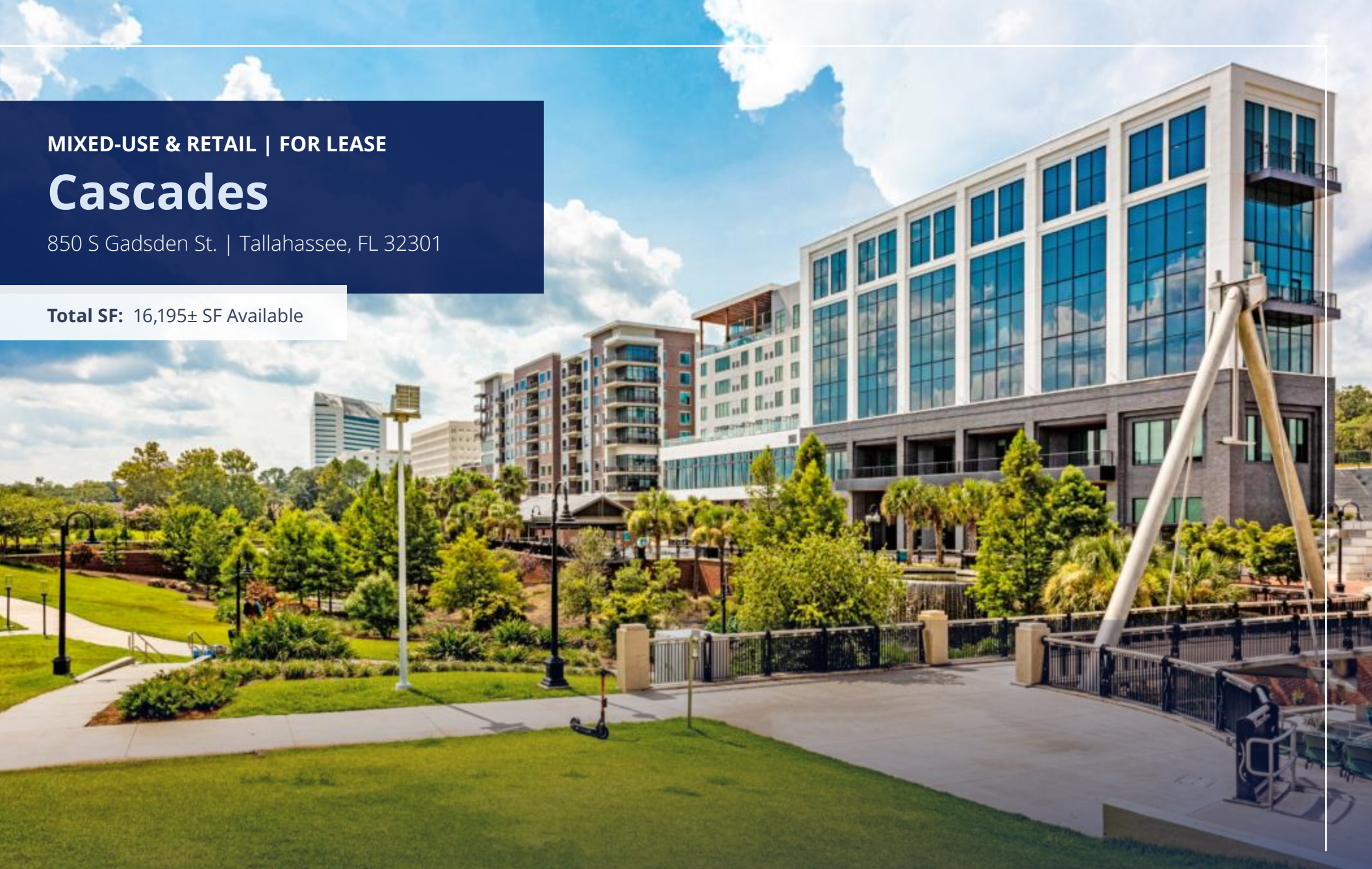


MIXED-USE & RETAIL | FOR LEASE

Cascades

850 S Gadsden St. | Tallahassee, FL 32301

Total SF: 16,195± SF Available



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Property Overview

The Cascades Project, Tallahassee's most significant economic development initiative, is transforming a two-block area on East Gaines Street, directly across from the 24-acre Cascades Park.

This dynamic development is generating over \$350 million in economic impact and creating nearly 700 permanent jobs. It celebrates Tallahassee's rich history by preserving the architecturally notable former County Health Unit, restoring the Old City Waterworks building, and creating a communitydesigned historical plaza.

The project features a mix of market-rate mid-rise residential units, retail spaces, office facilities, restaurants, and a hotel, all designed to enhance views of both the park and the Capitol building. The development includes pedestrian-friendly pathways connecting to downtown, family-friendly amenities, event spaces to support performances at the Capital City Amphitheater, and expanded public parking.



