

FOR LEASE

2121 W Pensacola Street Tallahassee, FL 32312

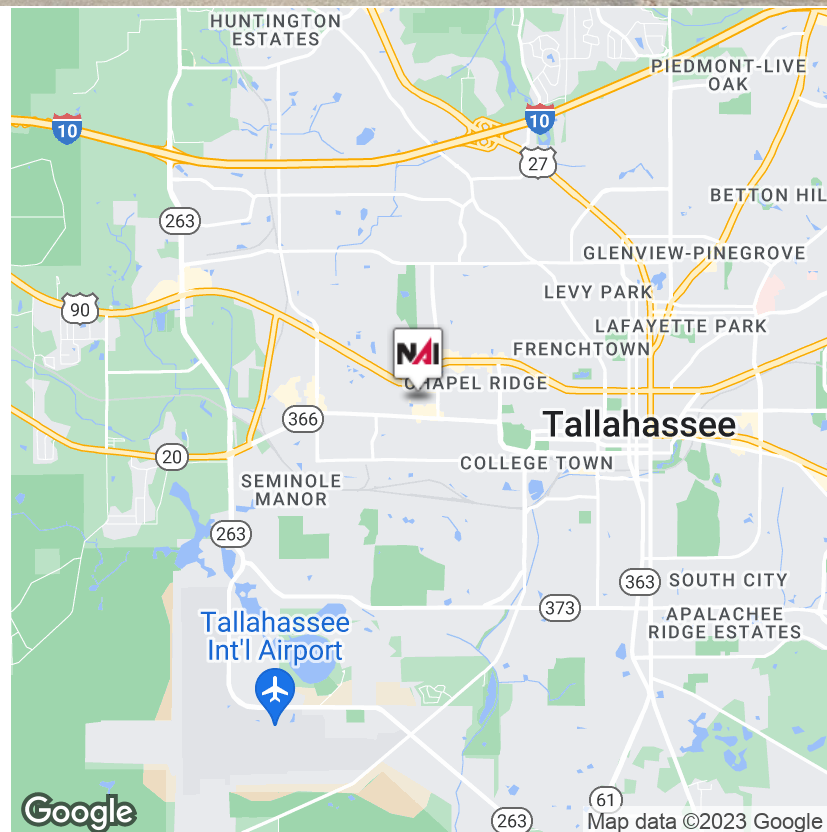
NAI TALCOR



Retail | 700 SF

- Area surrounded by student housing, restaurants and retail
- Located near FSU and TCC and FAMU - with over 70,000 college students
- Looking for: clothing boutique, cell phone repair, spray tanning salon, juice bar, bakery and more
- Plenty of parking, easy access, good visibility
- AADT: 28,000

Lease Rate: \$1,500.00 Per Month + Sales Tax & Utilities



Debbie Ashlin
+1 850 544 5677
ashlin@talcor.com

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
1018 Thomasville Road, Suite 200A
talcor.com

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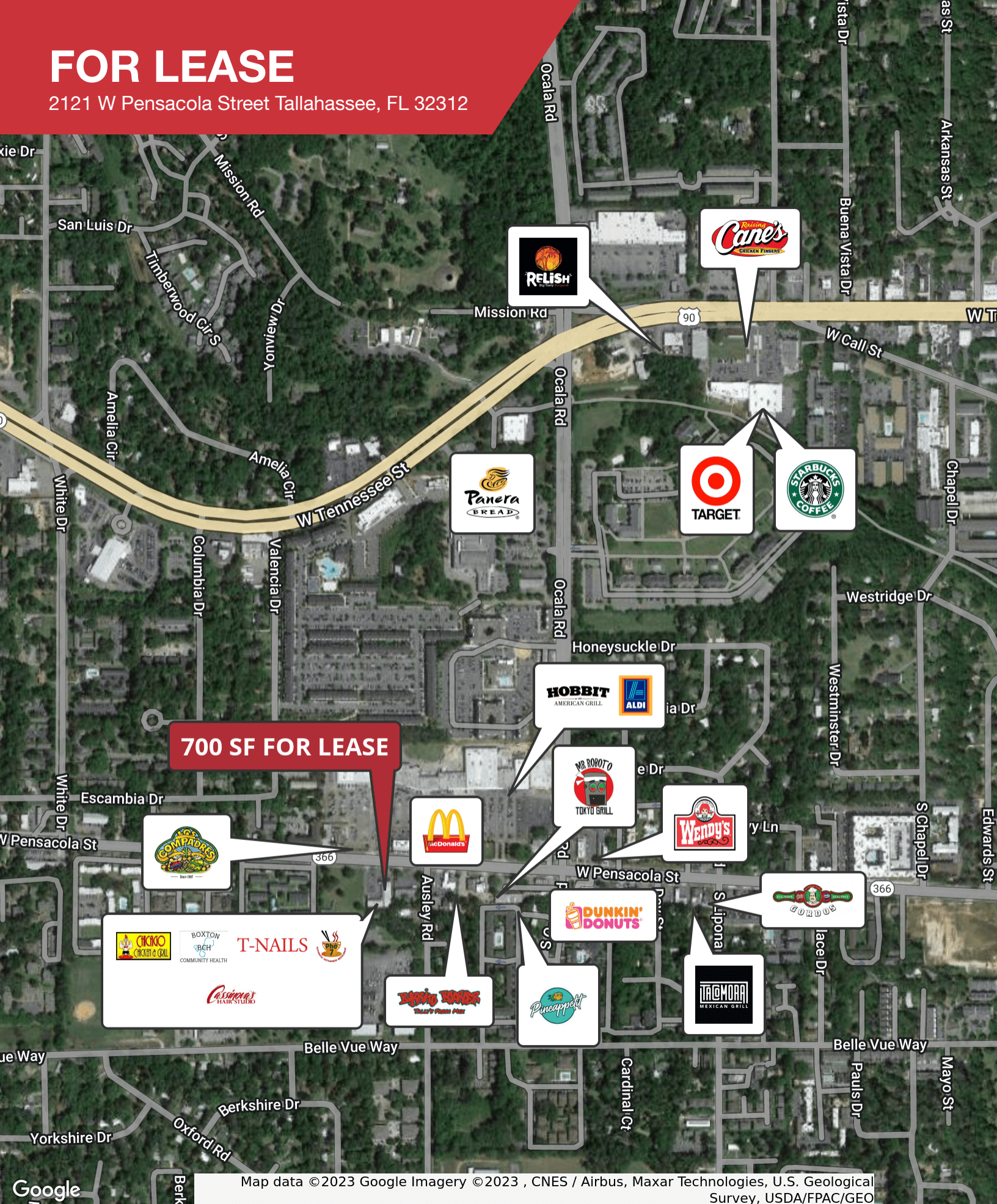
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700 SF FOR LEASE

