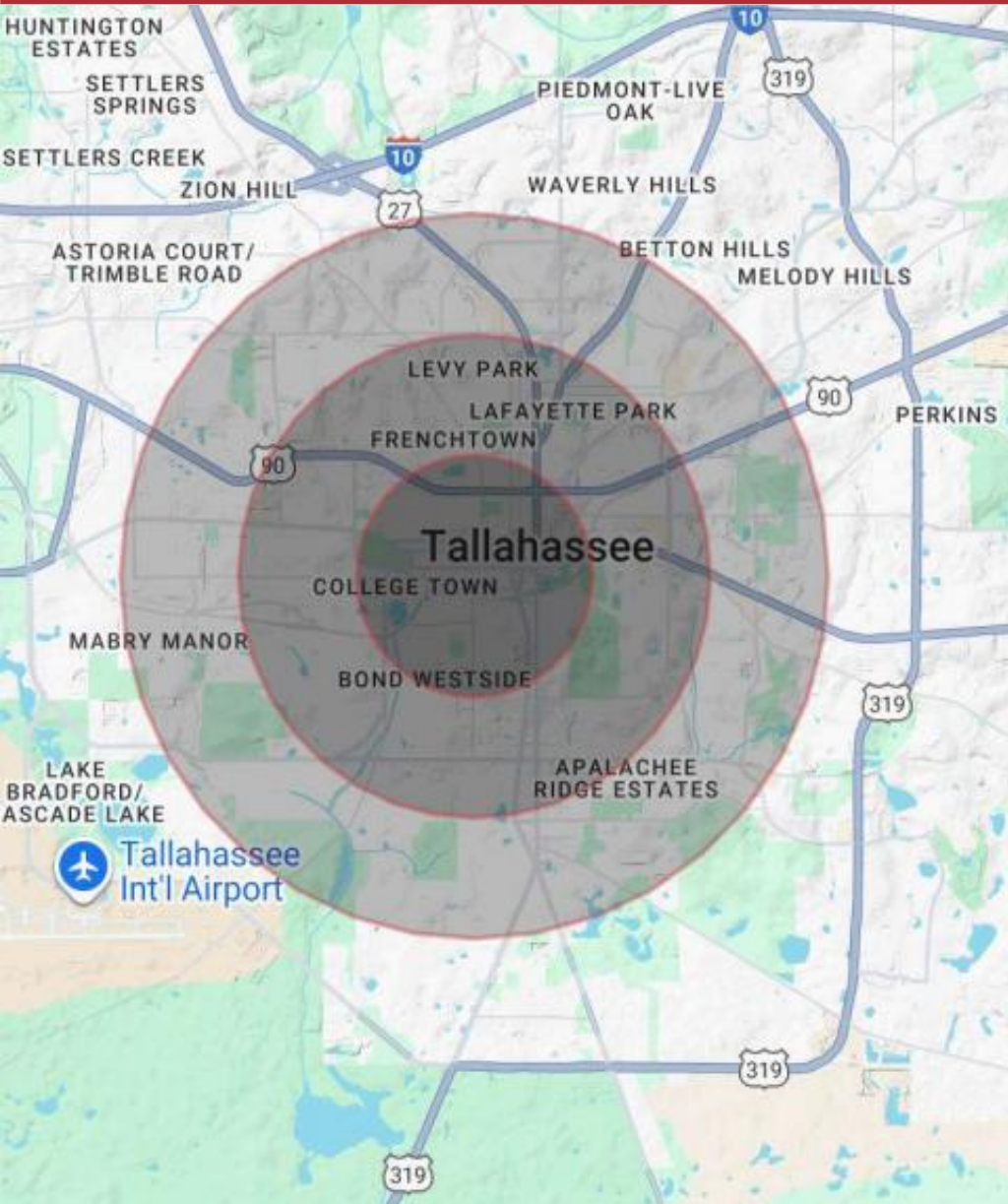
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Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32

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