

# FOR LEASE Westend Square

2020 West Pensacola Street Tallahassee, FL 32304

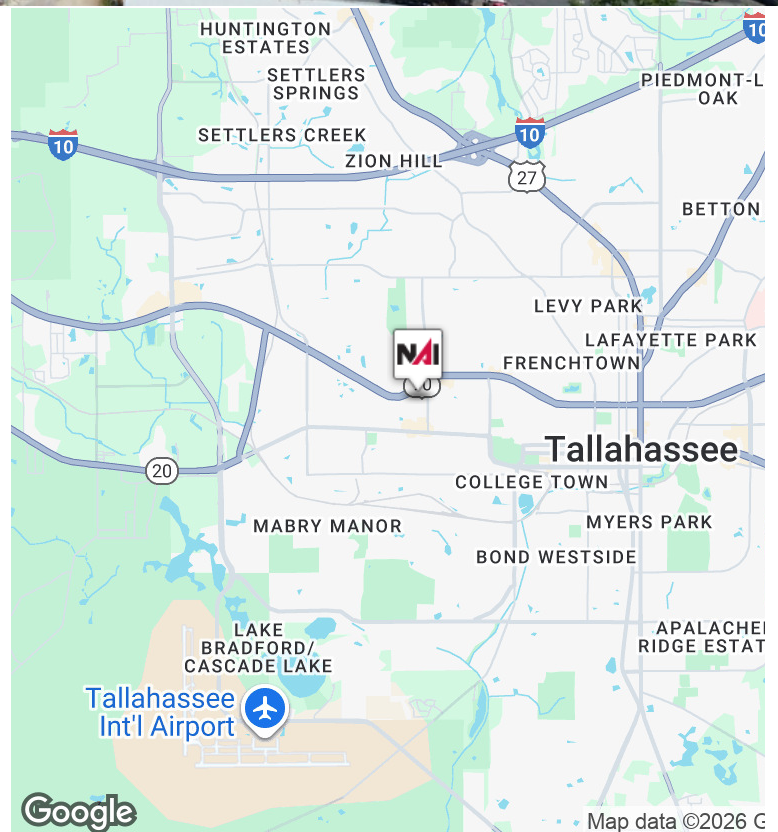


## Retail | 2,066 - 2,946 SF

- Westend Square Under New Ownership and Property Management
- Over 60,000 students within a 3 mile radius
- Minutes from Florida State University, Tallahassee Community College, and FAMU
- Ample on-site parking
- 4 entrances into the center
- High visibility with excellent signage opportunities
- Access to a dense student, residential, and commuter population.

