



THE GATEWAY TO COLLEGETOWN

717 S Woodward Ave and 826 W Gaines St, Tallahassee FL



EXECUTIVE OVERVIEW

Vertical Real Estate is proud to present a premier leasing opportunity at 717 S Woodward Avenue and 826 W Gaines Street, positioned at the gateway to Tallahassee’s thriving Collegetown district.

Located steps from Florida State University, Doak Campbell Stadium, and the surrounding student housing and entertainment core, the properties offer exceptional visibility within one of Tallahassee’s most active pedestrian and nightlife corridors. The location benefits from constant student, resident, alumni, and game day traffic, creating a highly energetic environment for food and beverage, retail, fitness, wellness, entertainment, and service-oriented concepts.

The offering provides a rare opportunity for tenants to establish a prominent presence in a proven university-driven market surrounded by dense residential growth, major institutional demand drivers, and a vibrant mix of restaurants, bars, coffee shops, and lifestyle amenities. Positioned along Woodward Avenue and Gaines Street, the properties sit at the intersection of daily student activity, weekend entertainment, and year-round university events.

With limited availability in the heart of Collegetown, 717 S Woodward Avenue and 826 W Gaines Street offer operators a unique opportunity to secure a highly visible location within one of Tallahassee’s most sought-after commercial districts.

Lease Rate

Upon Request

Addresses

717 S Woodward Avenue
826 W Gaines Street

Neighborhood

Tallahassee, FL 32304

Property Type

Commercial / Retail

Available Spaces

Space 1: ±14,225 SF (Divisible)
Space 2: ±2,900 + 750 SF Covered Patio

Suggested Use

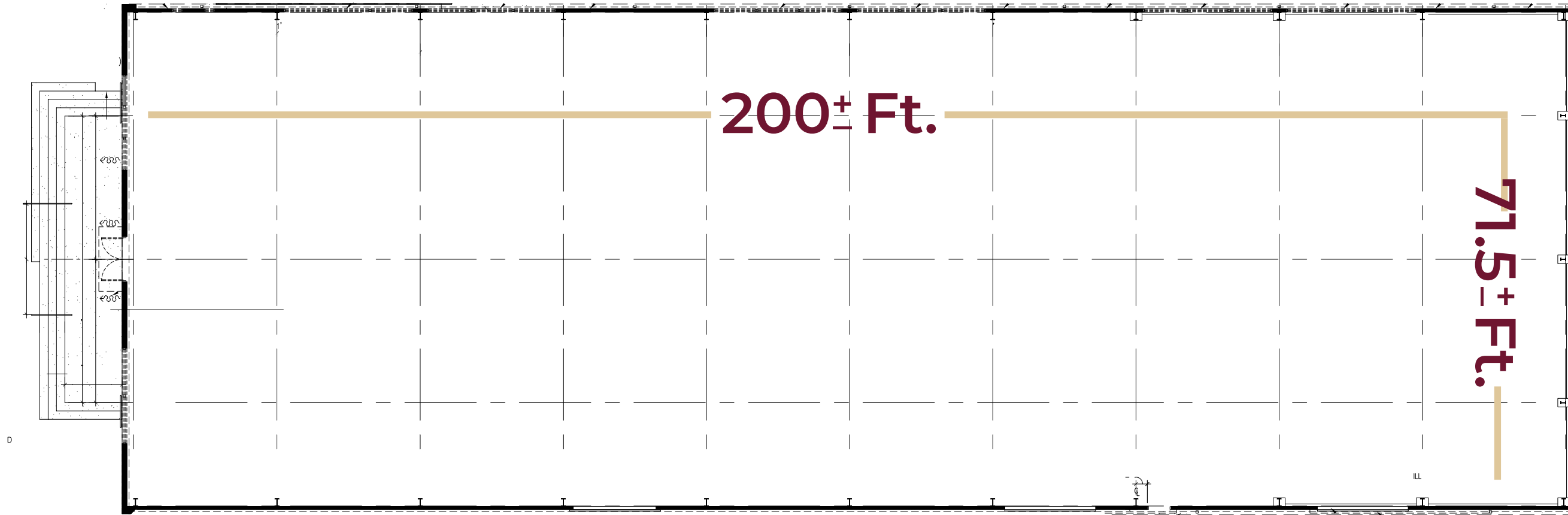
Space 1: Destination Restaurant,
Food Hall, Brewery & Beer Garden,
Sports Hospitality Venue, Entertainment
Concept, Live Music Venue,
Experiential Retail, Event Space

