

# FOR LEASE – The Hall Parcel 2

825 Railroad Ave. Tallahassee, FL 32310

# NAITALCOR



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

**GAINES ST**

**RAILROAD AVE.**



# NAITALCOR

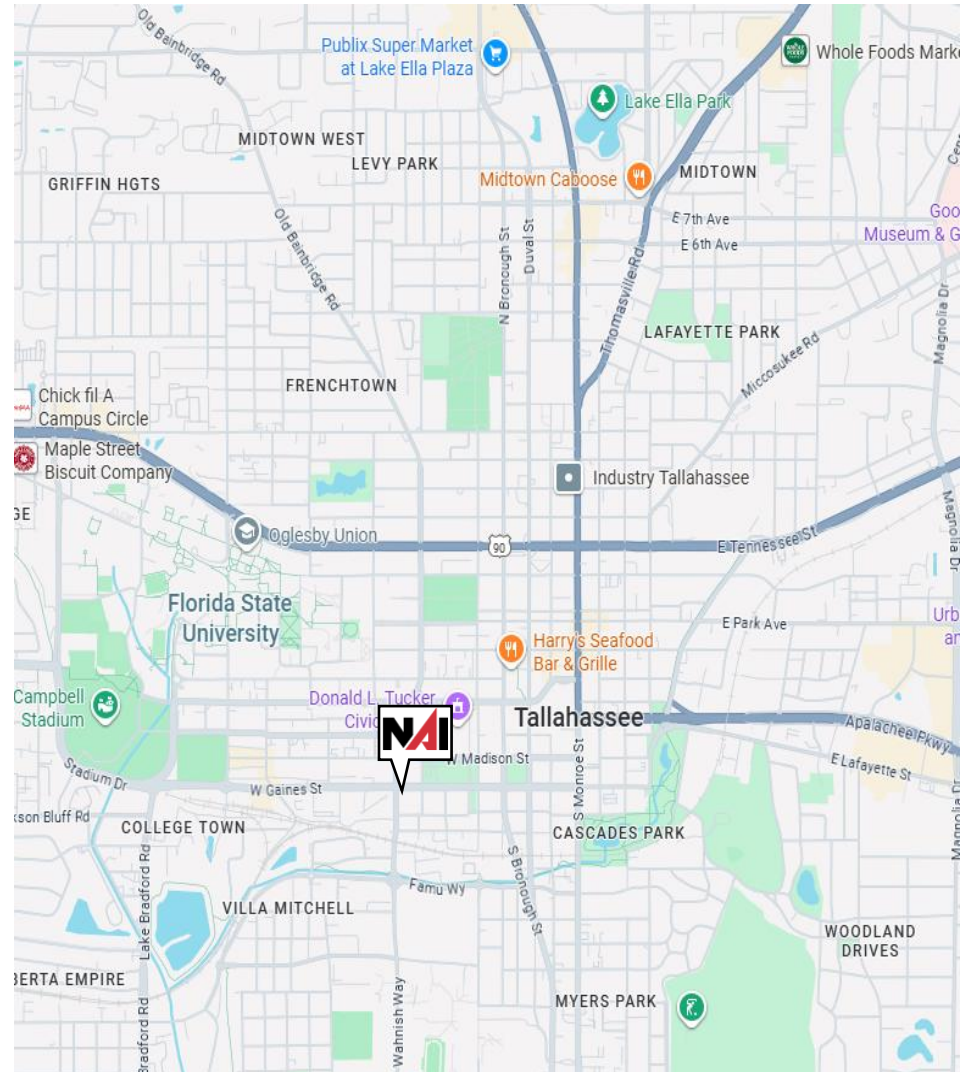
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# Retail Space For Lease

## The Hall Parcel 2: 825 Railroad Avenue



- 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 Colleetown
- 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 Summer 2026



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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

