

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Stirling is proud to present for lease this retail strip center in Tallahassee, FL which sits on the main retail corridor located between Florida State University (43,000 students) and Tallahassee Community College (38,000 students). This site is located adjacent to a high performing Publix anchored shopping center with co-tenants like Tropical Smoothie, Marco's Pizza, and Panera Bread. The site also is located within a large student housing population of about 10,000 +/- beds and is directly next to a 270 unit apartment complex. This property offers excellent accessibility on W. Tennessee St with over 37,000 cars passing per day. The densely populated area is ideal for retail tenants. Be a part of a rapidly growing retail corridor in Florida's growing capital!

PROPERTY HIGHLIGHTS

- Adjacent to a Publix anchored shopping center
- Great visibility with 37,000 +/- cars per day
- 10,000 +/- Student Beds within Close Proximity. 270 unit apartment complex next door

BUILDING INFO

- Year Built: 2017
- Lot Size: 3.48 Acres
- Zoned: Commercial

TRAFFIC COUNT (ADT 2025)

- W Tennessee St: 37,000
- Pensacola St: 25,000

LEASE RATE

- \$23 SF/yr (NNN)

AVAILABLE

- Suite 7 & 8
- 2,400 SF



stirling

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RETAIL PROPERTY FOR LEASE

2121 W. Tennessee St., Tallahassee, FL

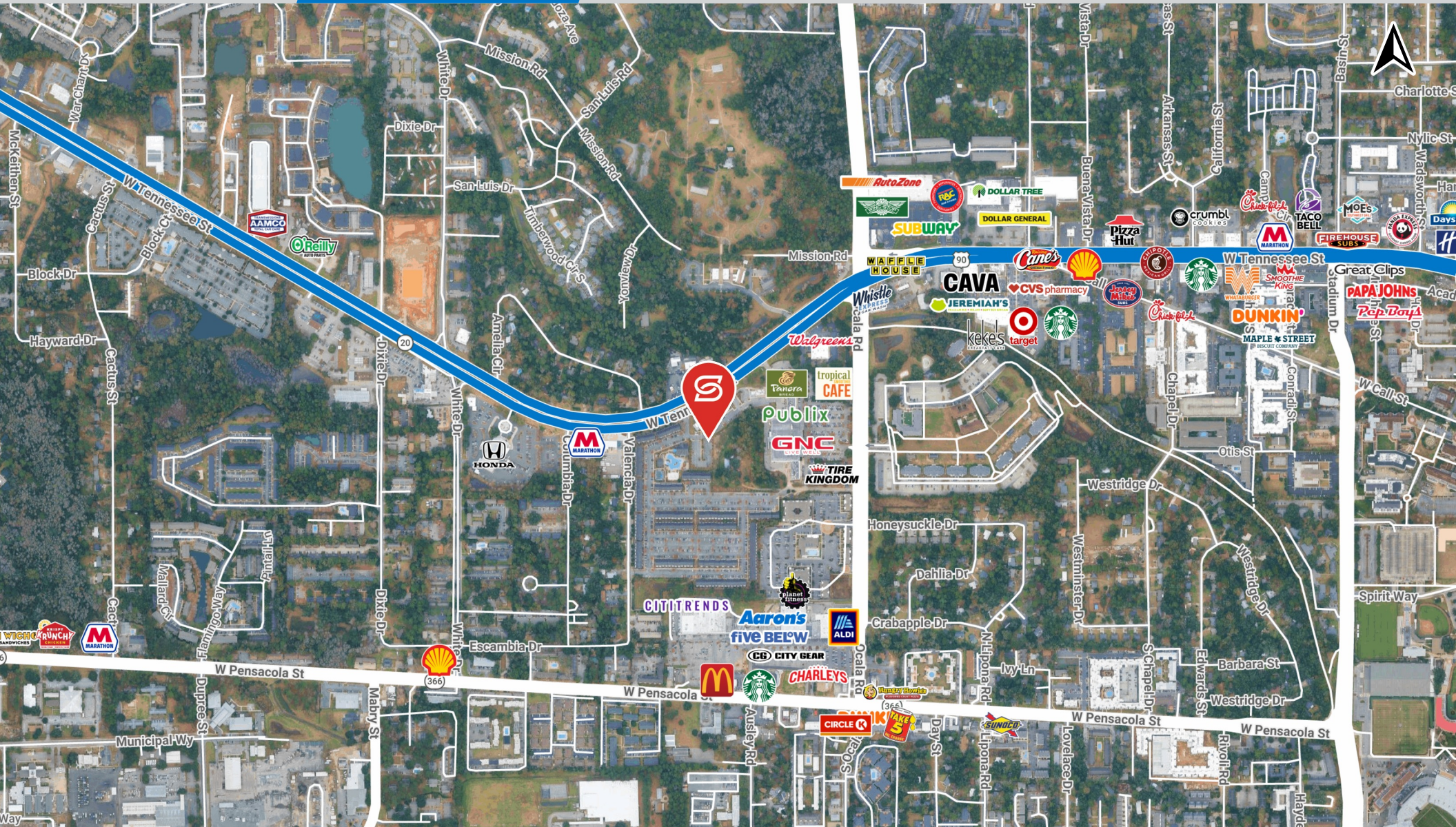
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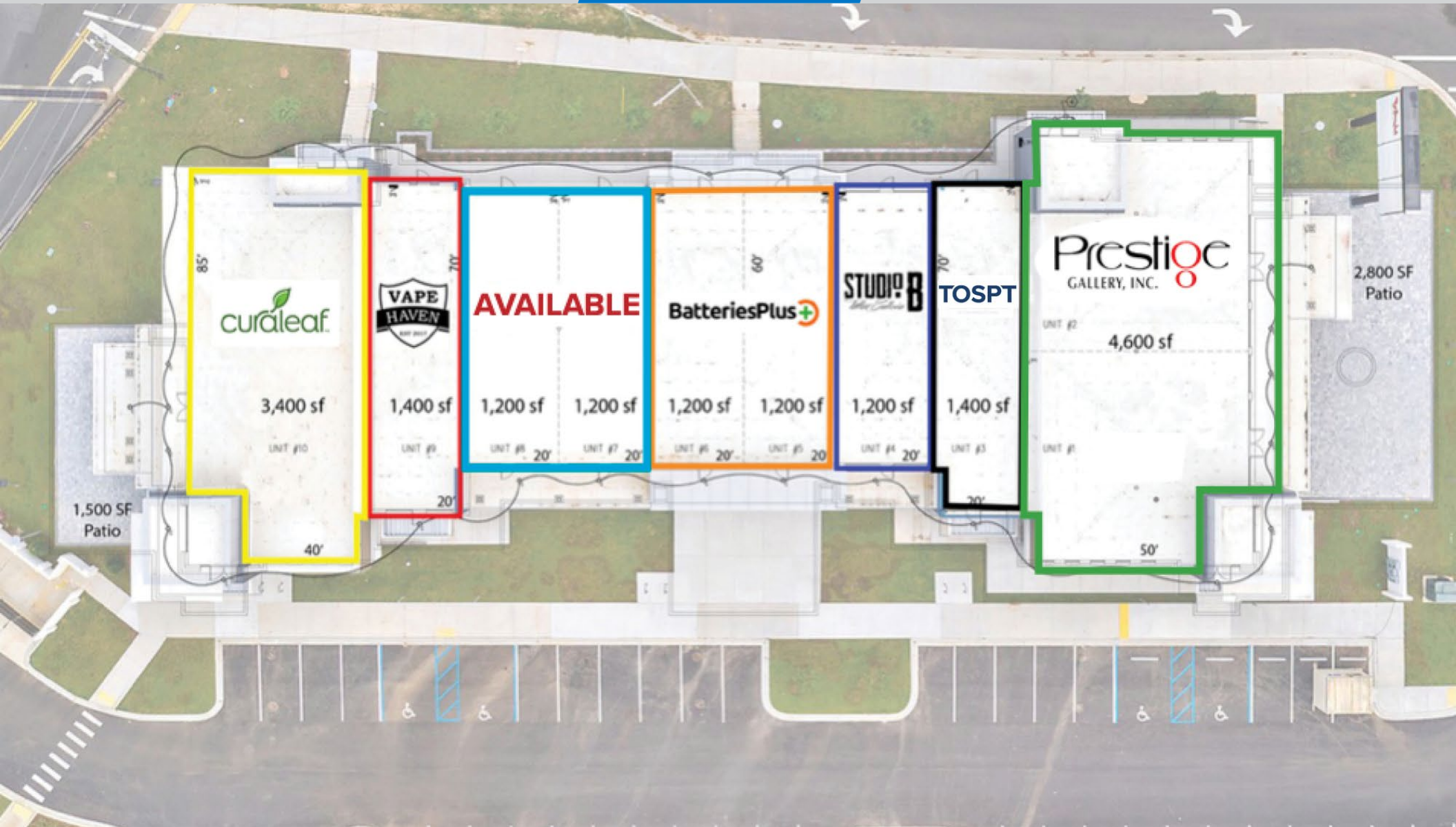
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2026 DEMOGRAPHICS



