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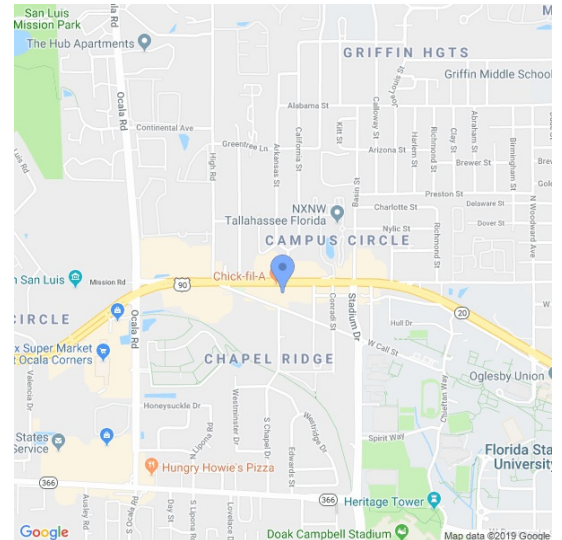
Commercial Real Estate Services, Worldwide.

# Campus - Retail Restaurant Location

1717 W TENNESSEE ST, TALLAHASSEE, FLORIDA 32304



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$18.00-\$30.00/SQFT NNN**  
STORIES **2**

GROSS BLDG **7,183 SQFT**  
CONTIG SPACE **4,760 SQFT**

- Perfect Location for Brewery/Restaurant (Previously Built-Out for Brewery)
- Building Undergoing Renovations Both on the Inside and Outside
- Walking Distance to Student Housing, FSU Campus and Stadium • Surrounded by Over 40,000 +/- Students
- Front & Back Door Access with Plenty of Parking • Access on W Tennessee St and W Call St • 40,500 AADT

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, Newks, 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.

Located on between Chic-fil-A and Starbucks on W Tennessee St. 0.4 miles from FSU Campus. Access from W Tennessee and W Call St.

3 Spaces



AVAILABLE: 4,760<sub>SqFt</sub>

LEASE RATE: \$30.00<sub>NNN</sub>

MIN DIVISIBLE: 2,380<sub>SqFt</sub>

MAX CONTIGUOUS: 4,760<sub>SqFt</sub>

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AVAILABLE: 2,423 SqFt

LEASE RATE: \$18.00<sup>NNN</sup>



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AVAILABLE: 7,183 SqFt

LEASE RATE: \$26.00<sup>NNN</sup>