T-NAILS
Casanova HAIR STUDIO

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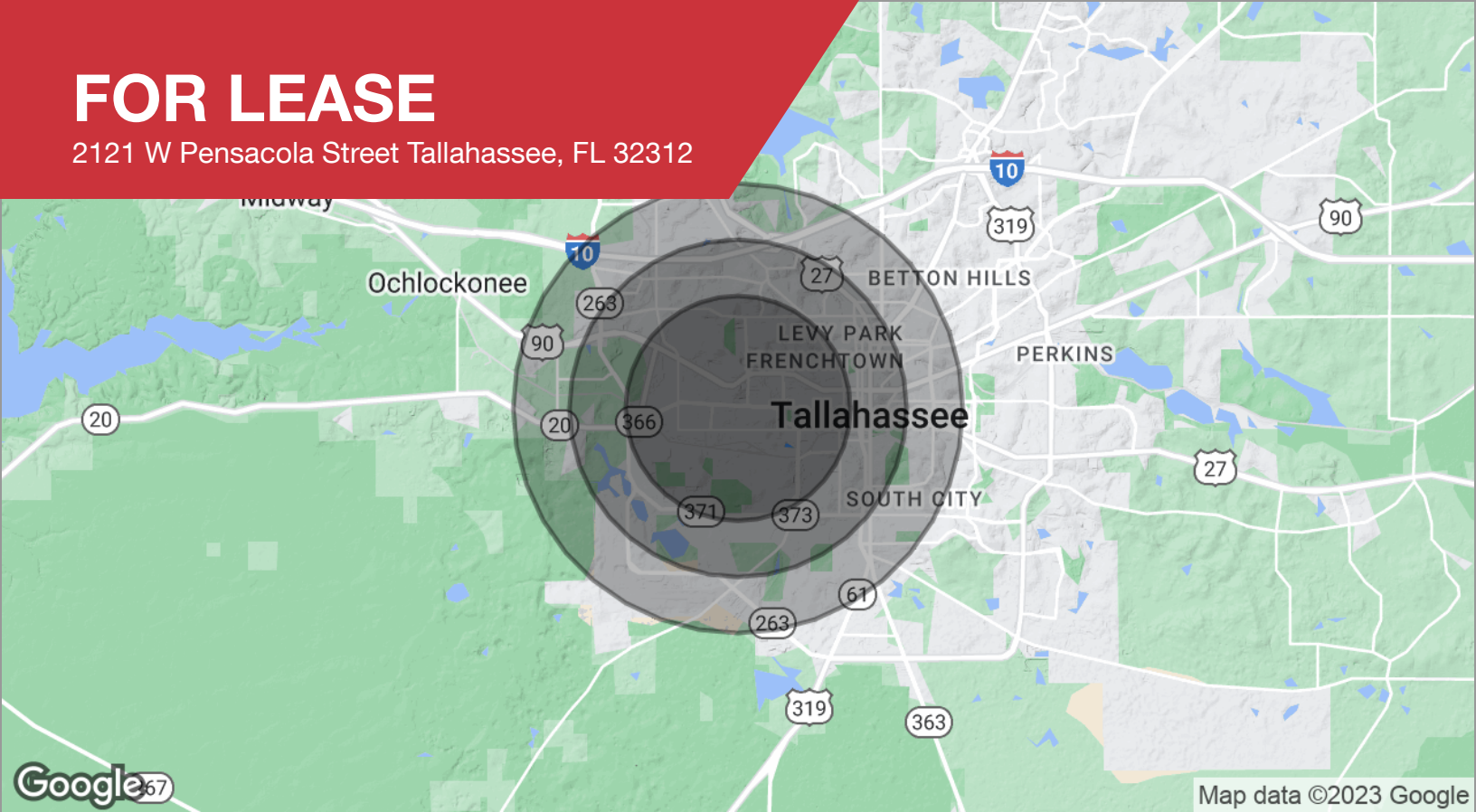
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DEMOGRAPHICS

| POPULATION | 2 MILES | 3 MILES | 4 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 54,128 | 87,678 | 121,093 |
| Median age | 25.3 | 26.8 | 28.7 |
| Median age (male) | 25.0 | 26.8 | 28.3 |
| Median age (Female) | 26.4 | 27.4 | 29.7 |
| HOUSEHOLDS & INCOME | 2 MILES | 3 MILES | 4 MILES |
| Total households | 25,196 | 40,739 | 56,272 |
| # of persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH income | \$25,686 | \$35,562 | \$42,520 |
| Average house value | \$56,858 | \$106,267 | \$125,660 |

* Demographic data derived from 2020 ACS - US Census