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

**Legacy Hall**  
FSU College of Business

**Donald L. Tucker Civic Center**

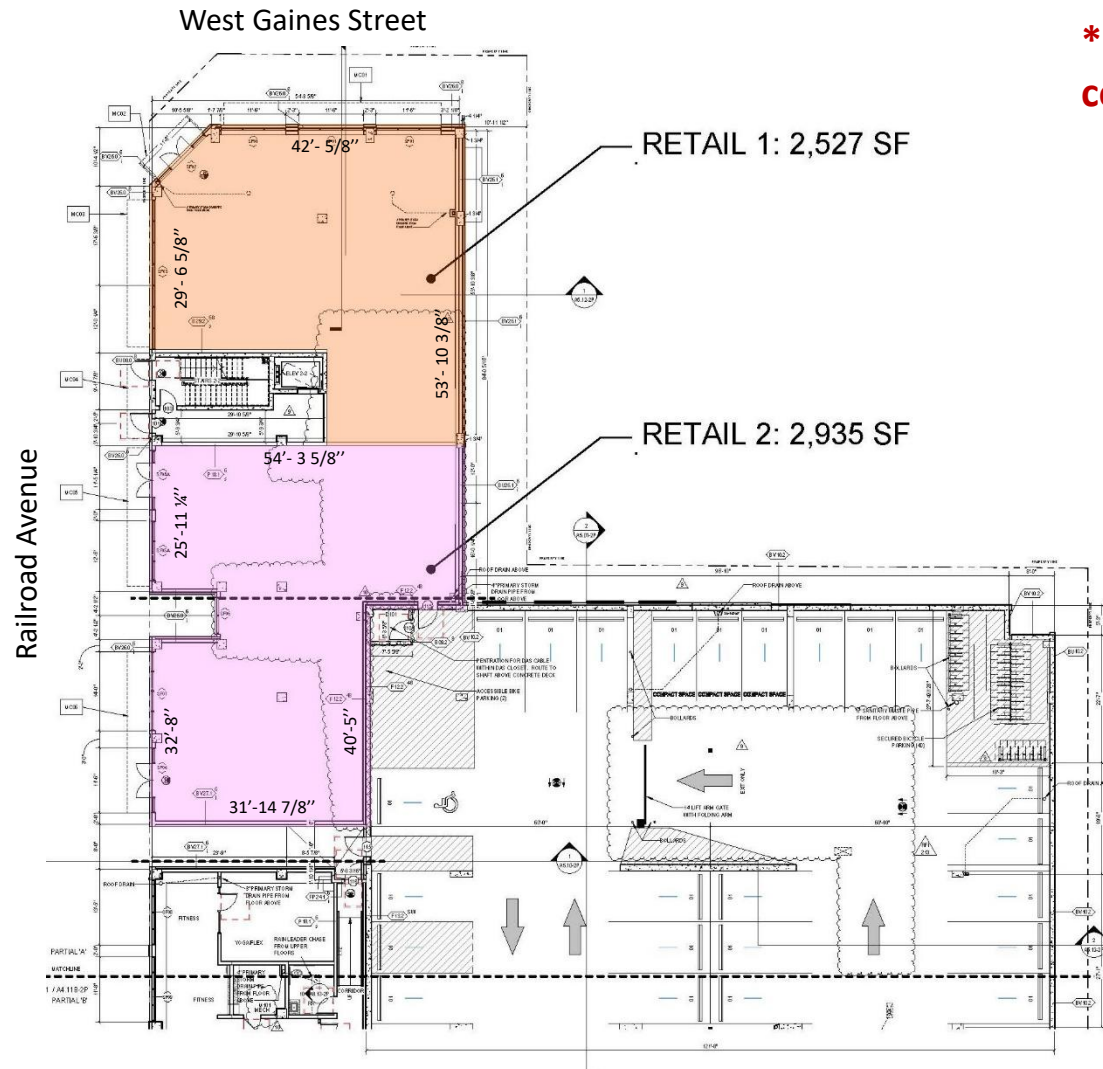