Space 2: Upscale Restaurant, Cocktail
Bar, Coffee Concept, Fast Casual,
Fitness / Wellness, Boutique Retail





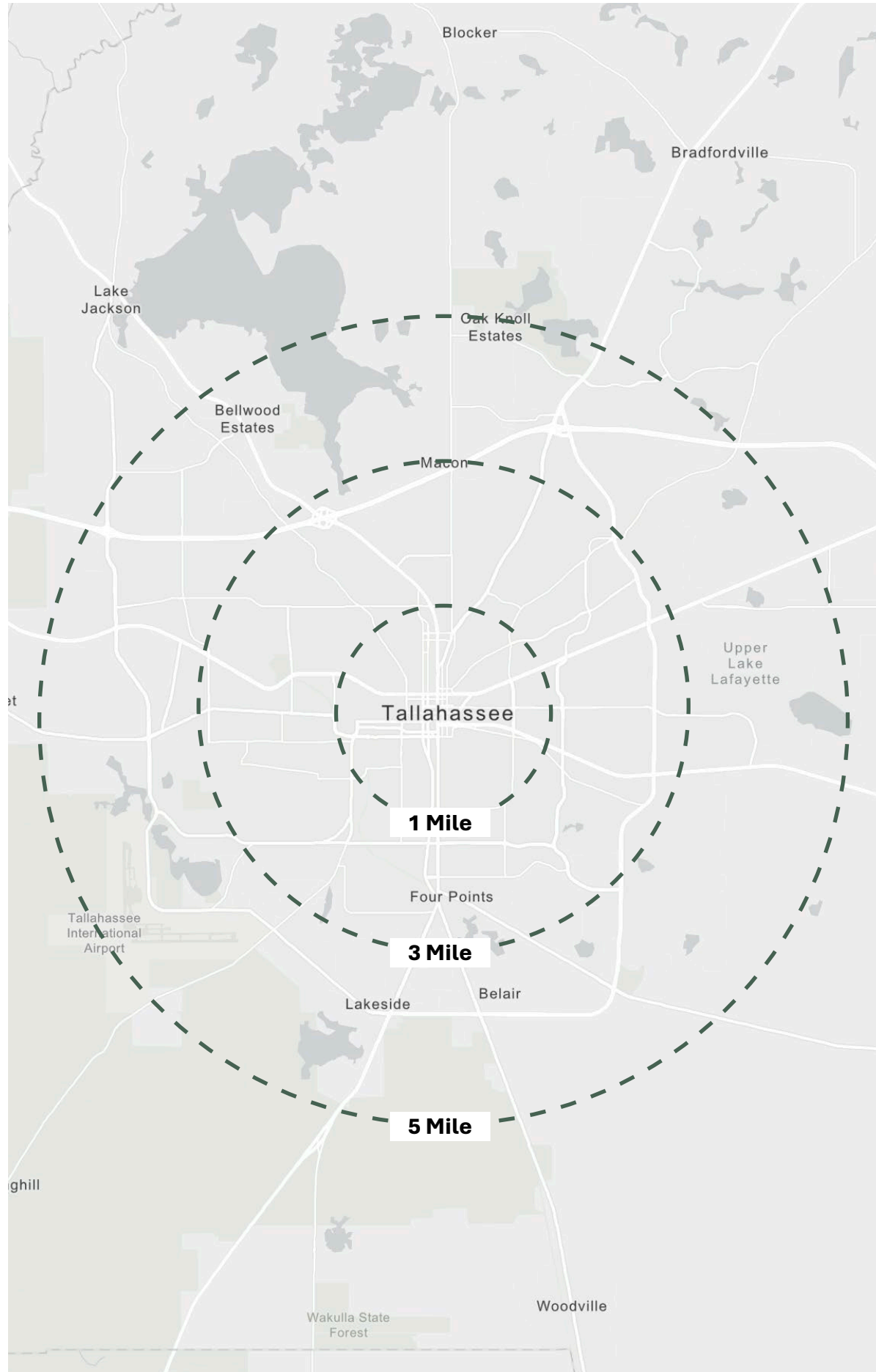




Ground Floor
± 14,225 SF







LOCATION OVERVIEW

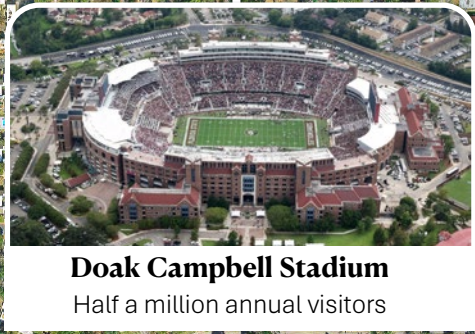
CollegeTown serves as the cultural and commercial heart of Florida State University, connecting FSU’s campus, Doak Campbell Stadium, student housing, hospitality destinations, and Downtown Tallahassee within one highly active walkable corridor.

Positioned at the gateway to CollegeTown, 717 S Woodward Avenue and 826 W Gaines Street benefit from direct proximity to Florida State University, Doak Campbell Stadium, Hotel Indigo, Gaines Street, and some of Tallahassee’s most active dining, nightlife, and entertainment destinations. Driven by continued student housing growth, university activity, state government employment, and increasing demand for hospitality and experiential retail concepts, the district has evolved into one of North Florida’s most dynamic mixed-use environments.

CollegeTown remains at the center of this momentum, attracting a growing mix of restaurant operators, wellness concepts, hospitality brands, and experiential retailers seeking visibility within a highly active consumer base fueled by students, faculty, alumni, professionals, and year-round visitors.

