

FOR LEASE

2401 W Pensacola St Ste C & D Tallahassee, FL 32304

NAI TALCOR

**1,220 SF RETAIL
SPACE FOR LEASE**



YOUR NAME HERE



Retail | 1,220 SF

- Excellent frontage and visibility on heavily traveled W. Pensacola Street
- Signalized intersection at W. Pensacola Street & White Drive
- Monument and storefront signage opportunities
- Convenient access to Florida State University and Tallahassee State College
- Surrounded by dense student housing and established residential neighborhoods
- Strong daytime and evening traffic from commuters, students, and nearby residents
- Join an established tenant mix including Bagel Bagel, Carol's Critters, and other neighborhood retailers.

Lease Rate: \$20 SF/Yr +NNN

OFFERING SUMMARY

AVAILABLE SF	1,220 SF
LEASE RATE	\$20 SF/yr + NNN
ZONING	UT
BUILDING SIZE	10,915 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite C & D	\$20.00 SF/yr + NNN	1,220



Debbie Ashlin
+1 850 544 5677
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

EXTERIOR PHOTOS

2401 W Pensacola St Ste C & D Tallahassee, FL 32304

YOUR NAME
HERE



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INTERIOR PHOTOS

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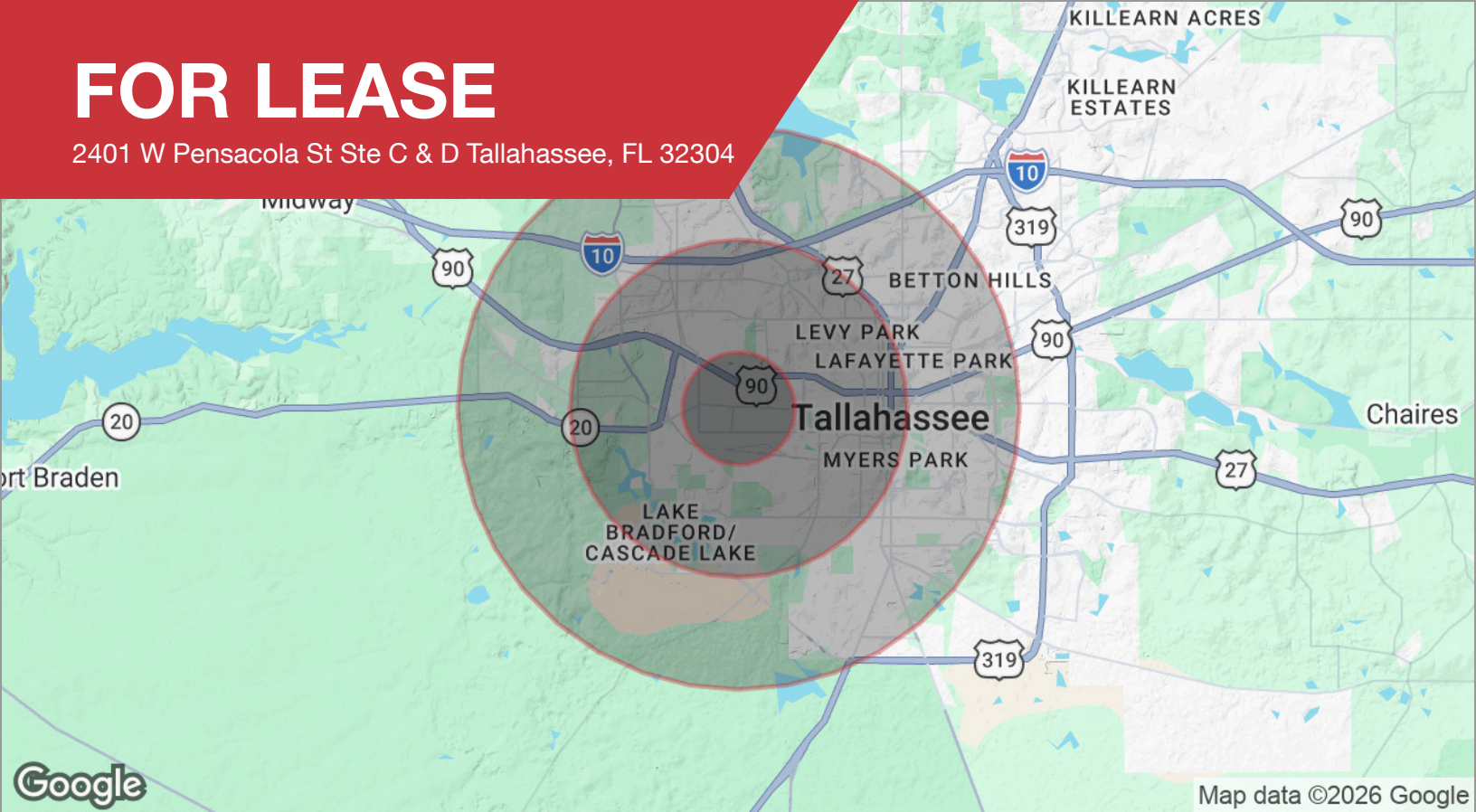
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,809	87,231	146,043
Median age	23.7	26.5	29.9
Median age (male)	24.6	27.2	30.0
Median age (Female)	23.4	26.6	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,085	33,768	59,676
# of persons per HH	2.2	2.6	2.4
Average HH income	\$43,001	\$50,380	\$68,939
Average house value	\$124,703	\$168,322	\$230,558

* Demographic data derived from 2020 ACS - US Census



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