POPULATION

1 MILE	2 MILE	3 MILE
24,462	67,397	101,199



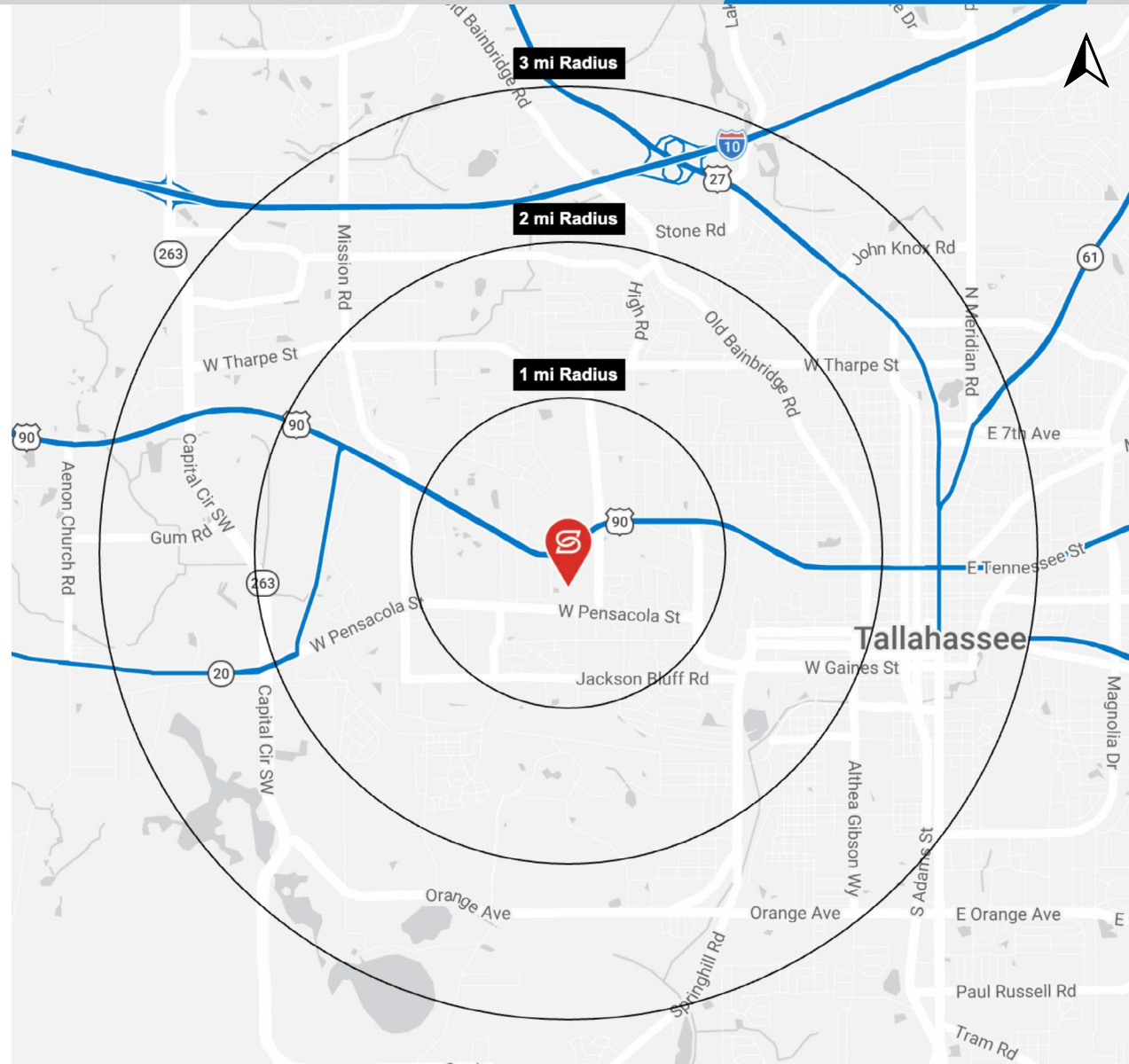
AVG. HH INCOME

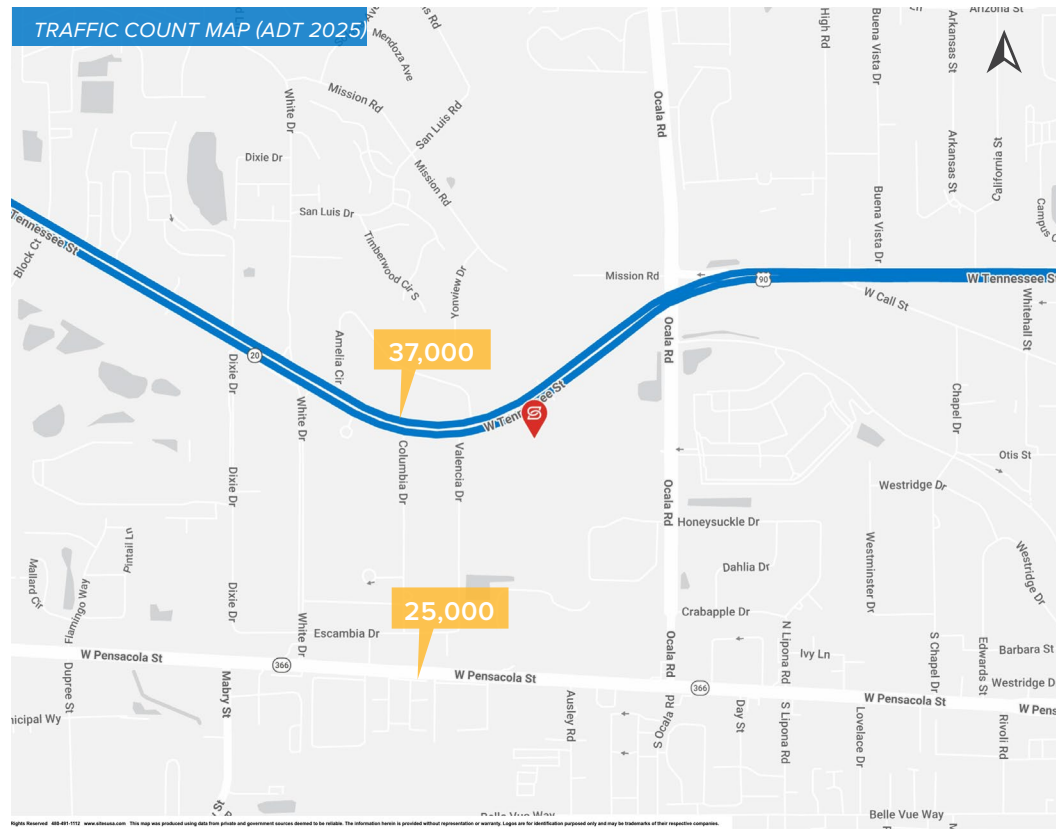
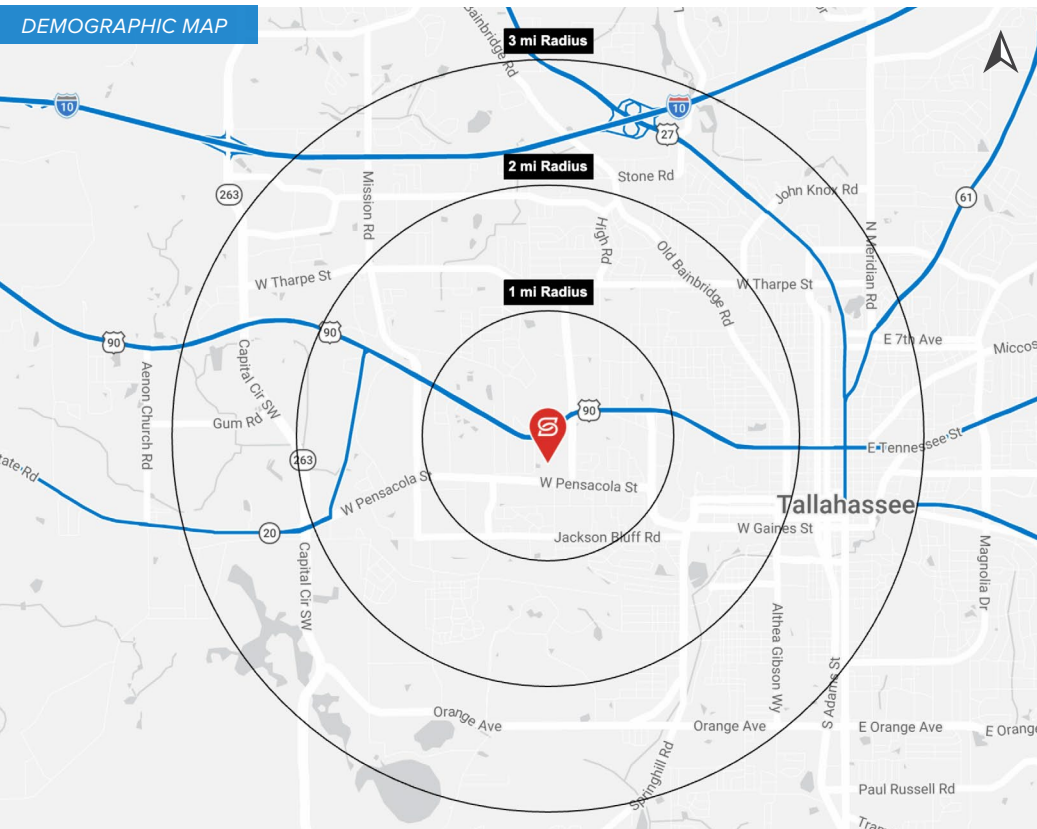
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\$47,959	\$49,182	\$63,181



HOUSEHOLDS

1 MILE	2 MILE	3 MILE
11,001	26,570	40,831





2026 DEMOGRAPHICS



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