16,195± SF of retail space



250 public parking spaces within the project, complimented by ample surrounding parking



161 high-end multifamily units and 9 for-rent townhomes



A 154-room AC by Marriot Hotel, offering meeting space, a rooftop bar and a shuttle service to the Capitol complex



Cascades Project

| | |
|----|--|
| 1 | Multifamily |
| 2 | Pool deck |
| 3 | Future town homes |
| 4 | AC Marriot Hotel |
| 5 | Office Building |
| 6 | Existing splash pad |
| 7 | Fountain steps at prime Meridian Plaza |
| 8 | Service podium |
| 9 | Future building |
| 10 | New plaza |
| 11 | Site for future building |



Site Plan



| | |
|----|-------------------------------------|
| 1 | Townhomes |
| 2 | Parking garage access (residential) |
| 3 | WPA historic building |
| 4 | Leasing office |
| 5 | Public parking garage access |
| 6 | Residential apartments |
| 7 | Restaurant, coffee-bakery |
| 8 | Retail |
| 9 | Loading dock on Bloxham |
| 10 | Rooftop pool amenity |

| | |
|----|-----------------------------------|
| 11 | Hotel/mixed use parking |
| 12 | Historic memorial plaza |
| 13 | Future mixed-use |
| 14 | Garage access (mixed use) |
| 15 | Loading dock on Gaines |
| 16 | Amphitheater support & operations |
| 17 | Office on the park |
| 18 | Restaurants |
| 19 | Public restrooms |
| 20 | Hotel rooftop |

| | |
|----|----------------|
| 21 | Hotel building |
| 22 | Hotel patio |
| 23 | Public plaza |
| 24 | Amphitheater |
| 25 | Splash pad |

