

**FOR
SUBLEASE**

Retail / Auto Dealership

2419 W TENNESSEE ST • TALLAHASSEE, FL • 32304

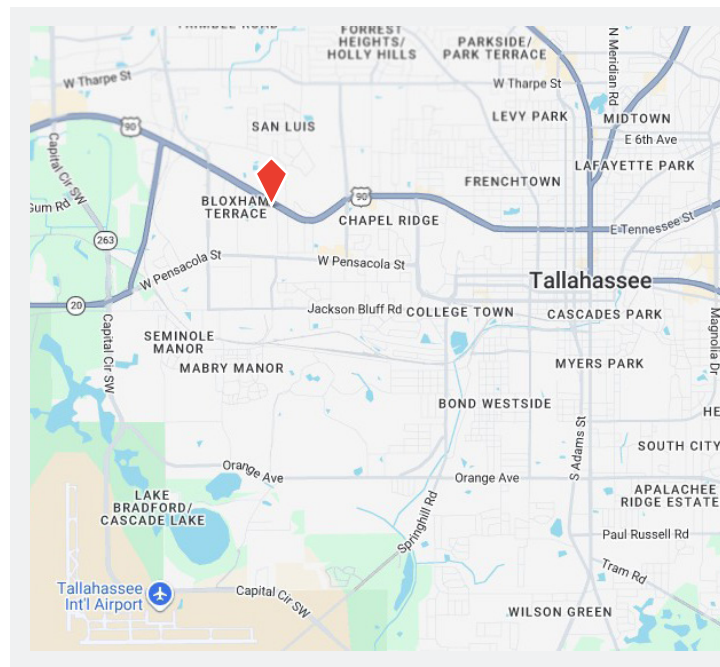


PROPERTY OVERVIEW

Square Footage Available	2,500 sf
Property Type	Freestanding Retail / Automotive
Property Size	2,500 sf Building on 0.85 AC Paved Lot
Year Built	1986
Zoning	CP
Lease Expiration	8/31/2027 - (2) 5-Year Options

LOCATION HIGHLIGHTS

- + Along Tennessee St with a high traffic count of 40,725 vpd
- + Surrounded by automotive businesses, national retailers, and student housing
- + Within a 5 minute drive of Florida State University Campus and I-10, and 10 minutes to Downtown Tallahassee



