

Join Bojangles!

# Premium Retail Space Coming Soon

At W. Tennessee St and Ocala Rd

Near Florida State University - Tallahassee



PRE-LEASING | RETAIL



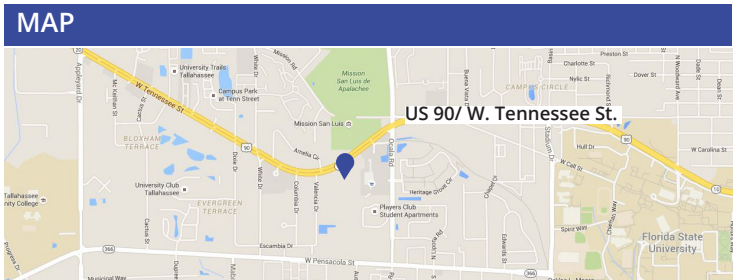
2121 W. TENNESSEE ST. TALLAHASSEE, FL 32304

### PROPERTY FEATURES:

- Within 1.2 miles of FSU (41,170 students & 8,279 faculty/staff) and Tallahassee Community College (37,632 students & 1,468 faculty/staff) and 4.2 miles from Florida A&M University (8,400 students)
- **Join new tenant Bojangles' Famous Chicken 'n Biscuits!**
- 9.855 students beds surrounding property
- Adjacent to The Woodlands, a 980-bed student apartments & within 1/2 mile from The Forum, a 780-bed student apartments & are 100% leased
- Direct frontage on W. Tennessee St.
- Interior/cross access to a high-volume Publix and The Woodlands student apartments
- Proximity to the capitol & 3 major universities
- Available 3rd quarter/2017

2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,641	88,085	148,416
Average HH Income	\$25,049	\$33,067	\$45,971
Medium Age	22.7	23.5	25.3
Daytime Population	5,503	77,748	120,770