DEMOGRAPHICS

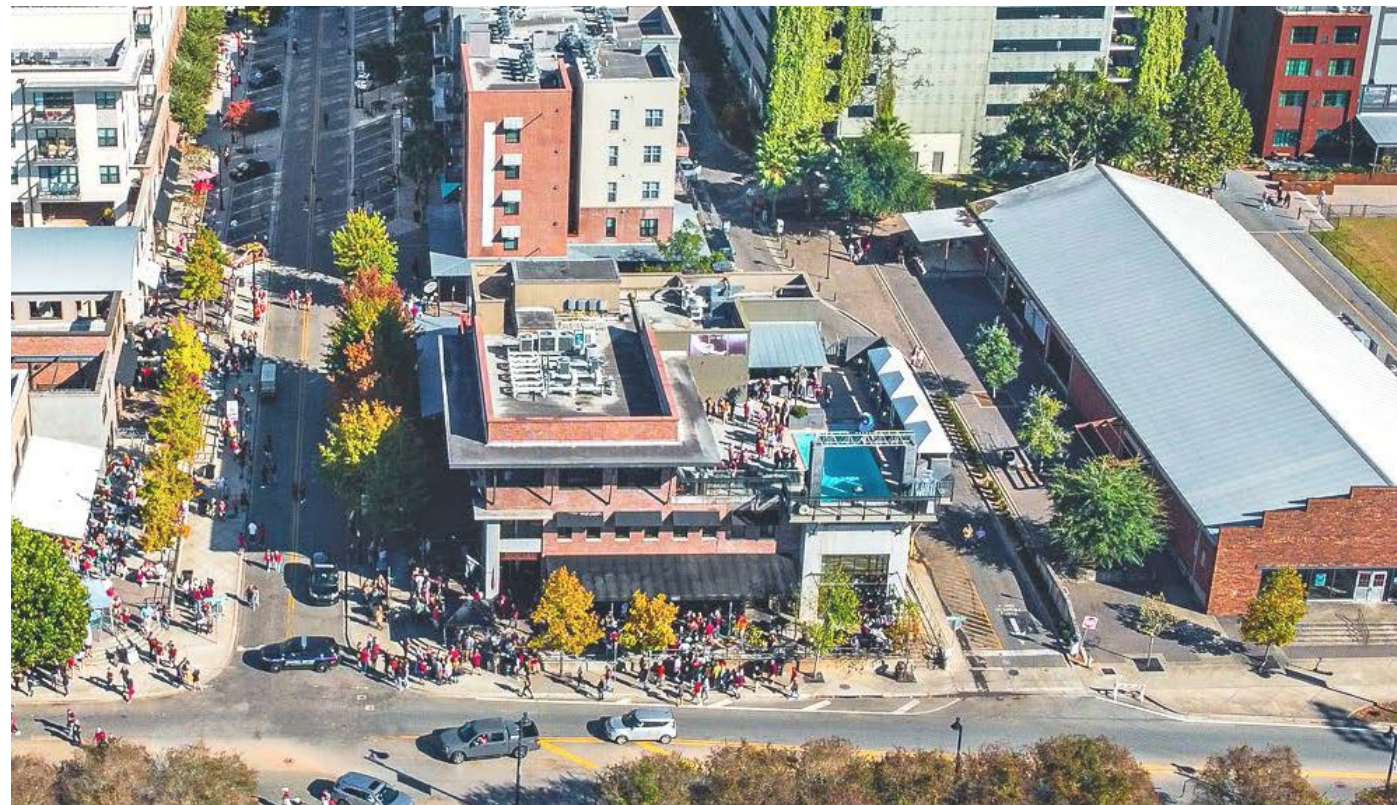
	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	25,184	97,642	191,335
Projected Population (2030)	26,407	101,785	198,214
Census Population (2020)	22,963	91,885	182,904
Estimated Households (2025)	10,926	42,381	82,764
Projected Households (2030)	11,532	44,068	86,133
Census Households (2020)	9,782	39,774	78,596
Estimated Average Household Income (2025)	\$82,418	\$88,745	\$93,618
Estimated Median Household Income (2025)	\$46,935	\$53,882	\$61,247
Average Household Net Worth (2025)	\$412K	\$538K	\$689K



CollegeTown has emerged as Tallahassee's premier dining, entertainment, and mixed-use district, connecting Florida State University, Doak Campbell Stadium, student housing, hospitality destinations, and Downtown Tallahassee within one vibrant walkable environment.

Anchored by destinations including Madison Social, Township, Hotel Indigo, Centrale Pizza, Recess, Vale Food Co., and Bowden's, the district attracts a dynamic mix of students, faculty, alumni, professionals, and visitors seeking dining, nightlife, wellness, and experiential retail.

Driven by more than 44,000 FSU students, 67,000+ game day attendees, continued student housing growth, and ongoing investment throughout the district, CollegeTown has become one of Florida's most active consumer markets and a premier destination for restaurant, hospitality, fitness, and lifestyle operators.



THE CENTER OF COLLEGETOWN'S ENERGY AND GROWTH

60,000+ COLLEGE STUDENTS

Tallahassee is home to one of the largest student populations in the Southeast

44,000+ FSU STUDENTS

Florida State University continues to rank among the nation's top public universities

67,000+ GAME DAY ATTENDANCE

Doak Campbell Stadium creates one of the region's largest built-in consumer audiences

10,000+ STUDENT BEDS

Within walking distance of CollegeTown and the subject properties

60K+ HOTEL INDIGO GUESTS

Annual hotel visitors directly adjacent to the property

27.6 MEDIAN AGE

One of Florida's youngest and most active consumer markets

32,000+ EMPLOYEES WITHIN 1 MILE



Supported by state government, higher education, healthcare, and professional services

CollegeTown has become Tallahassee’s premier destination for dining, entertainment, hospitality, and experiential retail, creating a vibrant district where university life, game day energy, and everyday activity converge. Positioned directly across from Doak Campbell Stadium and at the gateway to Florida State University, the subject properties benefit from some of the highest visibility and pedestrian activity in the market.