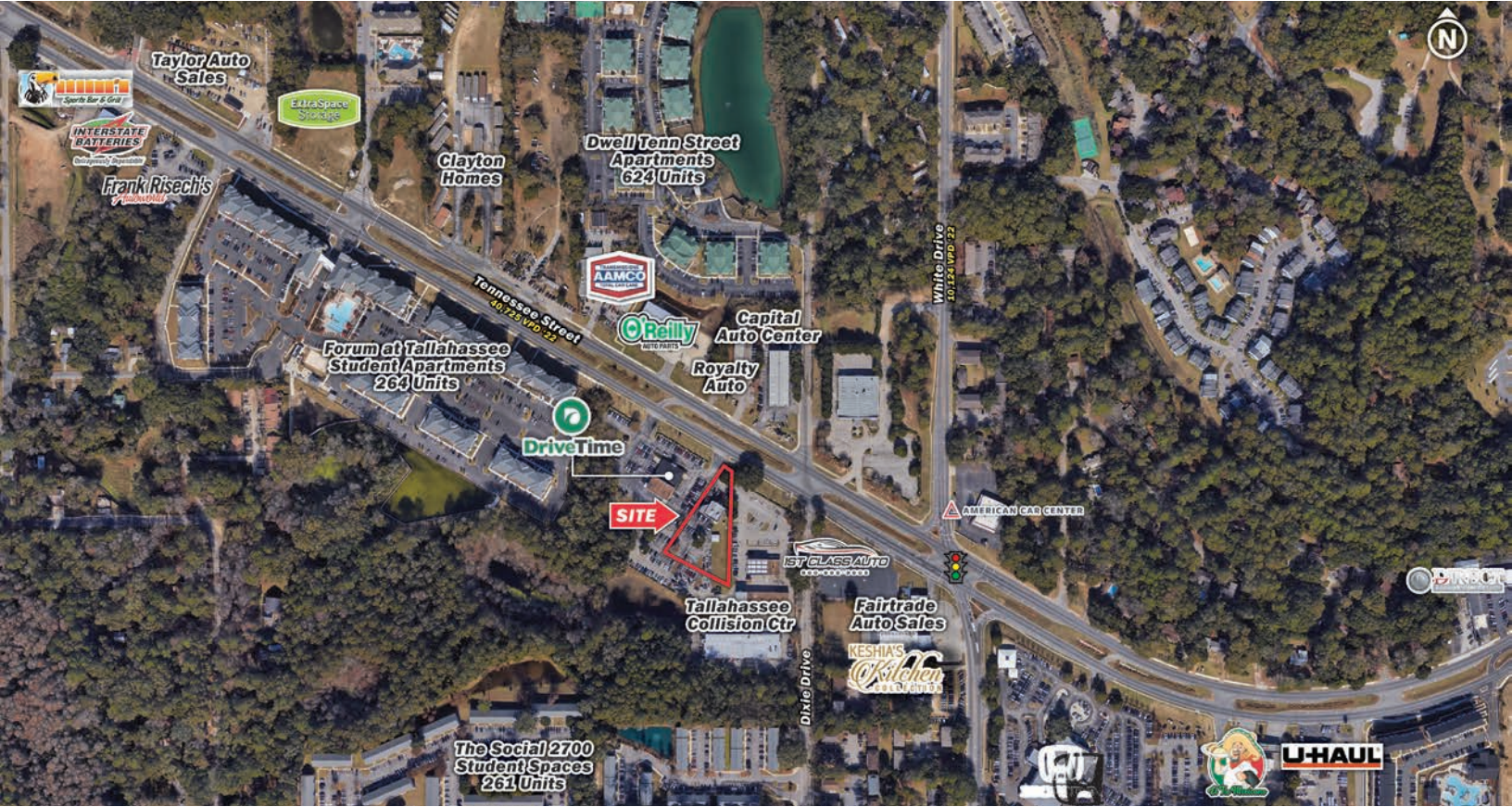
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REAL ESTATE SERVICES
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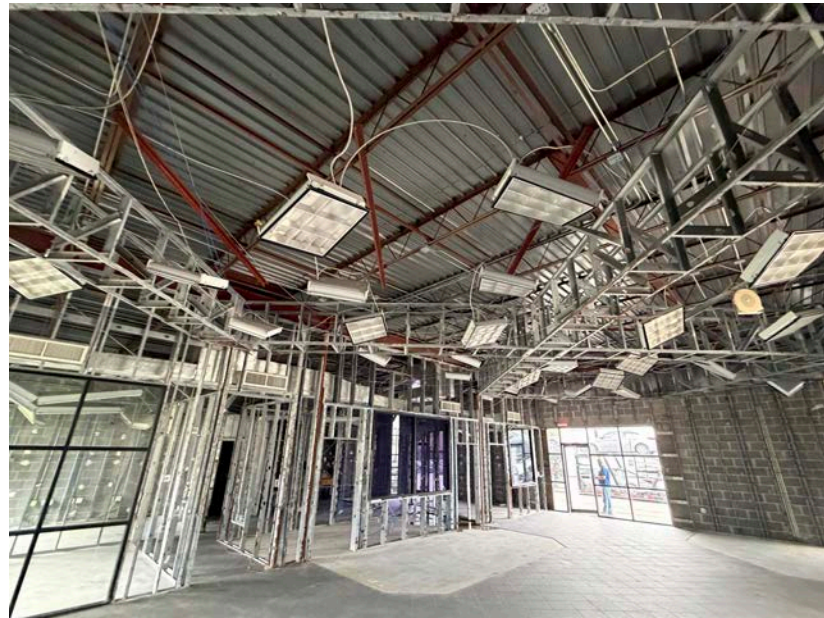
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2025 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	12,876	86,953	144,120
Total Households	5,482	34,986	59,526
Median Age	26.9	27.2	29.0
Median HH Income	\$34,620	\$37,980	\$48,455

Source: CoStar Group/US Census Bureau



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