

# FOR LEASE

4330 W. Tennessee Street Tallahassee, FL 32304

# NAI TALCOR



## Retail | 87,776 SF

Located at the intersection of W. Tennessee Street and Capital Circle NW. Tenants include: Ross Dress for Less, Bealls, Cato, It's Fashion, Sally's, Dollar Tree and more.. Adjacent to Walmart Superstore and within proximity to many regional and national retailers such as Taco Bell, Verizon Wireless, Auto Zone and more.

- Open floor plan with stock room
- Great visibility with ample parking
- Property in close proximity to FSU, TCC and FAMU with over 70,000 + college students.
- 4 entrances into the shopping center
- Pylon Signage
- W. Tennessee St: 30,500 AADT
- Capital Circle NW: 33,500 AADT

### OFFERING SUMMARY

LEASE RATE	Negotiable
BUILDING SIZE	87,776 SF

### 5 MILES INFORMATION

 <b>114,000</b> TOTAL POPULATION	 <b>43,459</b> TOTAL HOUSEHOLDS	 <b>\$38,533</b> AVERAGE HH INCOME
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**Debbie Ashlin**  
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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 Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**  
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4330 W. Tennessee Street Tallahassee, FL 32304

## 2,400 SF FOR LEASE



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**NA TALCOR**