Join Bojangles! Premium Retail Space Coming Soon

At W. Tennesse 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 780bed 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

Contact us now for more information

RUSTY STOECKEL, Broker Associate 407.440.5424 rusty@dresi.com

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.

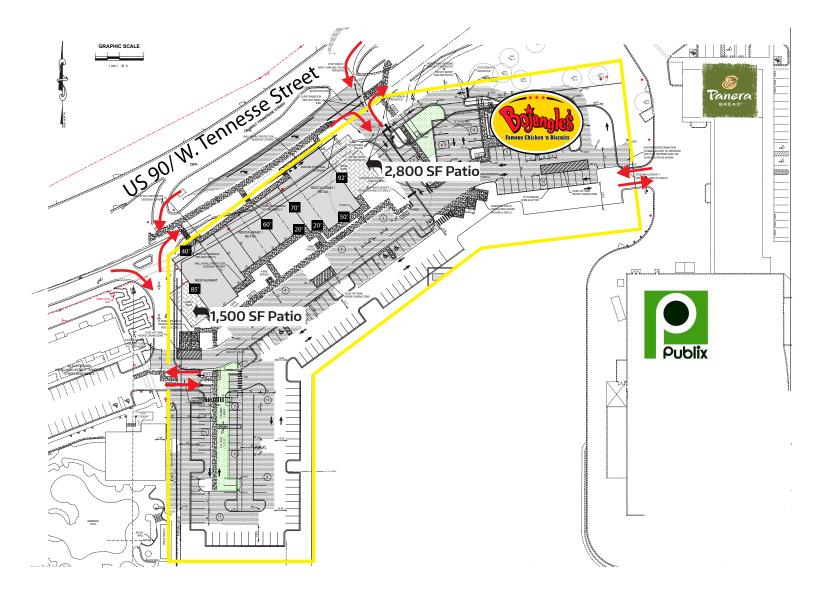
43,500 AADT



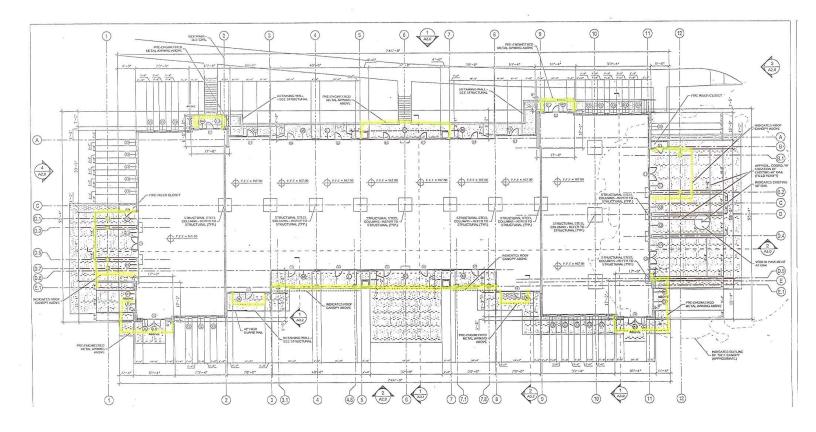
Demetree Real Estate Services 1350 Orange Ave, Suite 100 | Winter Park, FL 32789 DemetreeRealEstate.com



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Student Housing and Surrounding Retailers

TOTAL STUDENT BED COUNT: 9,855



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Conceptual Renderings





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1 Mile Demographic and Income Profile

