

FOR LEASE

NAITALCOR

The Hall Parcel 2

825 Railroad Ave Tallahassee, FL 32310

1,475 – 5,462 SF AVAILABLE
AVAILABLE FOR IMMEDIATE DELIVERY

UP TO
\$200,000
IN CRA FUNDING AVAILABLE
TOWARD TENANT BUILDOUT *



**Subject to CRA program eligibility, application, approval and funding availability.*



Debbie Ashlin



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FOR LEASE

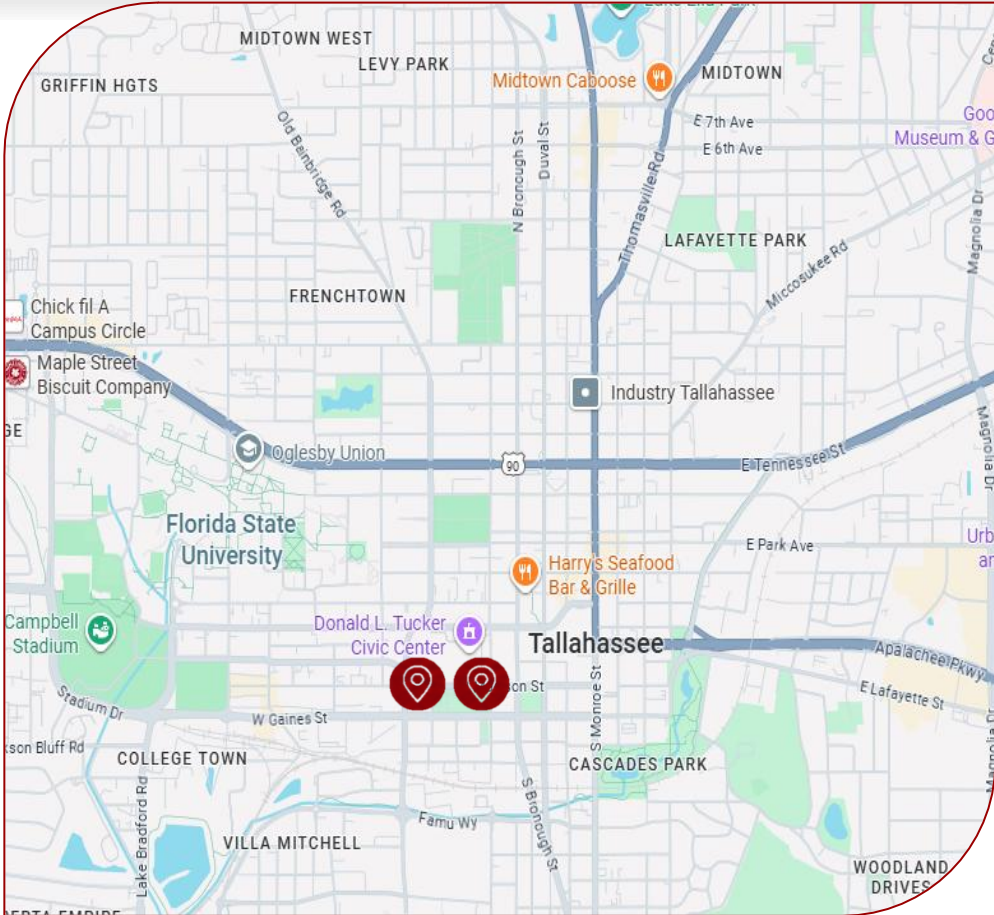


The Hall Parcel 2

825 Railroad Ave Tallahassee, FL 32310

- 1,475 – 5,462 SF available for lease (Spaces may be combined for up to 5,462 SF)
- **Available for immediate delivery**
- 674 student beds on-site across The Hall Parcels 2 & 3
- Prime hard-corner location at Gaines Street & Railroad Avenue
- Approximately 0.3 miles from FSU's new 218,000 SF Legacy Hall College of Business
- Within walking distance from FSU, FAMU, College Town, Downtown and the Capitol
- Grease trap and venting available – ideal for restaurant, coffee, dessert and service retail concepts
- **CRA BUILDOUT INCENTIVE - UP TO \$200,000 AVAILABLE**
- * Eligible tenants may qualify for up to \$200,000 in CRA funding toward tenant buildout and eligible improvements ***