TRAFFIC COUNT	
W. Tennessee St.	43,500 AADT



Contact us now for more information

**RUSTY STOECKEL**, Broker Associate  
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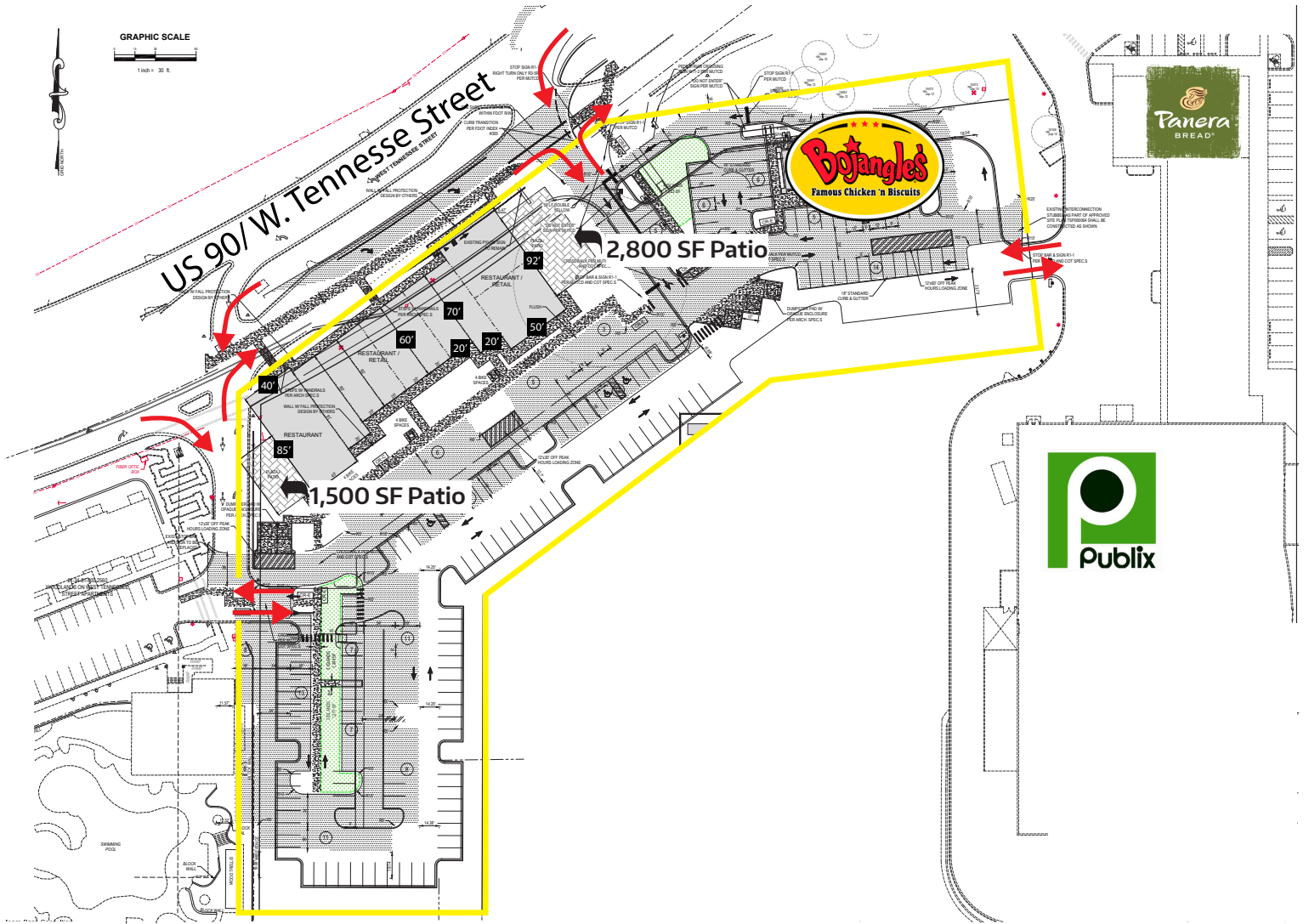
Demetree Real Estate Services  
 1350 Orange Ave, Suite 100 | Winter Park, FL 32789  
[DemetreeRealEstate.com](http://DemetreeRealEstate.com)