Data for all businesses in area total Employees: 4 nuice Total Employees: 5,03								
Total Fendpoint population:5,03 21,8725,03 21,872Employees/Residential Population Ratio:0,251SummaryCense 201920,261Population20,271201622,992Population31,009,6611,021Population1,15511,6371,171Awrage fourshold Size1,261,2931,219Owner Occupiel Housing Units8,3769,0989,551Perter Occupiel Housing Units8,3769,0989,551Population8,3769,0989,551Perter Occupiel Housing Units8,3769,0989,551Population1,00%1,29%1,00%0,04%Population0,01%1,21%0,04%Population0,01%1,13%0,04%Population0,01%1,13%0,07%Median Houshold Income0,13%1,13%0,04%S15,00094,9991,5318,1%2,148S15,00094,9991,551,31%1,04Population21,2%1,33%1,06%S15,00094,9991,011,0%S15,0001,1%1,3%1,001,7%S15,0001,4%9,091,0%1,1%1,1%S15,0001,4%9,0%1,1%1,1%1,1%S15,0001,4%9,0%1,1%1,1%1,1%S15,0001,4%9,0%1,1%1,1%1,1%S15,0001,4%9,0%1,1%1,1% </th <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
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$\begin{tabular}{ c c c c c } \hline Census 2010 & 2016 & 2021 \\ \hline Population by Age & Number & Percent & Number & Percent & Number & Percent \\ \hline 0 - 4 & 635 & 3.1\% & 658 & 3.0\% & 734 & 3.2\% \\ \hline 0 - 14 & 220 & 1.4\% & 293 & 1.3\% & 316 & 1.4\% \\ \hline 10 - 14 & 220 & 1.1\% & 227 & 1.0\% & 247 & 1.1\% \\ \hline 15 - 19 & 2,794 & 13.8\% & 2,819 & 12.9\% & 3,105 & 13.5\% \\ \hline 20 - 24 & 11,687 & 57.7\% & 12,715 & 58.1\% & 12,723 & 55.3\% \\ \hline 25 - 34 & 2,747 & 13.6\% & 3,081 & 14.1\% & 3,511 & 15.3\% \\ \hline 35 - 44 & 640 & 3.2\% & 662 & 3.0\% & 756 & 3.3\% \\ \hline 45 - 54 & 560 & 2.8\% & 560 & 2.6\% & 575 & 2.5\% \\ \hline 55 - 64 & 365 & 1.8\% & 434 & 2.0\% & 488 & 2.1\% \\ \hline 55 - 54 & 365 & 1.8\% & 434 & 2.0\% & 488 & 2.1\% \\ \hline 55 - 74 & 179 & 0.9\% & 238 & 1.1\% & 304 & 1.3\% \\ \hline 75 - 84 & 115 & 0.6\% & 129 & 0.6\% & 163 & 0.7\% \\ \hline 85 + & 46 & 0.2\% & 57 & 0.3\% & 66 & 0.3\% \\ \hline 85 + & 46 & 0.2\% & 57 & 0.3\% & 68 & 0.3\% \\ \hline Race and Ethnicity & Number & Percent & Number & Percent \\ White Alone & 12,273 & 60.6\% & 12,681 & 58.0\% & 12,897 & 56.1\% \\ \hline Black Alone & 6,445 & 31.8\% & 7,305 & 33.4\% & 7,892 & 34.3\% \\ \hline American India Alone & 567 & 2.8\% & 679 & 3.1\% & 787 & 3.4\% \\ \hline Asian Alone & 567 & 2.8\% & 679 & 3.1\% & 787 & 3.4\% \\ \hline Pacific Islander Alone & 13 & 0.1\% & 13 & 0.1\% & 14 & 0.1\% \\ \hline Some Other Race Alone & 452 & 2.2\% & 547 & 2.5\% & 642 & 2.8\% \\ \hline Two or More Races & 491 & 2.4\% & 608 & 2.8\% & 716 & 31.\% \\ \hline \ \end{array}$	-							
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mopular origin (http://doc.) 2,130 10.070 2,710 12.470 3,230 14.170	Hispanic Origin (Any Race)	2 158	10.6%		2 710	17 4%	3 250	14 1%
Data Note: Income is expressed in current dollars.		2,130	10.070		2,710	12. T /U	5,250	17.170

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	Cer	1sus 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%
			2	016	20	021
Households by Income			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%
			476	1.4%	634	
\$150,000 - \$199,999						1.8%
\$200,000+			381	1.1%	416	1.2%
Madian Usuahald Treams					#20.044	
Median Household Income			\$22,556		\$20,844	
Average Household Income			\$36,781		\$39,076	
Per Capita Income			\$15,446	~ ~ ~	\$16,277	
	Census 20			016	2021	
Population by Age	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%
	Census 20			016		021
Race and Ethnicity	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	49.7%	39,824	43.3%
		41.0% 0.2%		0.3%		
American Indian Alone	207		240		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	Cei	nsus 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		23,400		2.27		20,012
-						
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%
			:	2016	20	021
Households by Income			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%
1			,		,	
Median Household Income			\$31,616		\$31,914	
Average Household Income			\$49,712		\$53,452	
Per Capita Income			\$20,842		\$22,271	
	Census 20	010		2016		021
Population by Age	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				.	35,195	22.7%
25 - 34	36,253 23,485	24.9% 16.1%	36,448 25,861	24.2% 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%
	Census 20			2016		021
Race and Ethnicity	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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