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The Hall Parcel 2
825 Railroad Ave
1,475 – 5,462 SF

RAILROAD AVE

GAINES ST



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FOR LEASE

TALCOR

FOR LEASE - The Hall

Parcel 2: 825 Railroad Ave Tallahassee, FL 32310
Parcel 3: 809 St Michaels St Tallahassee, FL 32310

Donald L. Tucker
Civic Center

The Hall Parcel 2
825 Railroad Ave
1,475 – 5,462 SF

Legacy Hall
FSU College of Business

The Hall Parcel 3
809 St Michael St
3,098 SF

GAINES ST

S MLK JR. BLVD



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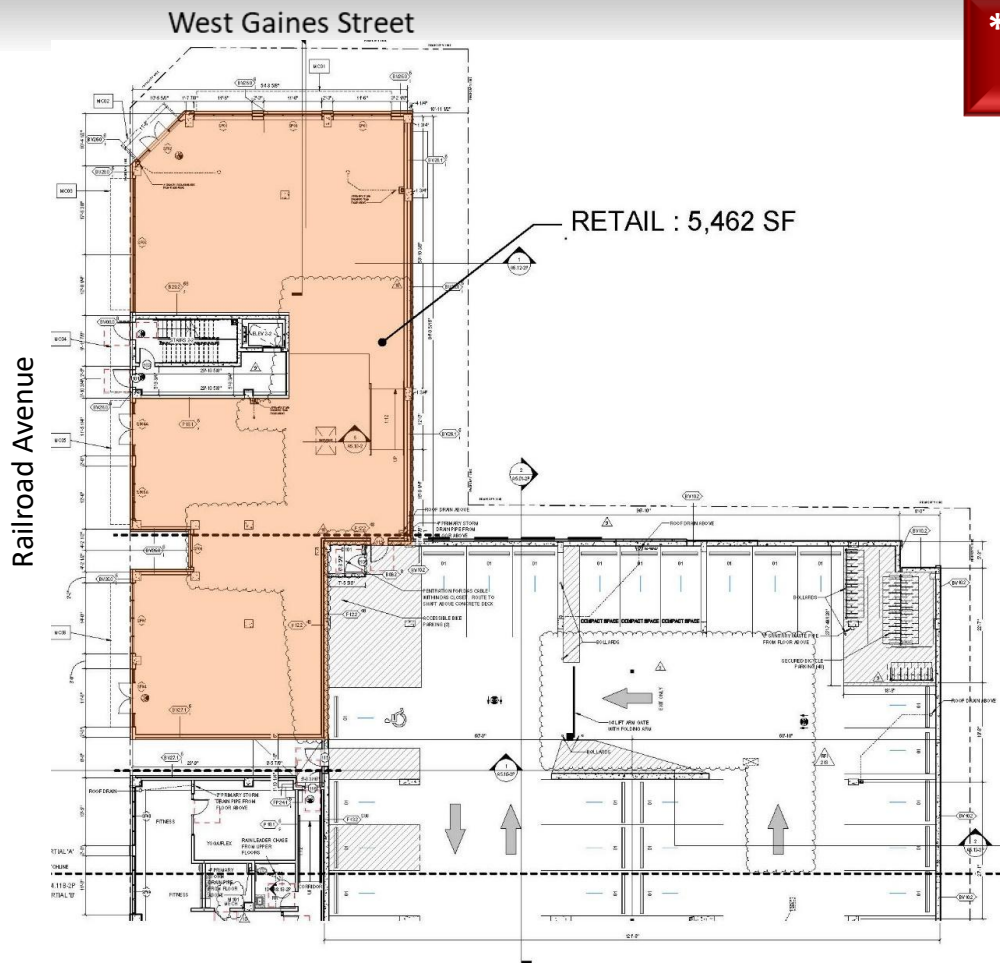
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***Can be leased separately or combined for +/- 5,462 SF**



