

For Lease

# Retail Property



## Campus - Retail/Restaurant Location

1717 W Tennessee St  
Tallahassee, Florida 32304

### Property Highlights

- Perfect Location for Retail/Restaurant/Bar
- Frontage Facing W. Tennessee St. in Shell Condition
- Frontage Facing W. Call St. Built Out as Bar with Patio
- Walking Distance to Student Housing, FSU Campus and Stadium
- Surrounded by Over 40,000 +/- Students
- Front & Back Door Access with Plenty of Parking
- 40,500 AADT

### Property Description

Frontage on busy W. Tennessee Street between Chick-fil-A & Starbucks with additional rear access on W. Call Street. Surrounded by major retailers and restaurants: Blaze Pizza, Chipotle, Target, Publix, Bento, Dunkin Donuts, Pizza Hut, CVS, Jersey Mikes, Taco Bell, Zoom Tan and more....Strategically located, adjacent to FSU Dorms/Student Housing and Stadium, all within walking distance. On-site parking with ample parking spaces in the rear. This location would be ideal for a brewery/restaurant with dining upstairs and a bar or secluded room for private parties downstairs.

#### OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Lot Size	0.46 Acres
Building Size	7,183 SF
Parking Spaces	35 (10 front/25 rear)

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
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For more information

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## Additional Photos



**NA TALCOR**

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## Additional Photos







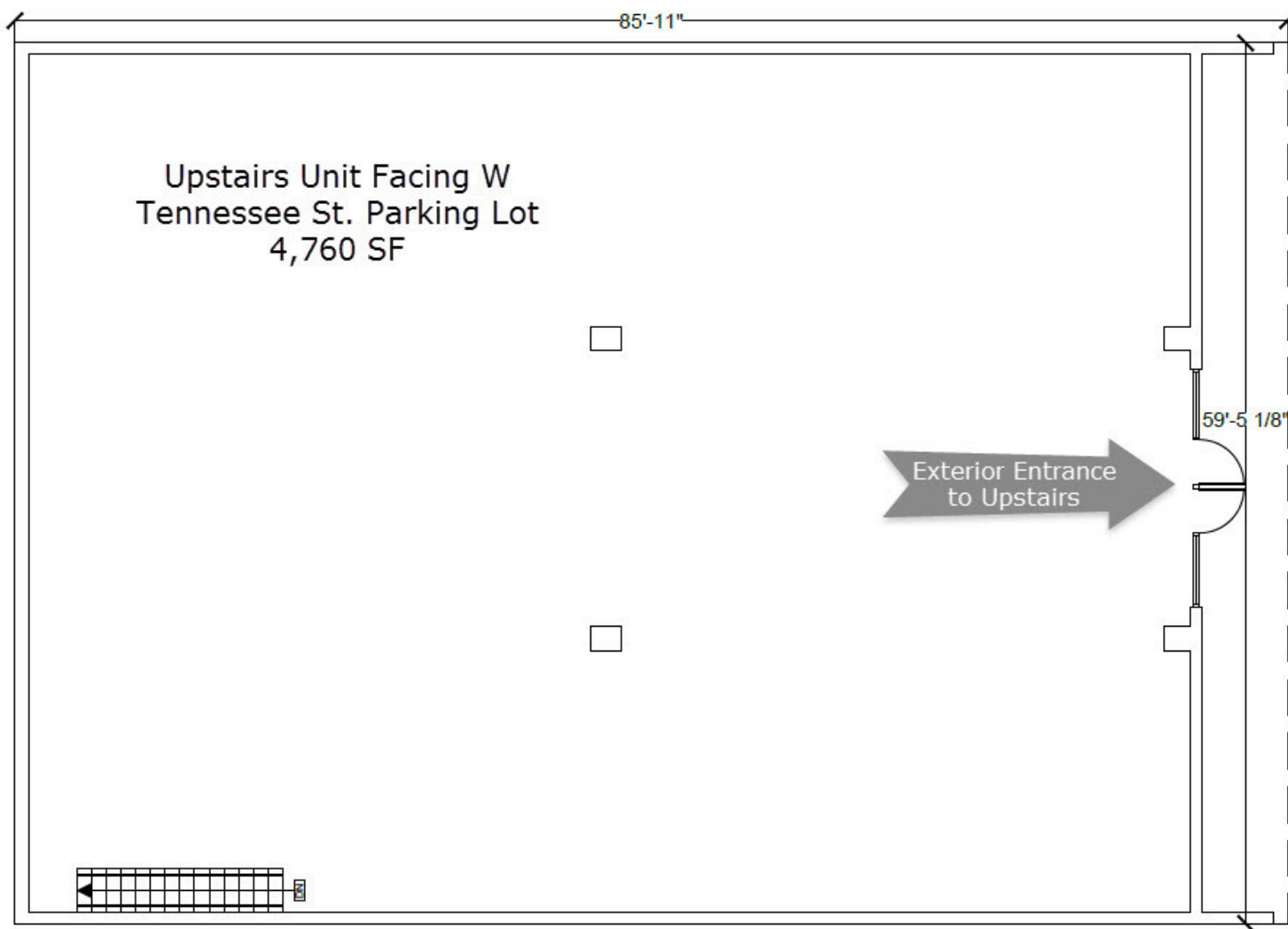


# Retailer Map



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# Floor Plans

Downstairs Unit Facing  
W Call St. Parking Lot  
2,423 SF

