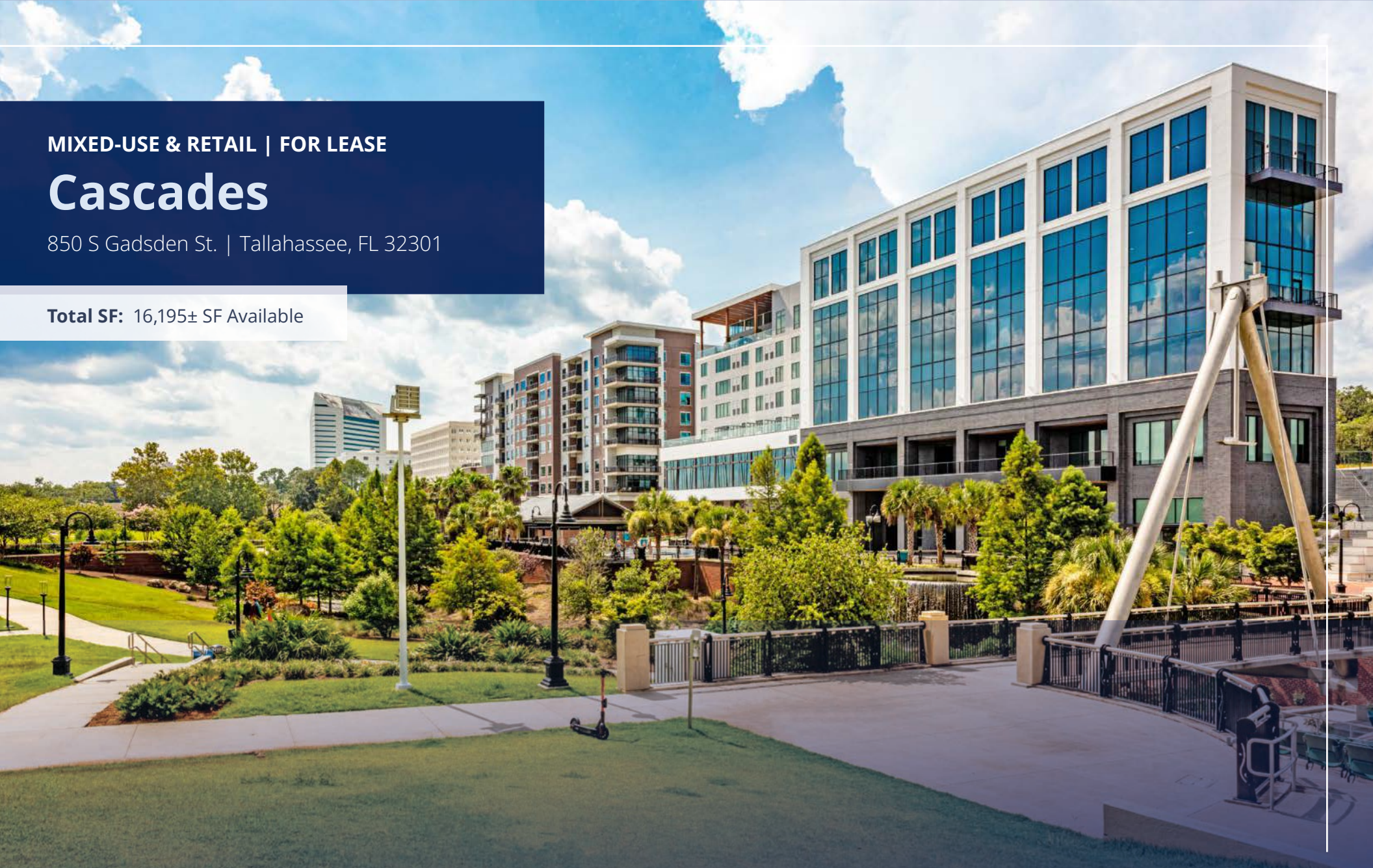


MIXED-USE & RETAIL | FOR LEASE

Cascades

850 S Gadsden St. | Tallahassee, FL 32301

Total SF: 16,195± SF Available



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Property Overview

The Cascades Project, Tallahassee's most significant economic development initiative, is transforming a two-block area on East Gaines Street, directly across from the 24-acre Cascades Park.

This dynamic development is generating over \$350 million in economic impact and creating nearly 700 permanent jobs. It celebrates Tallahassee's rich history by preserving the architecturally notable former County Health Unit, restoring the Old City Waterworks building and creating a community-designed historical plaza.

