

THE NINE



MSC



924 W. PENSACOLA STREET | TALLAHASSEE, FL
±8,800SF Retail & Restaurant Opportunities



CONTACT



MATTHEW STEIN
mstein@hellomsc.com
833.FOR.MSCU

DOUGLAS GREEN
dgreen@hellomsc.com
215.883.7400

MATTHEW COOPER
mcooper@hellomsc.com
833.FOR.MSCU

FLORIDA STATE UNIVERSITY

Undergraduate Students 32,621

Graduate 9,152

Total Student Population 41,773

Faculty/Staff 11,797



Rendering from the SE corner of Pensacola & Woodward

PROPERTY DETAILS

- Retail available in new construction, mixed-use student housing project at the doorstep of Florida State University
- Highly visible opportunity on heavily trafficked intersection of Pensacola and Woodward; shadow anchored by CVS
- 190,270 SF mixed-use student housing development with +/-8,800 (divisible) SF of retail / restaurant space and 439 beds
- Located across the street from campus and approximately one mile from the State Capitol building
- Located between Gaines Street retail, ("College Town" district), and FSU's campus
- Most pedestrian accessible retail/restaurant opportunity near FSU (8,500+ pedestrians on week days)
- Walking distance from Doak Campbell Football Stadium and the intramural fields
- Delivery to retail tenants in Spring 2019

DEMOGRAPHICS

EST. POPULATION
1 mi 22,540 | 3 mi 101,492

EST. TOTAL EMPLOYEES
1 mi 14,188 | 3 mi 75,166

EST. MEDIAN AGE
1 mi 22 yr | 3 mi 26 yr

MATTHEW STEIN
 mstein@hellomsc.com
 833.FOR.MSCU

DOUGLAS GREEN
 dgreen@hellomsc.com
 215.883.7400

MATTHEW COOPER
 mcooper@hellomsc.com
 833.FOR.MSCU

GROUND FLOOR PARKING

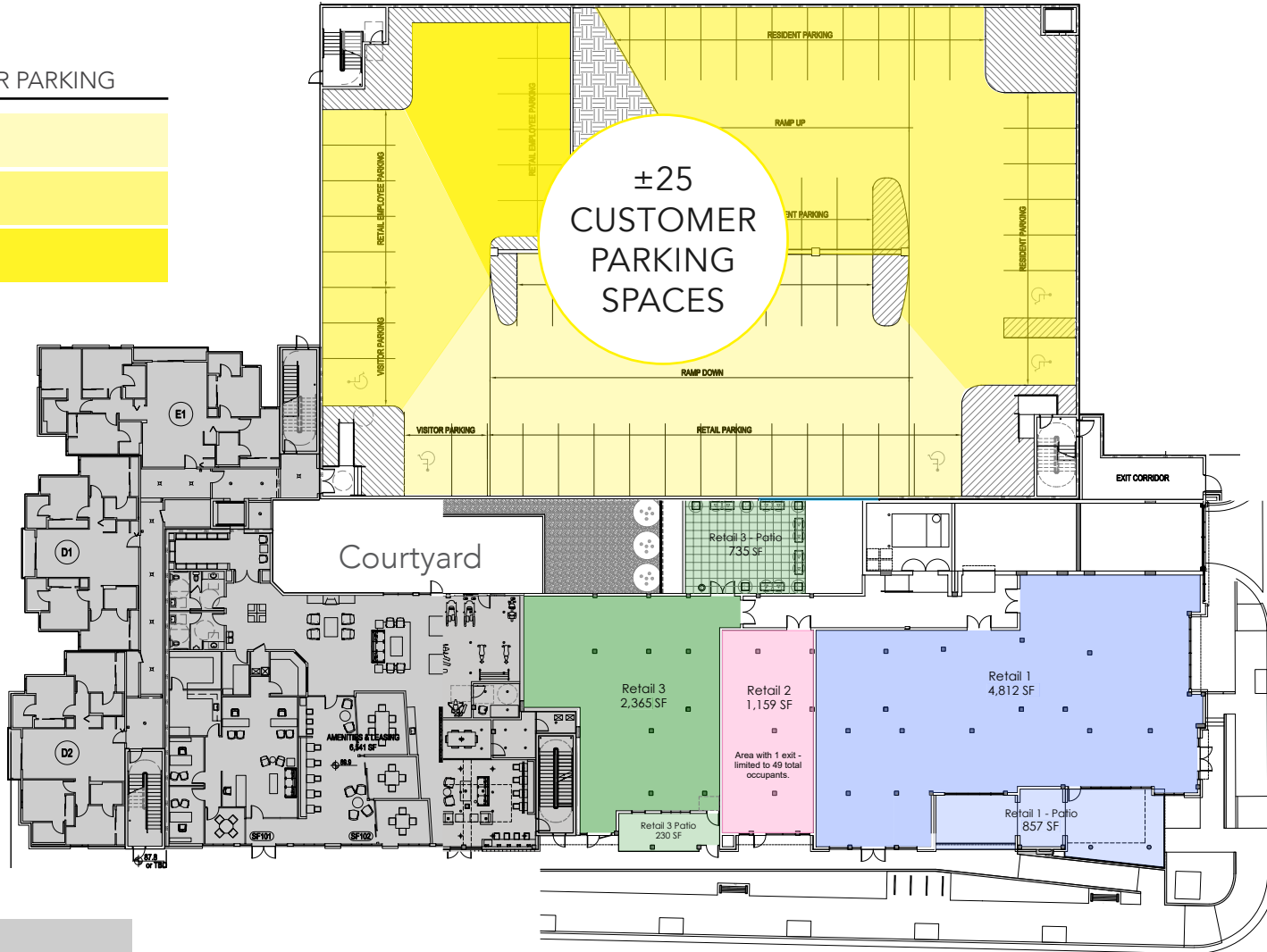
Retail



Residential



Employee



Pensacola Street

Woodward Avenue

ALL RETAIL SPACES:

- Ability to exhaust food
- 15' Ceiling, 17' to Structure



HOUSING HEAT MAP

CONTACT

MATTHEW STEIN
 mstein@hellomsc.com
 833.FOR.MSCU

DOUGLAS GREEN
 dgreen@hellomsc.com
 215.883.7400

MATTHEW COOPER
 mcooper@hellomsc.com
 833.FOR.MSCU



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

CONTACT

MATTHEW STEIN
 mstein@hellomsc.com
 833.FOR.MSCU

DOUGLAS GREEN
 dgreen@hellomsc.com
 215.883.7400

MATTHEW COOPER
 mcooper@hellomsc.com
 833.FOR.MSCU

