



LEO TALLAHASSEE

699 W. TENNESSEE ST
TALLAHASSEE, FL

1,176 - 2,770 SF RETAIL/RESTAURANT SPACE FOR LEASE



LEO TALLAHASSEE



JOIN THESE AREA TENANTS



FLORIDA STATE UNIVERSITY



Enrollment

44,308

Staff & Faculty

16,000

PROPERTY DETAILS

- ▶ *New best-in-class student housing under construction delivering in Fall 2027*
- ▶ *782 beds in 277 units*
- ▶ *Prime vented restaurant or retail space*
- ▶ *Adjacent to Florida State University*
- ▶ *>32,000 student housing beds within 1.5 miles*

DEMOGRAPHICS

EST. POPULATION

1 mi **18,010**

2 mi **54,494**

3 mi **96,278**

EST. AVG HH INCOME

1 mi **\$41,915**

2 mi **\$49,608**

3 mi **\$57,208**

EST. EMPLOYEES

1 mi **37,717**

2 mi **71,311**

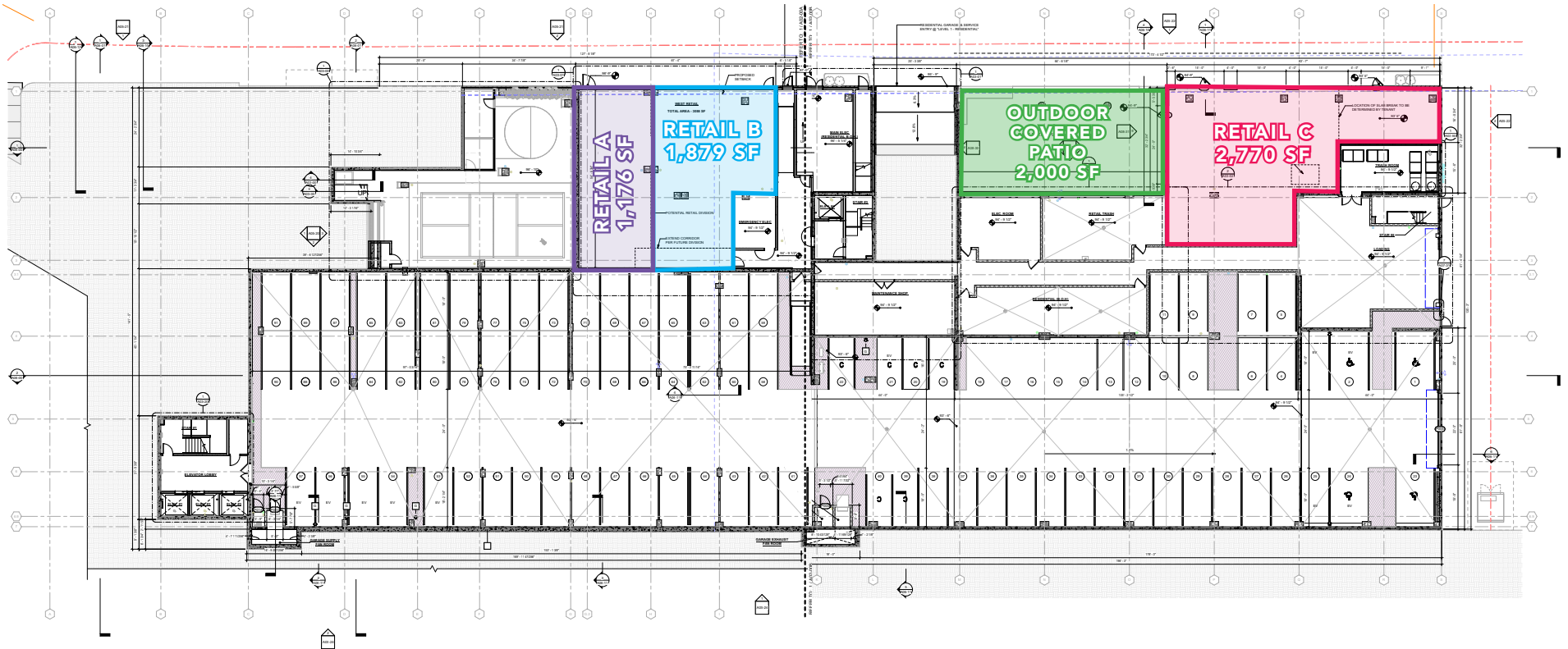
3 mi **107,799**

TRAFFIC

> 39,639 VPD ON TENNESSEE STREET

FLOOR PLAN

W TENNESSEE STREET (39,639 VPD)



CAN BE COMBINED
FOR 3,055 SF

SPACE	SIZE	VENTING	CLEAR HEIGHT	FRONTAGE
A	1,176 SF	Horizontal	14'	22'5"
B	1,879 SF	Horizontal	15'3"	38'3"
C	2,770 SF	Black Iron Shaft	18'	84' 5"

Space C has access to 2,000 sf covered outdoor patio (18' CLR) with mural branding opportunity

SPACE C OUTDOOR COVERED PATIO



(MURAL IS A TENANT BRANDING OPPORTUNITY)

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.

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AERIAL



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