The project features a mix of market-rate mid-rise residential units, retail spaces, office facilities, restaurants and a hotel, all designed to enhance views of both the park and the Capitol building. The development includes pedestrian-friendly pathways connecting to downtown, family-friendly amenities, event spaces to support performances at The Adderly Amphitheater and expanded public parking.



16,195± SF of retail space



250 public parking spaces within the project, complimented by ample surrounding parking



161 high-end multifamily units and 9 for-rent townhomes



A 154-room AC by Marriot Hotel, offering meeting space, a rooftop bar and a shuttle service to the Capitol complex

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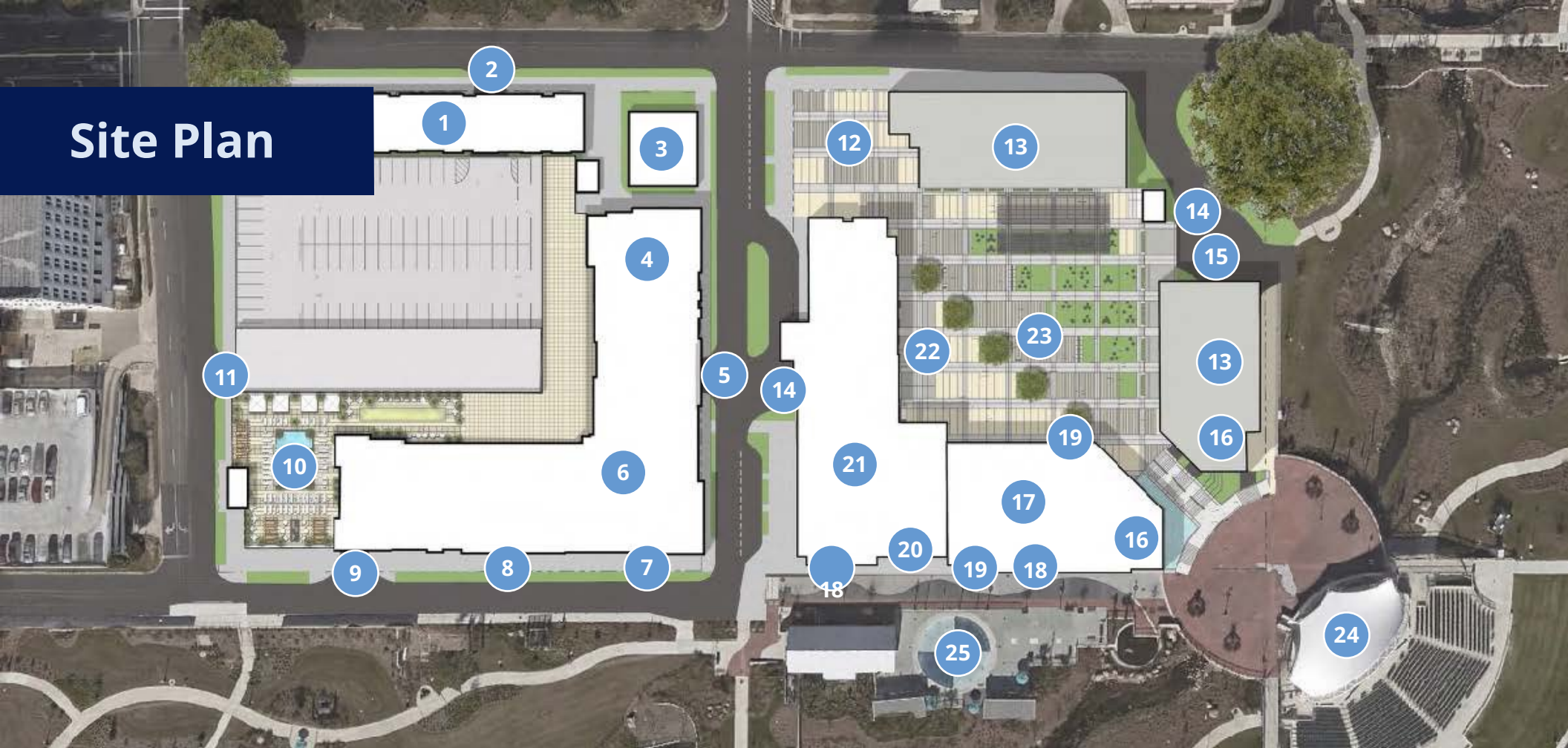
Cascades Project