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TALCOR

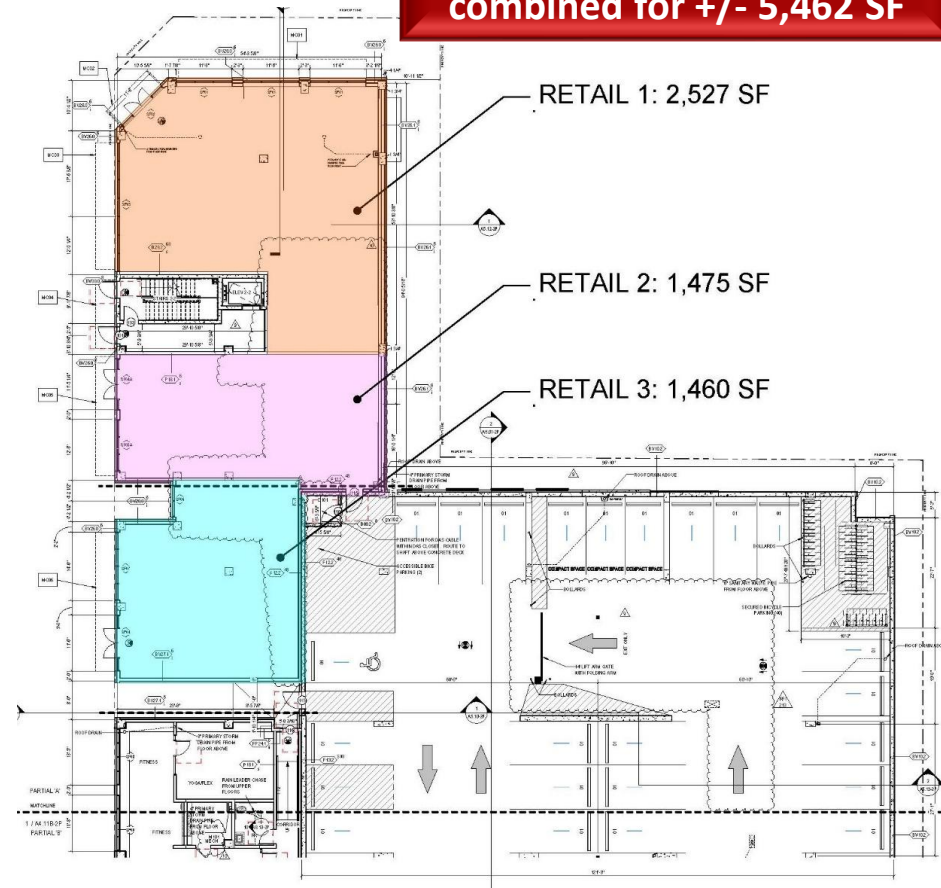
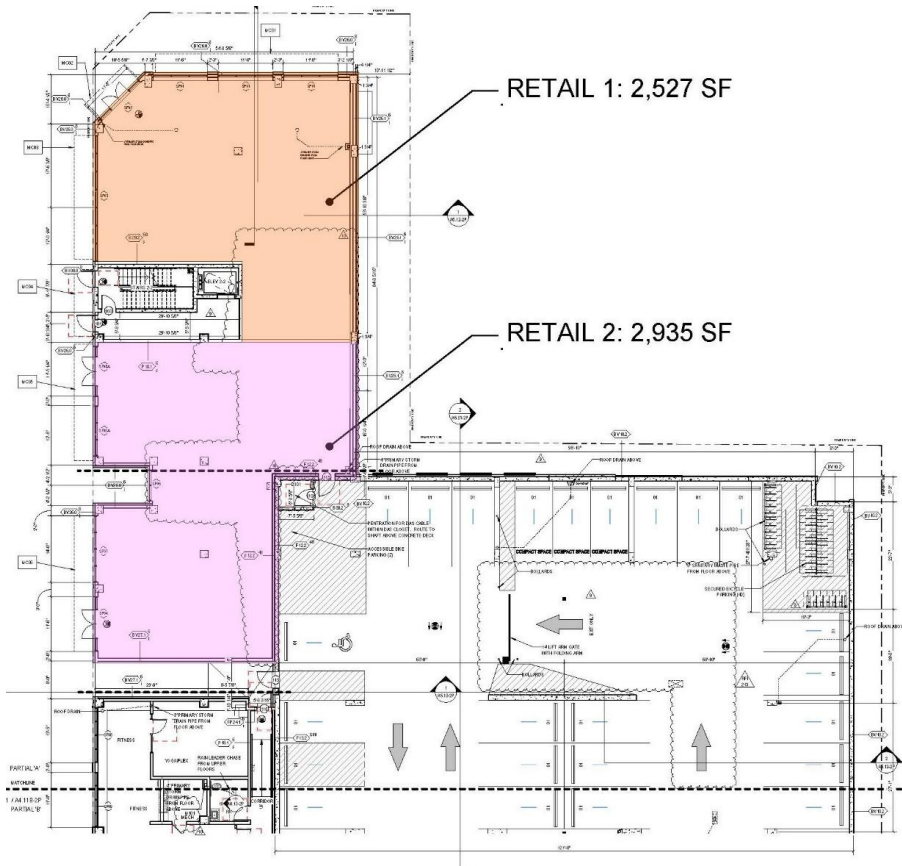
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West Gaines Street

