

# FOR LEASE

1921 W Tennessee St Tallahassee, FL 32304



## OFFERING SUMMARY

Lease Rate:	\$10,000 per month
Lease Type:	Triple Net (NNN)
Building Size:	6,741 SF
Year Built:	1963
Lot Size:	1.48 AC
Zoning:	Commercial Parkway
Traffic Count:	41,500 ADDT

## PROPERTY OVERVIEW

6,741 SF free standing building situated on 1.48 AC available FOR LEASE / GROUND LEASE. The property is located along the highly trafficked West Tennessee corridor which experiences a 41,500 AADT and is sandwiched between Florida State University and Tallahassee Community College. The property possesses excellent signage & visibility from West Tennessee Street, full access with median cut for westbound traffic, and a plethora of parking.

## PROPERTY HIGHLIGHTS

- 6,741 SF Freestanding Building on 1.48 AC
- 41,500 AADT
- Full Access with Median Cut
- 200' of Frontage
- Prime Visibility/Signage
- Ample Parking



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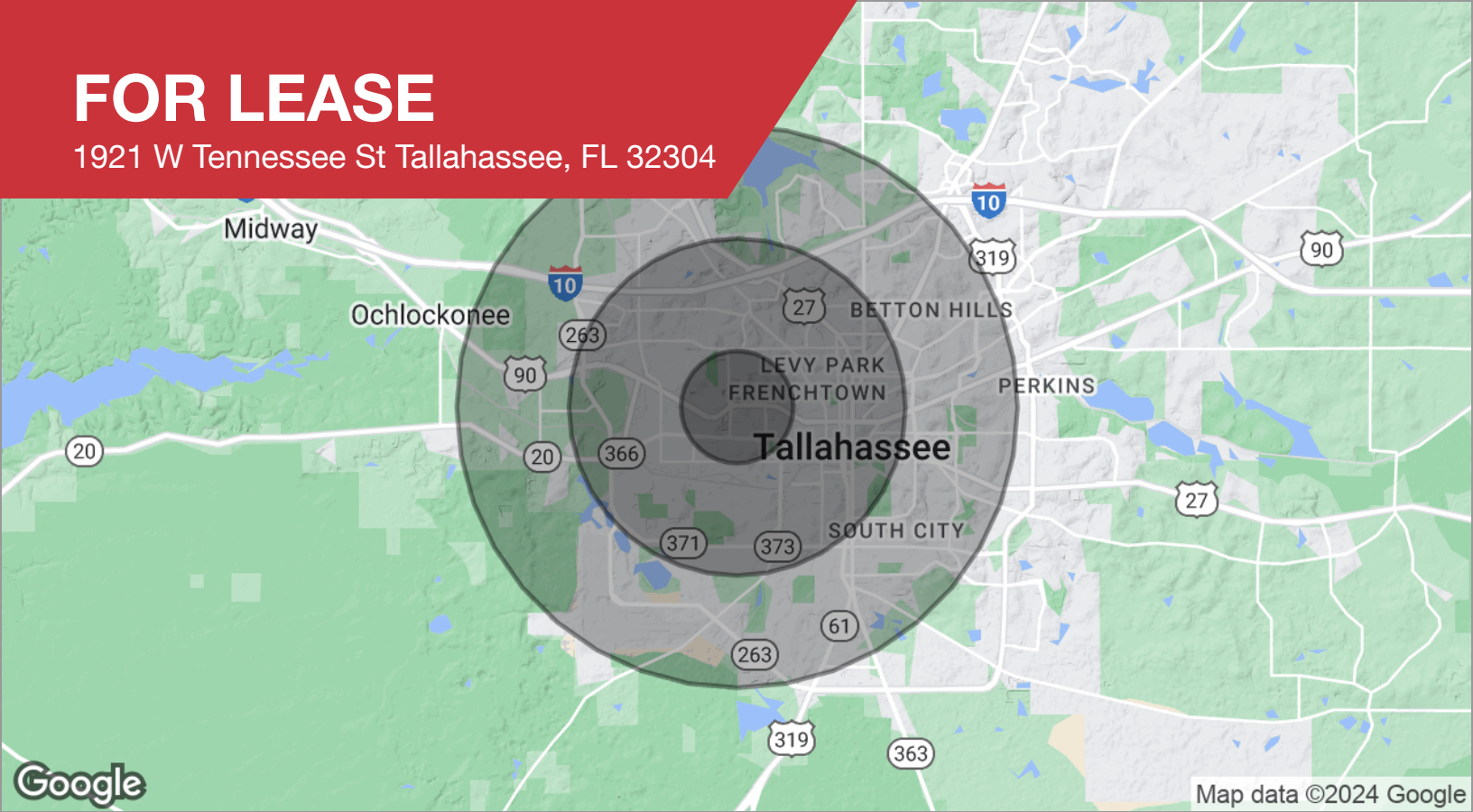
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,213	93,740	157,352
Median age	24.5	27.6	30.6
Median age (male)	24.3	27.4	29.9
Median age (Female)	25.4	28.3	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,425	44,086	74,156
# of persons per HH	1.9	2.1	2.1
Average HH income	\$24,114	\$38,734	\$49,831
Average house value	\$43,868	\$118,015	\$143,355

\* Demographic data derived from 2020 ACS - US Census