Colliers

1	Multifamily
2	Pool deck
3	Future town homes
4	AC Marriot Hotel
5	Office Building
6	Existing splash pad
7	Fountain steps at prime Meridian Plaza
8	Service podium
9	Future building
10	New plaza
11	Site for future building



Site Plan



1	Townhomes
2	Parking garage access (residential)
3	WPA historic building
4	Leasing office
5	Public parking garage access
6	Residential apartments
7	Restaurant, coffee-bakery
8	Retail
9	Loading dock on Bloxham
10	Rooftop pool amenity

11	Hotel/mixed use parking
12	Historic memorial plaza
13	Future mixed-use
14	Garage access (mixed use)
15	Loading dock on Gaines
16	Ampitheater support & operations
17	Office on the park
18	Restaurants
19	Public restrooms
20	Hotel rooftop

21	Hotel building
22	Hotel patio
23	Public plaza
24	Ampitheater
25	Splash pad

West Retail Space for Lease | Apartments

DAG
Architects
Existing

Available
Retail Space
2,330 SF



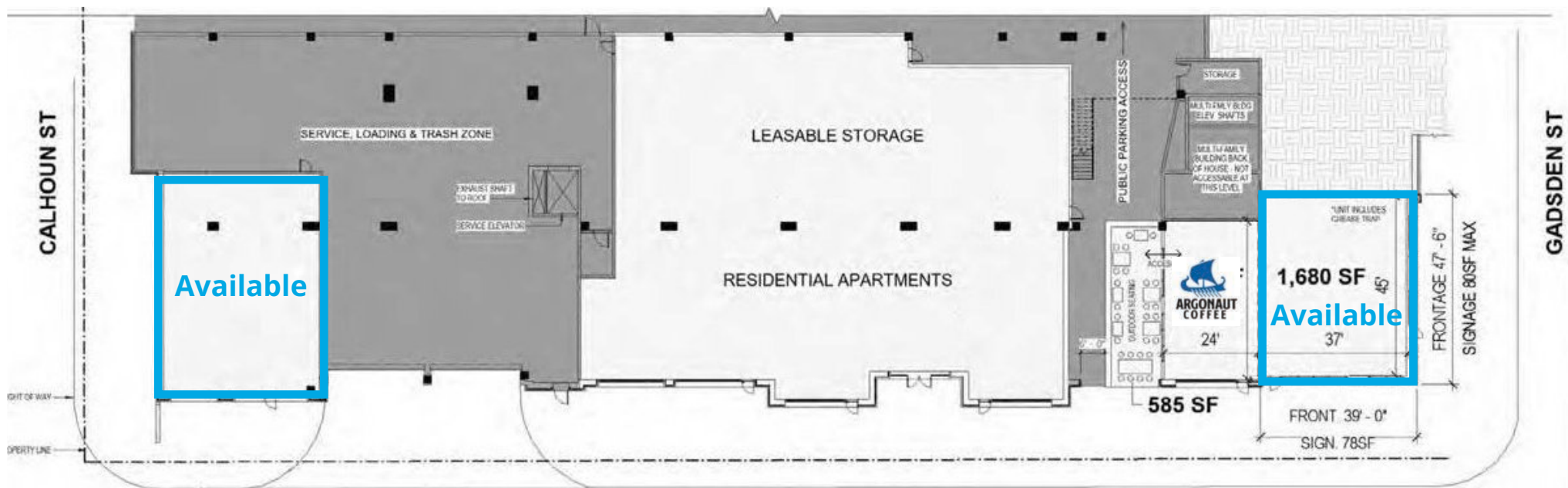
Available
Retail Space
1,680 SF

Urban
Market

Available
Retail Space
1,575 SF



West Retail Space for Lease | Apartments

An architectural rendering of a modern multi-story apartment building. The building features a mix of brick and light-colored panels. It has multiple floors with balconies, some of which are enclosed with glass. The ground floor appears to have large windows and entrances, likely for retail or common areas. The building is surrounded by landscaping, including trees and a paved area with some people walking. The sky is a clear blue.