### Available Spaces

Spaces	Size (SF)
130	2,066
135	2,946
140	2,400



✉ **Debbie Ashlin**  
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**NAI TALCOR**  
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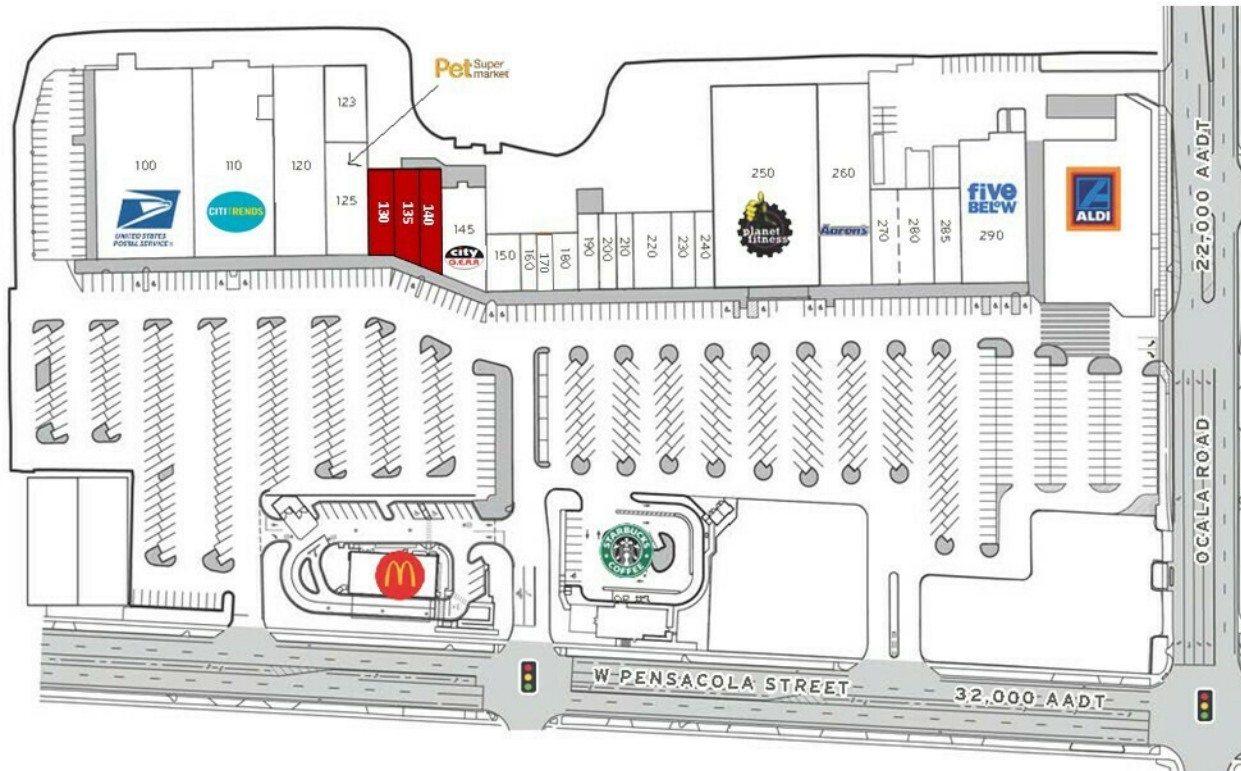
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**TALCOR**

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Suite	Tenant	SF
100	US Post Office	23,550
110	Citi Trends	14,920
120	Bajas	11,920
123	Student Housing Solutions	3,120
125	Pet Supermarket	8,000
130	AVAILABLE	2,066
135	AVAILABLE	2,946
140	AVAILABLE	2,400
145	City Gear	5,218
150	Tally Thai	2,540
160	Toppers Salon	908
170	Gadget Quick Fix	908
180	Student Housing Solutions	1,800
190	Pro Nails	1,200
200	Little Caesar's	1,200
210	The UPS Store	1,617
220/225	Plato's Closet	4,014
230	Charley's Cheesesteaks	2,400
240	Bubbly Tea Bar	1,600
250	Planet Fitness	22,681
260	Aaron's	15,900
270/280	Hobbit Hoagies	6,547
285	Student Housing Partners	3,700
290	Five Below	12,093


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Varsity Plaza

- Starbucks Coffee
- Cane's
- CAVA
- Italian Ice
- SUPERCUTS
- keke's
- CVS pharmacy
- Target
- SYNOVUS
- BORIBORU

- Taco Bell
- Chick-fil-A
- Guthrie's
- crumbl cookies
- Zoom Tan
- AT&T
- Pizza Hut

- Moe's southwest grill
- Mama's
- COBBLSTONE

Ocala Corners

- Panera Bread
- Tropical Cafe Smoothie
- Publix
- SURCHEROS
- GNC LIVE WELL
- TIRE KINGDOM
- Nail Art

- Walgreens
- RELISH
- WAFFLE HOUSE

- Chick-fil-A
- Jersey Mike's
- DUNKIN' DONUTS
- WHATABURGER
- STARBUCKS COFFEE
- SMOOTHIE KING

University Square

- Great Clips
- INOMAR Cookies
- NATURAL KITCHEN
- PANCHO'S Mexican Grill

**WESTEND SQUARE**

- HOBBIT
- Starbucks Coffee
- McDonald's
- UPS
- PET SUPPLIES
- Aaron's
- five BELOW
- ALDI
- CITI RENDS
- SHARLEY'S
- BAJAS
- bubbly

- Wendy's
- Hungry Howies
- MR. ROBOTO TOKYO GRILL
- CORDOS
- El Pollon
- DUNKIN' DONUTS
- Domino's
- Mama's PIZZA



- MADISON SOCIAL
- VALE FOOD CO.