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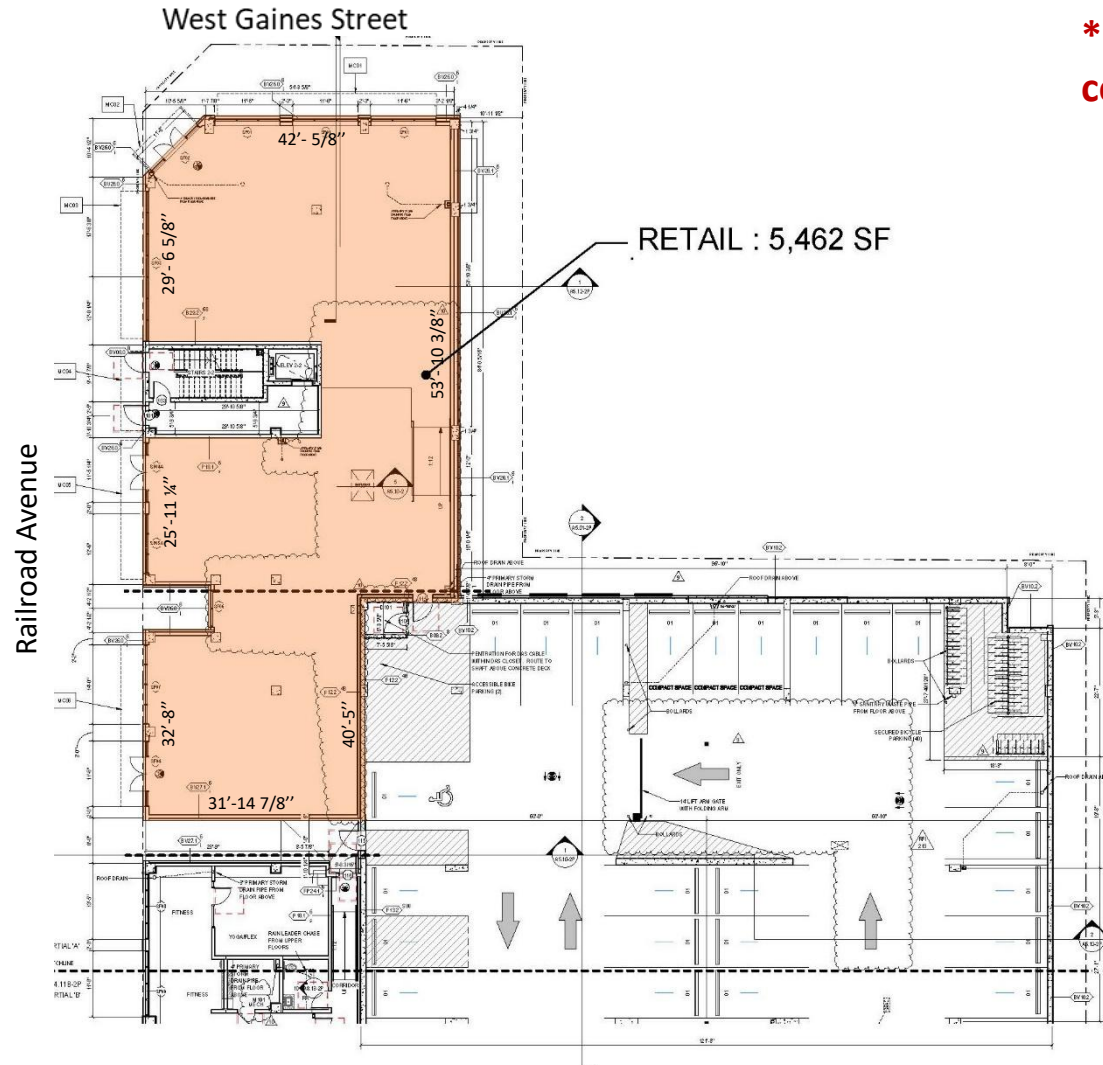
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**\*Can be leased separately or combined for +/- 5,462 SF**