East Retail Space for Lease | Apartments

Available
Retail Space
5,590 SF

Available
5,225 SF
Divisible by 2

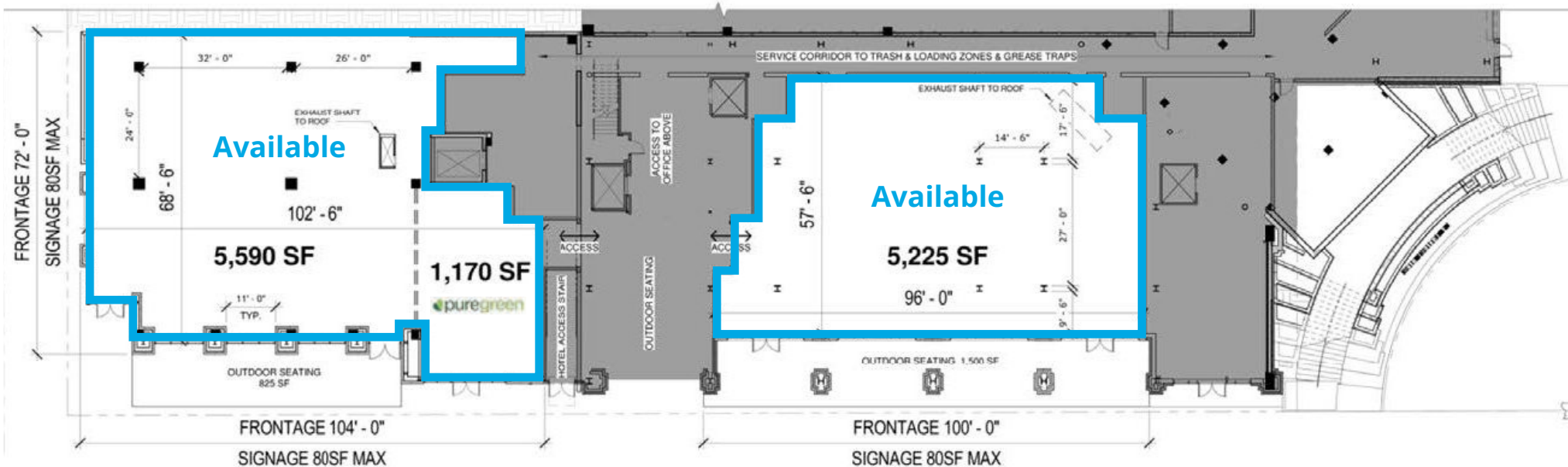
puregreen

Leased 1,170

**Prime
Meridian**



East Retail Space for Lease | Apartments





Nearby Properties

1	Project
2	Cascades Park
3	Capital City Ampitheater
4	Florida House, Senate & Office of the Governor
5	Florida Department of Transportation
6	Florida Department of Education
7	Leon County School Administration

11	Florida Department of Economic Opportunity
12	Florida Auditor General & Legislature offices
13	Florida Department of Financial Services
14	Florida Department of Legal Affairs
15	Florida Department of Agriculture & Consumer Services
16	Leon County Courthouse & Annex
17	City Hall