***Can be leased separately or combined for +/- 5,462 SF**

Railroad Avenue



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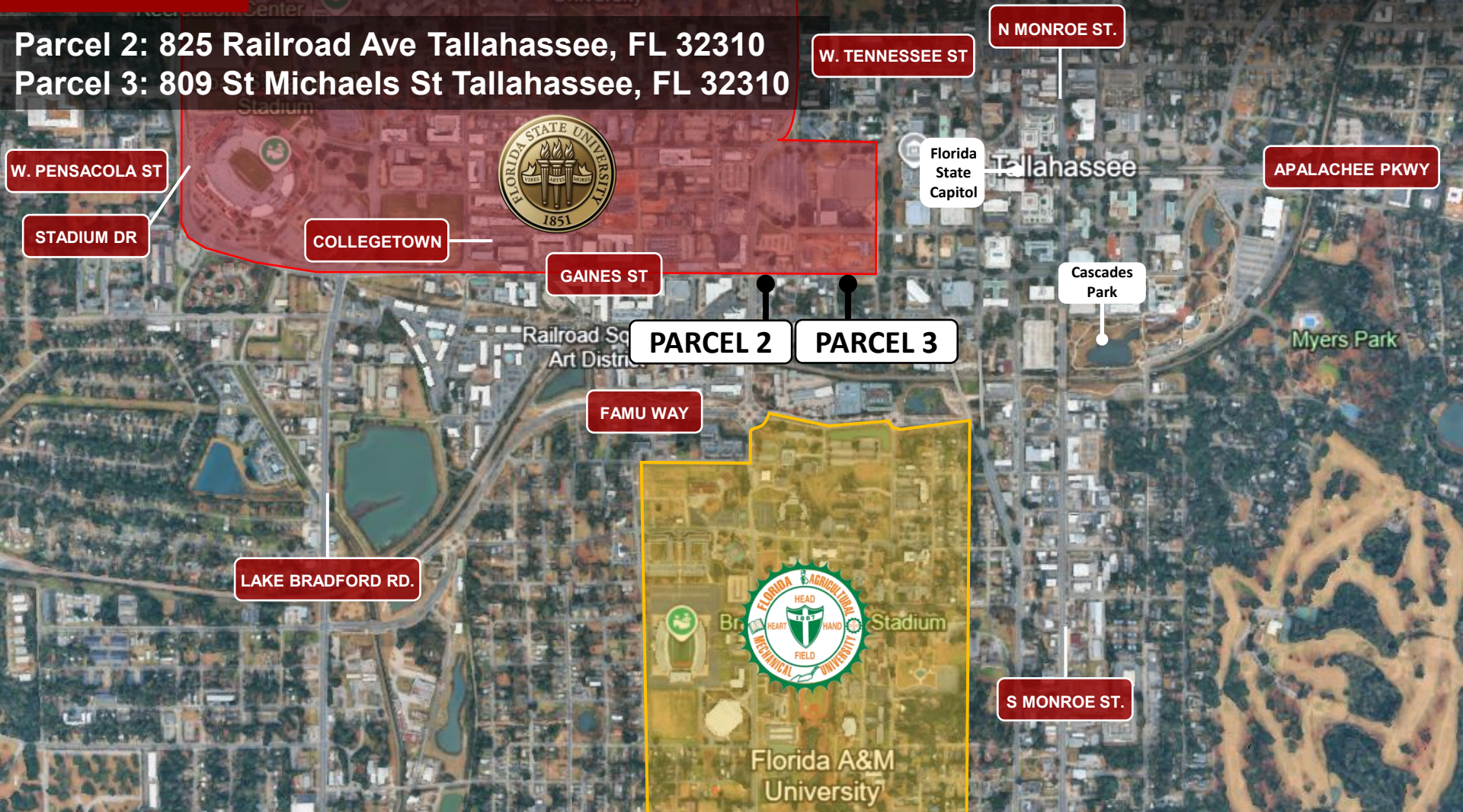
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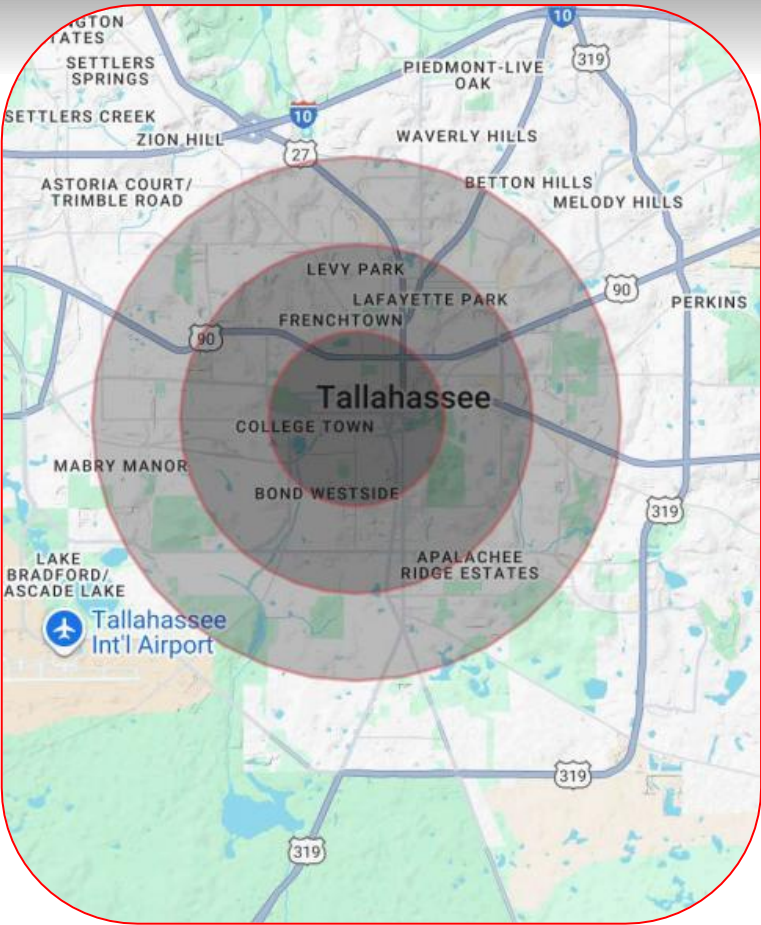
HOUSEHOLD & INCOME

Population	1 miles	2 miles	3 miles
Total population	22,006	59,443	103,942
Median age	25	30	32
Median age (male)	25	29	31
Median age (female)	25	30	32



POPULATION

Households & income	1 miles	2 miles	3 miles
Total households	6,334	22,901	43,537
# of persons per HH	3.5	2.6	2.4
Average HH income	\$59,101	\$55,077	\$59,771
Average house value	\$306,665	\$250,345	\$239,751



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