- Checkers
- BURGERS • FRIES • COLAS

- POPEYES LOUISIANA KITCHEN

- WHATABURGER

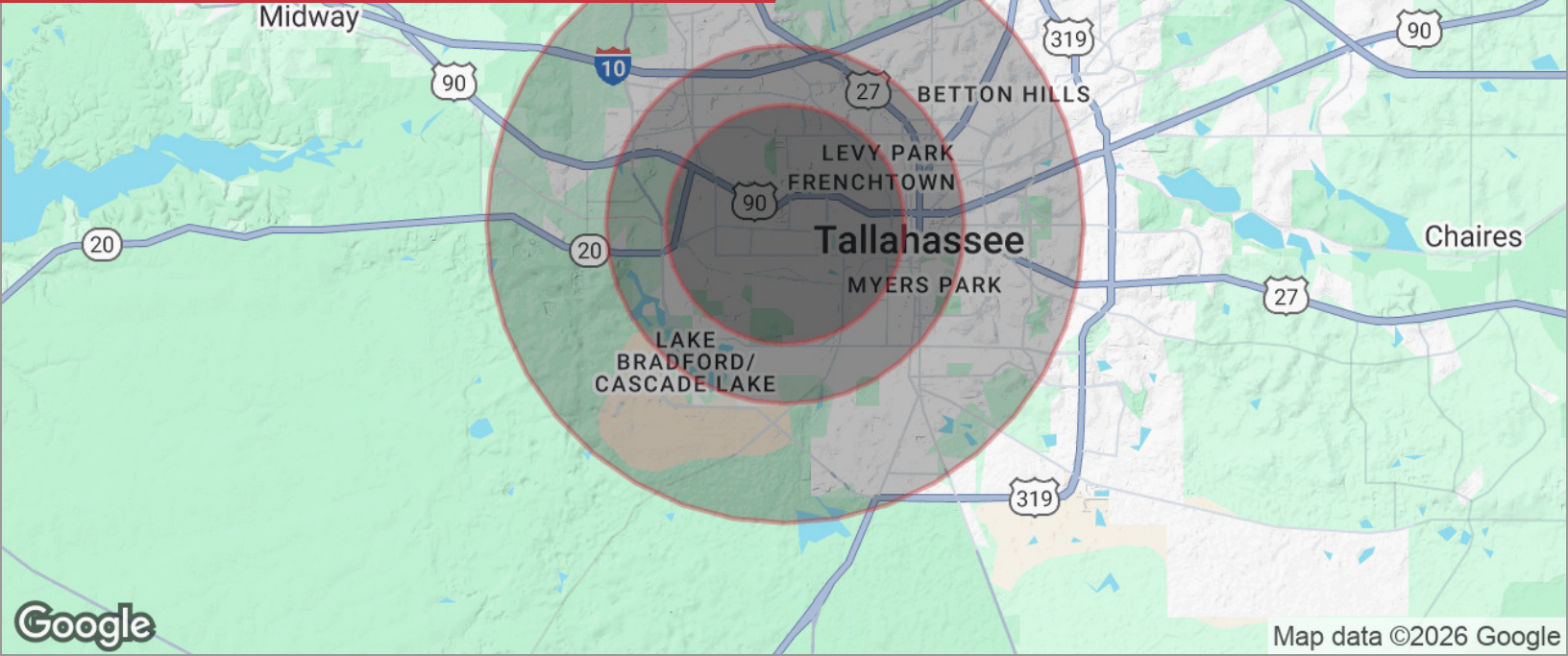
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## DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	66,947	98,518	150,343
Median age	28	30	33
Median age (male)	28	30	33
Median age (Female)	28	30	34
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	26,362	39,646	62,701
# of persons per HH	2.5	2.5	2.4
Average HH income	\$49,764	\$55,900	\$66,136
Average house value	\$194,975	\$223,789	\$244,073

\* Demographic data derived from 2020 ACS - US Census