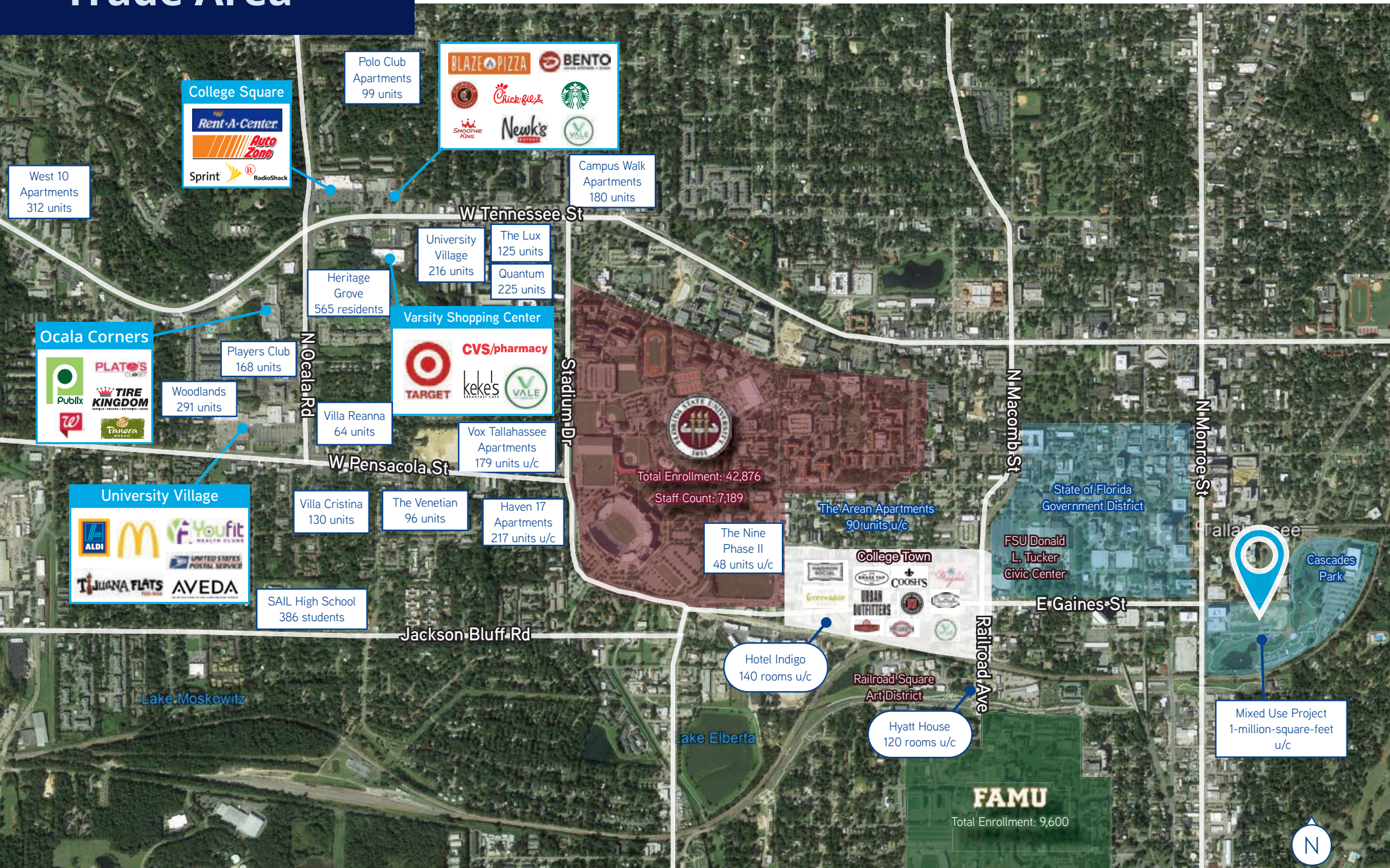
18	Florida Supreme Court
19	Florida State University Westcott Building
20	Site of Future Florida State University College of Business
21	Florida State University College of Law
22	Museum of Florida History



Meridian Marker: The Meridian Marker in Tallahassee, Florida, marks the initial point for all land surveys in the state, established in 1824. It is located in Cascades Park and serves as a historical landmark, commemorating the beginning of Florida's land survey system.

The Adderley Amphitheater, located in Cascades Park, Tallahassee, is a stunning outdoor venue with a seating capacity of 3,500. It serves as the centerpiece of the park, offering a beautiful setting for concerts and events. The amphitheater is designed to take advantage of Tallahassee's idyllic weather, making it a popular spot for both artists and music lovers.

Trade Area







Demographics

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



2025 Population

15 Min | 178,002



2025 Average Household Income

15 Min | \$81,420



2025 Daytime Population

15 Min | 229,838



CASCADE PARK

Covering 24 acres, Cascades Park hosts over 60 events each year, including walks, 5K races, movie nights, concerts, literary events, and awareness activities.

HISTORY

Cascades Park is an ideal destination to explore Tallahassee's rich history. From the city's founding at the Prime Meridian Plaza to the Smokey Hollow Commemoration that reflects life in the 1900s, this park offers a glimpse into the past. Along its trails, you can discover the story of Tallahassee from its early days through the 1900s, combining exercise with education.

PRIME MERIDIAN MARKER

The Florida Korean War Memorial is both striking and poignant. Situated in a serene area, a walkway leads visitors to a plaza centered around a vertical circle of red marble inscribed with the words "Duty, Honor, Country." This circle symbolizes the purity of the Circle of Life, though its top is broken, with the missing piece nearby inscribed with the word "Life." This fragment bears the names of 538 Floridians who lost their lives during the war. Within the circle stands a simple tribute: a pair of boots resting on a rifle, with an empty helmet atop. Surrounding this tribute are rough-cut marble pieces etched with the names of key battles, while the plaza floor features a map of the Korean Peninsula and a timeline of significant events.

PRIME MERIDIAN MARKER

At the heart of the park stands the Prime Meridian Marker, a significant landmark for all Floridians. Established in 1824, this marker serves as the starting point for all land surveys in Florida and marks the original southeast corner of Tallahassee's first boundary. Today, it is elegantly featured within a map of Florida, crafted with colorful bricks and durable granite.

Source: www.talgov.com/parks/parks-cascades



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