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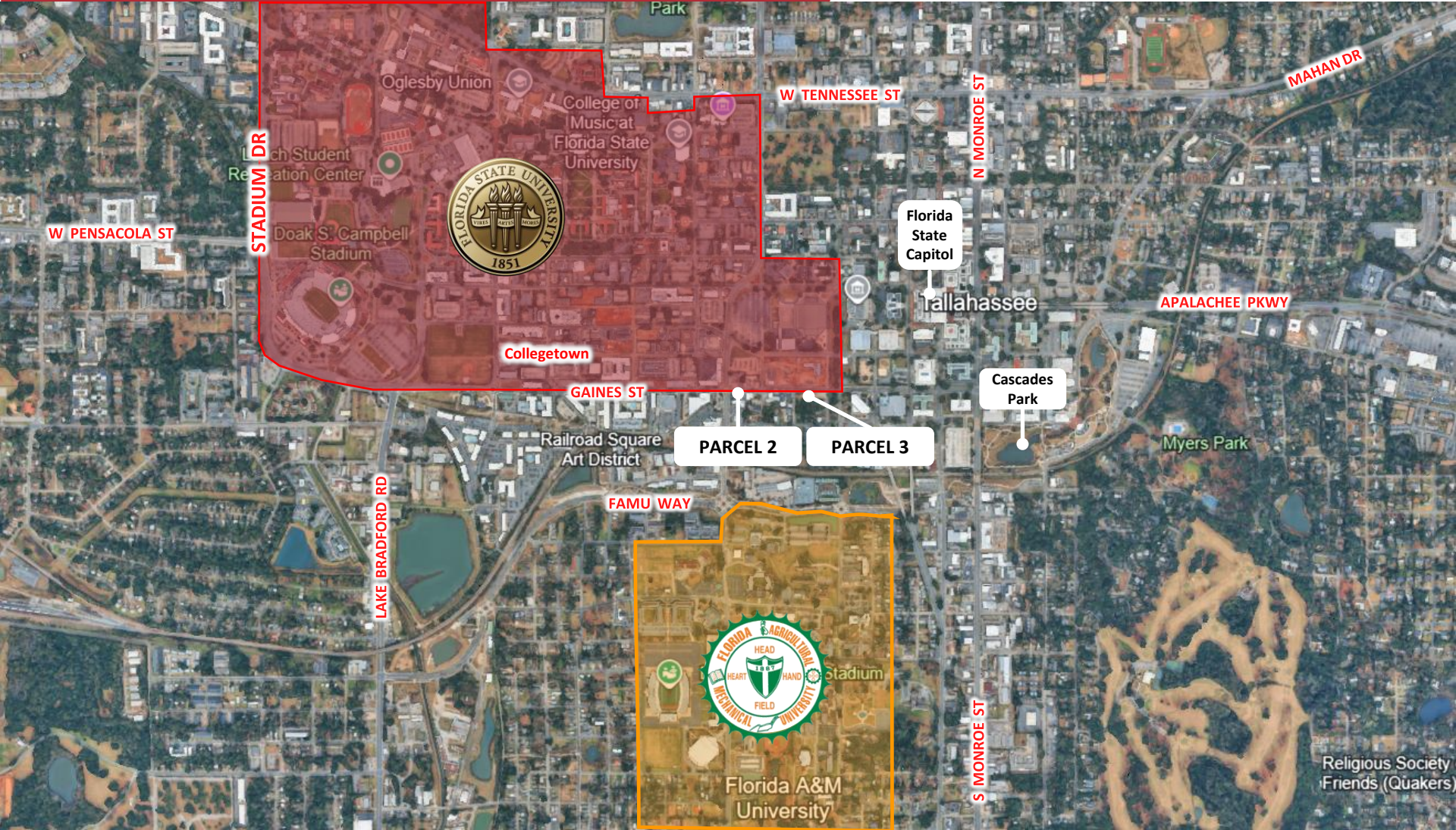
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# FOR LEASE

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809 St Michael St Tallahassee, FL 32310