West Retail Space for Lease Apartments

DAG
Architects
Existing

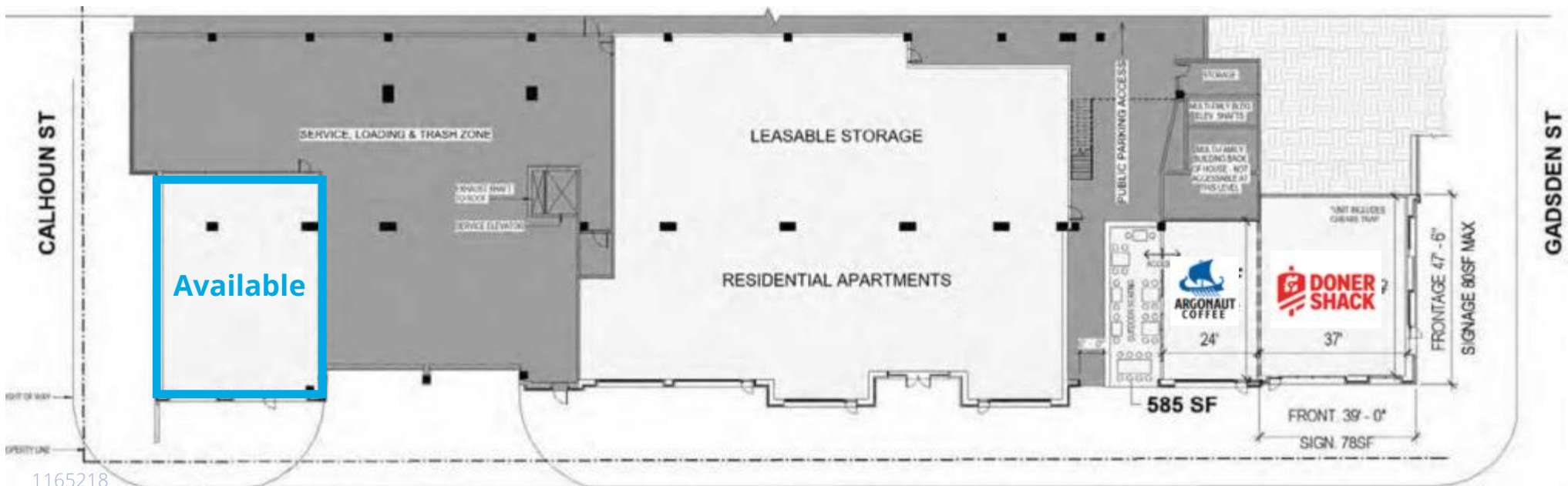
Available
Retail Space
2,330 SF



Urban
Market

Available
Retail Space
1,575 SF

West Retail Space for Lease Apartments



East Retail Space for Lease Apartments

Available
Retail Space
5,590 SF

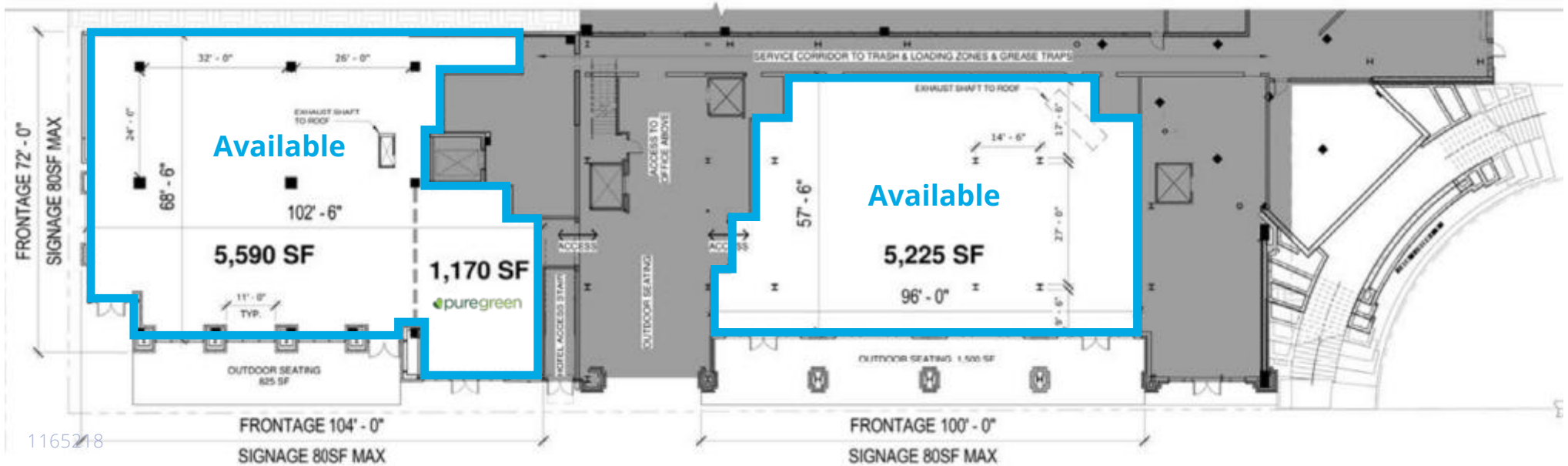

1,170 SF

Available
5,225 SF
Divisible by 2

Prime
Meridian



East Retail Space for Lease Apartments





Nearby Properties

| | |
|---|--|
| 1 | Project |
| 2 | Cascades Park |
| 3 | Capital City Ampitheater |
| 4 | Florida House, Senate & Office of the Governor |
| 5 | Florida Department of Transportation |
| 6 | Florida Department of Education |
| 7 | Leon County School Administration |