Widely recognized as the social hub of the FSU community, CollegeTown attracts a dynamic mix of students, faculty, alumni, professionals, and visitors throughout the year. The district is home to popular destinations including Madison Social, Township, Hotel Indigo, Centrale Pizza, Recess, Vale Food Co., Bowden’s, Burrito Boarder, and Potbelly, creating an active environment driven by dining, nightlife, hospitality, and walkable urban energy.

Fueled by continued enrollment growth, expanding student housing, major athletic investments, and increasing demand for restaurant, wellness, and lifestyle concepts, CollegeTown continues to evolve as one of the Southeast’s most active university-adjacent commercial districts. With more than 44,000 FSU students, 60,000+ college students citywide, and 67,000+ game day attendees, the district offers operators access to a powerful built-in consumer base year-round.



					
60,000+	44,000+	67,000+	60K+	10,000+	TALLAHASSEE'S PREMIER DINING & ENTERTAINMENT DISTRICT
COLLEGE STUDENTS	FSU STUDENTS	GAME DAY ATTENDANCE	HOTEL INDIGO GUESTS ANNUALLY	STUDENT BEDS NEARBY	



RETAIL AND DINING

ColleeTown has established itself as Tallahassee’s premier dining and entertainment district, home to destinations including Madison Social, Township, Recess, Vale Food Co., Centrale Pizza, Burrito Boarder, Bowden’s, and Potbelly. The district attracts a consistent mix of students, alumni, professionals, and visitors, generating activity throughout the day, evening, and football season.



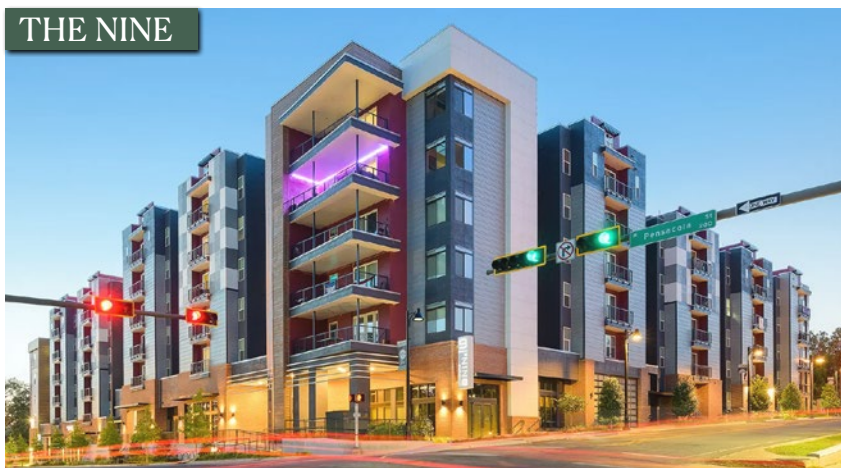
MIXED-USE DEVELOPMENTS

The surrounding market continues to benefit from investment driven by Florida State University, state government, healthcare, and professional services. Mixed-use developments including Stadium Centre, Legacy Hall, The Standard, and Hotel Indigo have introduced new office, hospitality, and retail space while helping transform ColleeTown into one of Tallahassee’s most active live-work-play districts.



HOSPITALITY

Hospitality demand continues to strengthen throughout ColleeTown and Downtown Tallahassee. Anchored by Hotel Indigo, along with nearby destinations including AC Hotel Tallahassee Universities at the Capitol, Hyatt House, and DoubleTree, the area captures year-round university, government, business, and game-day visitation that supports strong pedestrian traffic and consumer spending.



RESIDENTIAL

ColleeTown’s residential population continues to expand through large-scale student housing and mixed-use developments. Projects including The Nine at ColleeTown, Quantum on West Call, The Standard, and Stadium Centre have added thousands of beds within walking distance of the subject properties, creating sustained demand for restaurant, fitness, service, and experiential retail concepts throughout the district.





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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

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