PARCEL 2

PARCEL 3



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**College Town**

- MADISON SOCIAL
- TOWNSHIP
- HOTEL INDIGO
- Bowden's
- VALE FOOD CO.
- COOSH'S

Florida State Conference Center

FSU  
DONALD L. TUCKER  
CIVIC CENTER

Florida State University  
College of Business

PARCEL 2  
825 Railroad Ave

PARCEL 3  
809 St Michael St

- CHIPOTLE
- PIZZA BOWL
- THE NEW YORKER
- GAINES STREET PIES
- BAGELS & CO.
- ISABELLA'S pizzeria
- natural KITCHEN
- CHASE
- Catalina CAFE
- Hampton
- HYATT house

- CHARLIE PARK
- AC HOTELS MARRIOTT
- ARGONAUT COFFEE
- The Edison

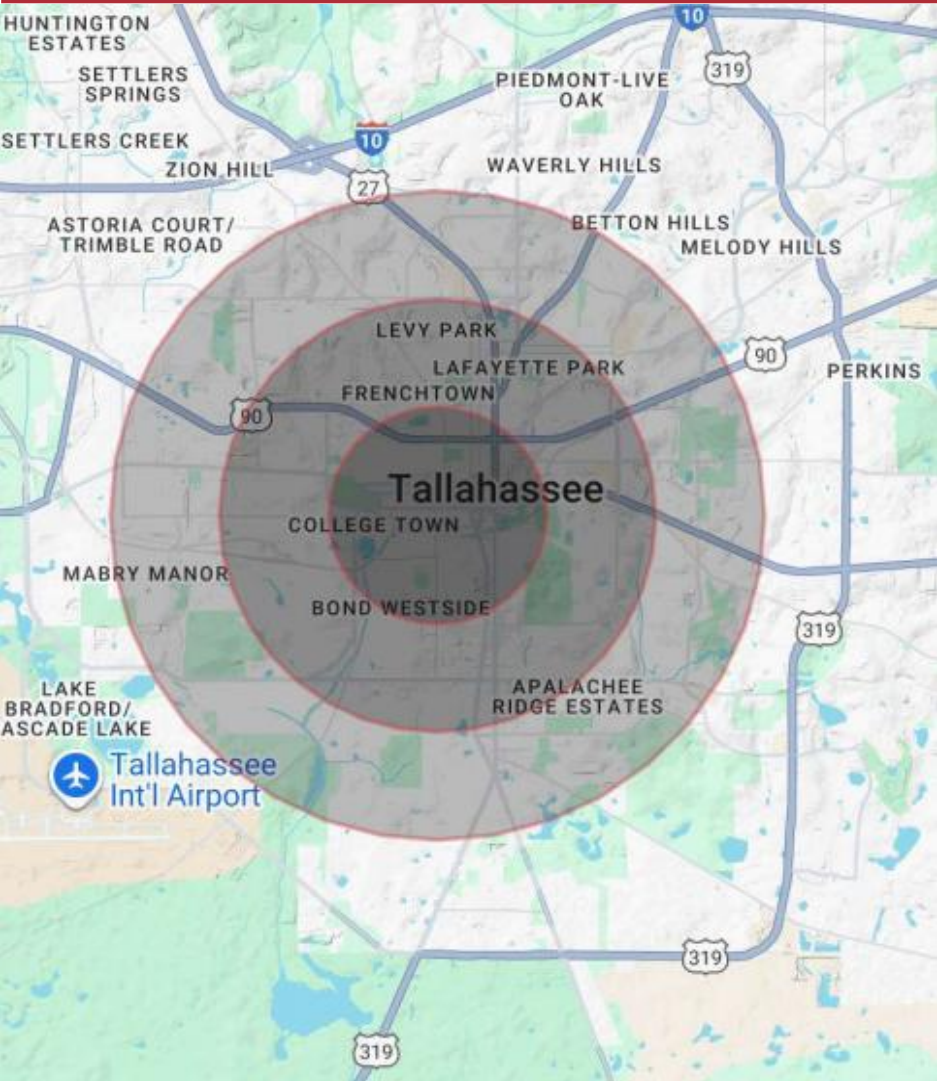
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Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32

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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