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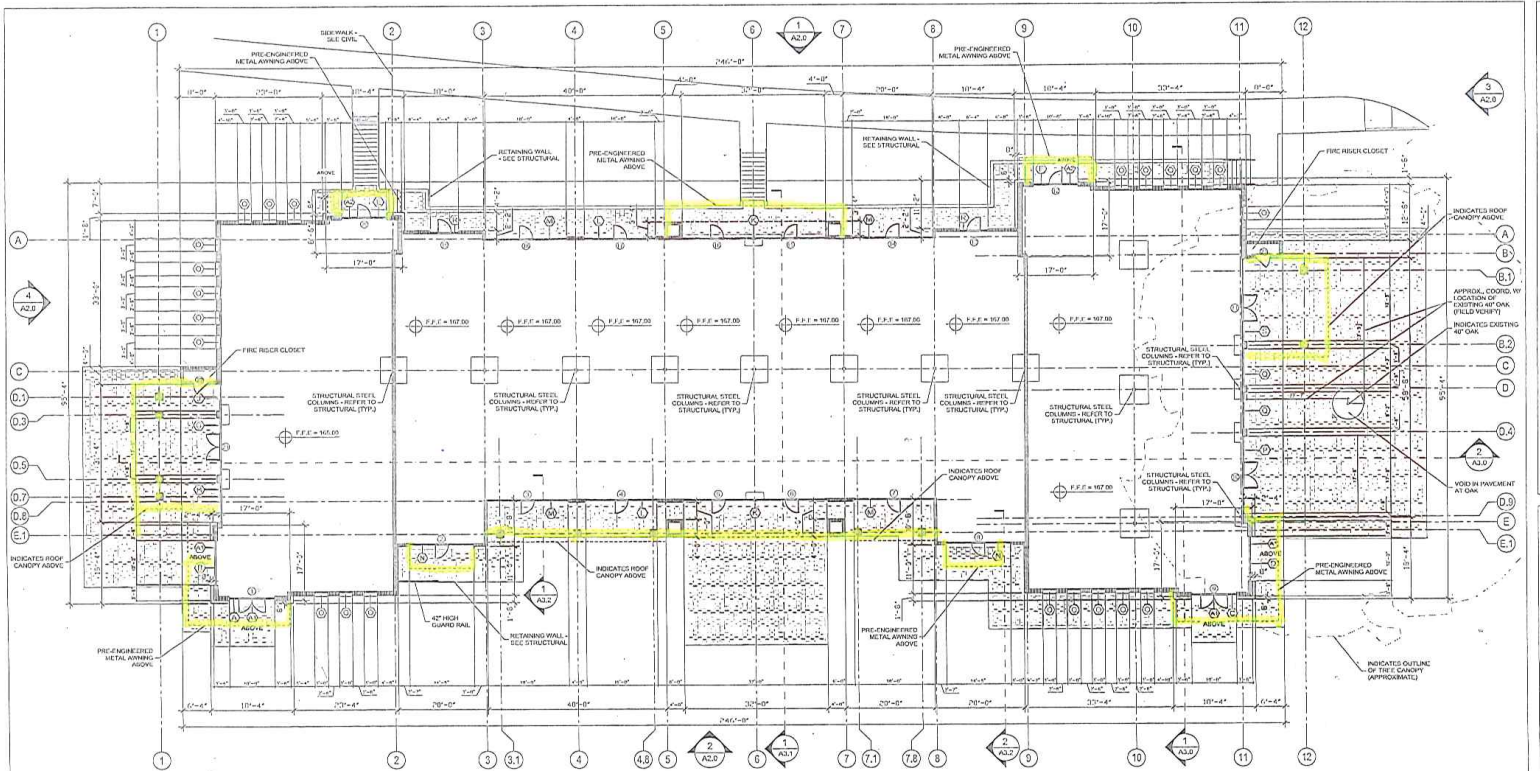
# Aerial View



# Retail Site Plan



# Illustration of Patio Areas and Sidewalks



# Student Housing and Surrounding Retailers

TOTAL STUDENT BED COUNT: 9,855



# Conceptual Renderings



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# 1 Mile Demographic and Income Profile

## Data for all businesses in area

	1 mile
Total Businesses:	481
Total Employees:	5,503
Total Residential Population:	21,872
Employee/Residential Population Ratio:	0.25:1

Summary	Census 2010	2016	2021
Population	20,270	21,872	22,992
Households	9,110	9,681	10,132
Families	1,561	1,637	1,701
Average Household Size	2.16	2.19	2.21
Owner Occupied Housing Units	734	583	591
Renter Occupied Housing Units	8,376	9,098	9,541
Median Age	22.7	22.7	22.8