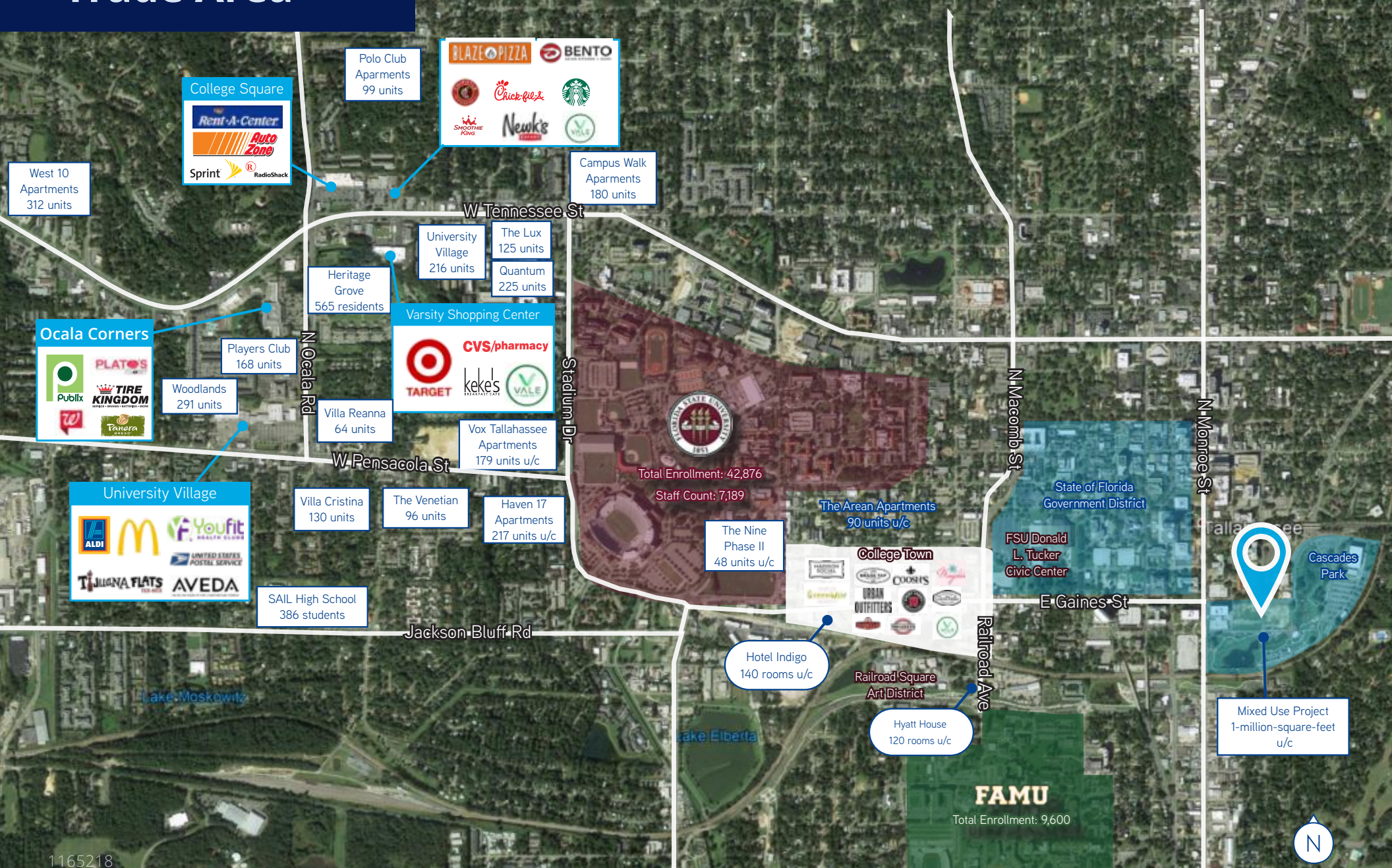
| | |
|----|---|
| 11 | Florida Department of Economic Opportunity |
| 12 | Florida Auditor General & Legislature offices |
| 13 | Florida Department of Financial Services |
| 14 | Florida Department of Legal Affairs |
| 15 | Florida Department of Agriculture & Consumer Services |
| 16 | Leon County Courthouse & Annex |
| 17 | City Hall |

| | |
|----|---|
| 18 | Florida Supreme Court |
| 19 | Florida State University Westcott Building |
| 20 | Site of Future Florida State University College of Business |
| 21 | Florida State University College of Law |
| 22 | Museum of Florida History |

Meridian Marker: The Meridian Marker in Tallahassee, Florida, marks the initial point for all land surveys in the state, established in 1824. It is located in Cascades Park and serves as a historical landmark, commemorating the beginning of Florida's land survey system.

The Adderley Amphitheater, located in Cascades Park, Tallahassee, is a stunning outdoor venue with a seating capacity of 3,500. It serves as the centerpiece of the park, offering a beautiful setting for concerts and events. The amphitheater is designed to take advantage of Tallahassee's idyllic weather, making it a popular spot for both artists and music lovers.

Trade Area







Demographics

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



2025 Population

15 Min | 178,002



2025 Average Household Income

15 Min | \$81,420



2025 Daytime Population

15 Min | 229,838



CASCADE PARK

Covering 24 acres, Cascades Park hosts over 60 events each year, including walks, 5K races, movie nights, concerts, literary events, and awareness activities.

HISTORY

Cascades Park is an ideal destination to explore Tallahassee's rich history. From the city's founding at the Prime Meridian Plaza to the Smokey Hollow Commemoration that reflects life in the 1900s, this park offers a glimpse into the past. Along its trails, you can discover the story of Tallahassee from its early days through the 1900s, combining exercise with education.

PRIME MERIDIAN MARKER

The Florida Korean War Memorial is both striking and poignant. Situated in a serene area, a walkway leads visitors to a plaza centered around a vertical circle of red marble inscribed with the words "Duty, Honor, Country." This circle symbolizes the purity of the Circle of Life, though its top is broken, with the missing piece nearby inscribed with the word "Life." This fragment bears the names of 538 Floridians who lost their lives during the war. Within the circle stands a simple tribute: a pair of boots resting on a rifle, with an empty helmet atop. Surrounding this tribute are rough-cut marble pieces etched with the names of key battles, while the plaza floor features a map of the Korean Peninsula and a timeline of significant events.

PRIME MERIDIAN MARKER

At the heart of the park stands the Prime Meridian Marker, a significant landmark for all Floridians. Established in 1824, this marker serves as the starting point for all land surveys in Florida and marks the original southeast corner of Tallahassee's first boundary. Today, it is elegantly featured within a map of Florida, crafted with colorful bricks and durable granite.



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