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.00%	1.29%	0.84%
Households	0.91%	1.21%	0.79%
Families	0.77%	1.13%	0.72%
Owner HHs	0.27%	1.09%	0.73%
Median Household Income	-0.13%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,786	49.4%	5,032	49.7%
\$15,000 - \$24,999	1,753	18.1%	2,148	21.2%
\$25,000 - \$34,999	1,302	13.4%	1,046	10.3%
\$35,000 - \$49,999	814	8.4%	704	6.9%
\$50,000 - \$74,999	565	5.8%	611	6.0%
\$75,000 - \$99,999	165	1.7%	208	2.1%
\$100,000 - \$149,999	130	1.3%	170	1.7%
\$150,000 - \$199,999	82	0.8%	120	1.2%
\$200,000+	83	0.9%	93	0.9%
Median Household Income	\$15,193		\$15,094	
Average Household Income	\$25,220		\$26,500	
Per Capita Income	\$11,730		\$12,220	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	635	3.1%	658	3.0%	734	3.2%
5 - 9	282	1.4%	293	1.3%	316	1.4%
10 - 14	220	1.1%	227	1.0%	247	1.1%
15 - 19	2,794	13.8%	2,819	12.9%	3,105	13.5%
20 - 24	11,687	57.7%	12,715	58.1%	12,723	55.3%
25 - 34	2,747	13.6%	3,081	14.1%	3,511	15.3%
35 - 44	640	3.2%	662	3.0%	756	3.3%
45 - 54	560	2.8%	560	2.6%	575	2.5%
55 - 64	365	1.8%	434	2.0%	488	2.1%
65 - 74	179	0.9%	238	1.1%	304	1.3%
75 - 84	115	0.6%	129	0.6%	163	0.7%
85+	46	0.2%	57	0.3%	68	0.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,273	60.6%	12,681	58.0%	12,897	56.1%
Black Alone	6,445	31.8%	7,305	33.4%	7,892	34.3%
American Indian Alone	28	0.1%	39	0.2%	44	0.2%
Asian Alone	567	2.8%	679	3.1%	787	3.4%
Pacific Islander Alone	13	0.1%	13	0.1%	14	0.1%
Some Other Race Alone	452	2.2%	547	2.5%	642	2.8%
Two or More Races	491	2.4%	608	2.8%	716	3.1%
Hispanic Origin (Any Race)	2,158	10.6%	2,710	12.4%	3,250	14.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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# 3 Mile Demographic and Income Profile

Data for	3 miles
Total Businesses:	4,802
Total Emp	77,748
Total Residential Population:	89,473
Employee/Residential Population Ratio:	0.87:1

Summary	Census 2010	2016	2021
Population	86,212	89,473	92,044
Households	33,604	34,494	35,447
Families	10,937	10,978	11,146
Average Household Size	2.18	2.22	2.23
Owner Occupied Housing Units	8,113	6,689	6,653
Renter Occupied Housing Units	25,491	27,806	28,794
Median Age	23.3	23.5	23.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.57%	1.29%	0.84%
Households	0.55%	1.21%	0.79%
Families	0.30%	1.13%	0.72%
Owner HHS	-0.11%	1.09%	0.73%
Median Household Income	-1.57%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	12,615	36.6%	13,137	37.1%
\$15,000 - \$24,999	5,635	16.3%	6,702	18.9%
\$25,000 - \$34,999	4,470	13.0%	3,252	9.2%
\$35,000 - \$49,999	4,100	11.9%	3,653	10.3%
\$50,000 - \$74,999	3,590	10.4%	3,828	10.8%
\$75,000 - \$99,999	1,884	5.5%	2,257	6.4%
\$100,000 - \$149,999	1,341	3.9%	1,566	4.4%
\$150,000 - \$199,999	476	1.4%	634	1.8%
\$200,000+	381	1.1%	416	1.2%

Median Household Income	\$22,556	\$20,844
Average Household Income	\$36,781	\$39,076
Per Capita Income	\$15,446	\$16,277

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,724	4.3%	3,690	4.1%	3,913	4.3%
5 - 9	2,691	3.1%	2,703	3.0%	2,793	3.0%
10 - 14	2,348	2.7%	2,370	2.6%	2,426	2.6%
15 - 19	14,861	17.2%	14,760	16.5%	15,175	16.5%
20 - 24	29,365	34.1%	30,386	34.0%	29,544	32.1%
25 - 34	13,501	15.7%	14,909	16.7%	15,993	17.4%
35 - 44	5,582	6.5%	5,765	6.4%	6,406	7.0%
45 - 54	5,503	6.4%	5,187	5.8%	5,092	5.5%
55 - 64	4,349	5.0%	4,695	5.2%	4,819	5.2%
65 - 74	2,188	2.5%	2,844	3.2%	3,457	3.8%
75 - 84	1,445	1.7%	1,438	1.6%	1,672	1.8%
85+	656	0.8%	726	0.8%	754	0.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,792	52.0%	44,442	49.7%	44,188	48.0%
Black Alone	35,315	41.0%	37,951	42.4%	39,824	43.3%
American Indian Alone	207	0.2%	240	0.3%	264	0.3%
Asian Alone	2,264	2.6%	2,574	2.9%	2,891	3.1%
Pacific Islander Alone	57	0.1%	59	0.1%	60	0.1%
Some Other Race Alone	1,494	1.7%	1,726	1.9%	1,965	2.1%
Two or More Races	2,083	2.4%	2,482	2.8%	2,852	3.1%
Hispanic Origin (Any Race)	6,491	7.5%	7,853	8.8%	9,165	10.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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# 5 Mile Demographic and Income Profile

Data for	5 miles
Total Businesses:	7,954
Total Emp	120,770
Total Residential Population:	150,698
Employee/Residential Population Ratio:	0.8:1

Summary	Census 2010	2016	2021
Population	145,643	150,698	154,949
Households	59,154	60,494	62,043
Families	25,466	25,597	26,012
Average Household Size	2.24	2.27	2.28
Owner Occupied Housing Units	22,245	19,475	19,643
Renter Occupied Housing Units	36,909	41,019	42,400
Median Age	24.8	25.3	26.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.56%	1.29%	0.84%
Households	0.51%	1.21%	0.79%
Families	0.32%	1.13%	0.72%
Owner HHs	0.17%	1.09%	0.73%
Median Household Income	0.19%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	16,591	27.4%	17,166	27.7%
\$15,000 - \$24,999	8,526	14.1%	10,095	16.3%
\$25,000 - \$34,999	7,114	11.8%	5,074	8.2%
\$35,000 - \$49,999	7,989	13.2%	6,483	10.4%
\$50,000 - \$74,999	8,408	13.9%	9,315	15.0%
\$75,000 - \$99,999	4,991	8.3%	5,829	9.4%
\$100,000 - \$149,999	4,095	6.8%	4,847	7.8%
\$150,000 - \$199,999	1,477	2.4%	1,820	2.9%
\$200,000+	1,303	2.2%	1,414	2.3%
Median Household Income	\$31,616		\$31,914	
Average Household Income	\$49,712		\$53,452	
Per Capita Income	\$20,842		\$22,271	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,684	5.3%	7,526	5.0%	7,834	5.1%
5 - 9	6,173	4.2%	6,322	4.2%	6,395	4.1%
10 - 14	5,589	3.8%	5,734	3.8%	5,876	3.8%
15 - 19	18,694	12.8%	18,265	12.1%	18,696	12.1%
20 - 24	36,253	24.9%	36,448	24.2%	35,195	22.7%
25 - 34	23,485	16.1%	25,861	17.2%	26,901	17.4%
35 - 44	12,251	8.4%	13,041	8.7%	14,562	9.4%
45 - 54	12,828	8.8%	11,749	7.8%	11,490	7.4%
55 - 64	11,699	8.0%	12,145	8.1%	11,853	7.6%
65 - 74	5,884	4.0%	8,178	5.4%	9,858	6.4%
75 - 84	3,511	2.4%	3,657	2.4%	4,458	2.9%
85+	1,591	1.1%	1,772	1.2%	1,832	1.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,349	53.8%	77,717	51.6%	77,353	49.9%
Black Alone	57,750	39.7%	61,829	41.0%	64,849	41.9%
American Indian Alone	366	0.3%	441	0.3%	493	0.3%
Asian Alone	3,398	2.3%	3,918	2.6%	4,454	2.9%
Pacific Islander Alone	92	0.1%	97	0.1%	101	0.1%
Some Other Race Alone	2,254	1.5%	2,600	1.7%	2,966	1.9%
Two or More Races	3,433	2.4%	4,095	2.7%	4,733	3.1%
Hispanic Origin (Any Race)	9,474	6.5%	11,464	7.6%	13,432	8.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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