

RETAIL PROPERTY FOR LEASE

THE SHOPPES AT COLLEGIATE VILLAGE

2121 W TENNESSEE ST
TALLAHASSEE, FL

stirling





OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	3.48 Acres
Year Built:	2017
Zoning:	Commercial

PROPERTY OVERVIEW

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 40,000 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 40,000 +/- cars per day
- 10,000 +/- Student Beds within Close Proximity. 270 unit apartment complex next door



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 7 & 8	Available	2,400 SF	NNN	\$23.00 SF/yr



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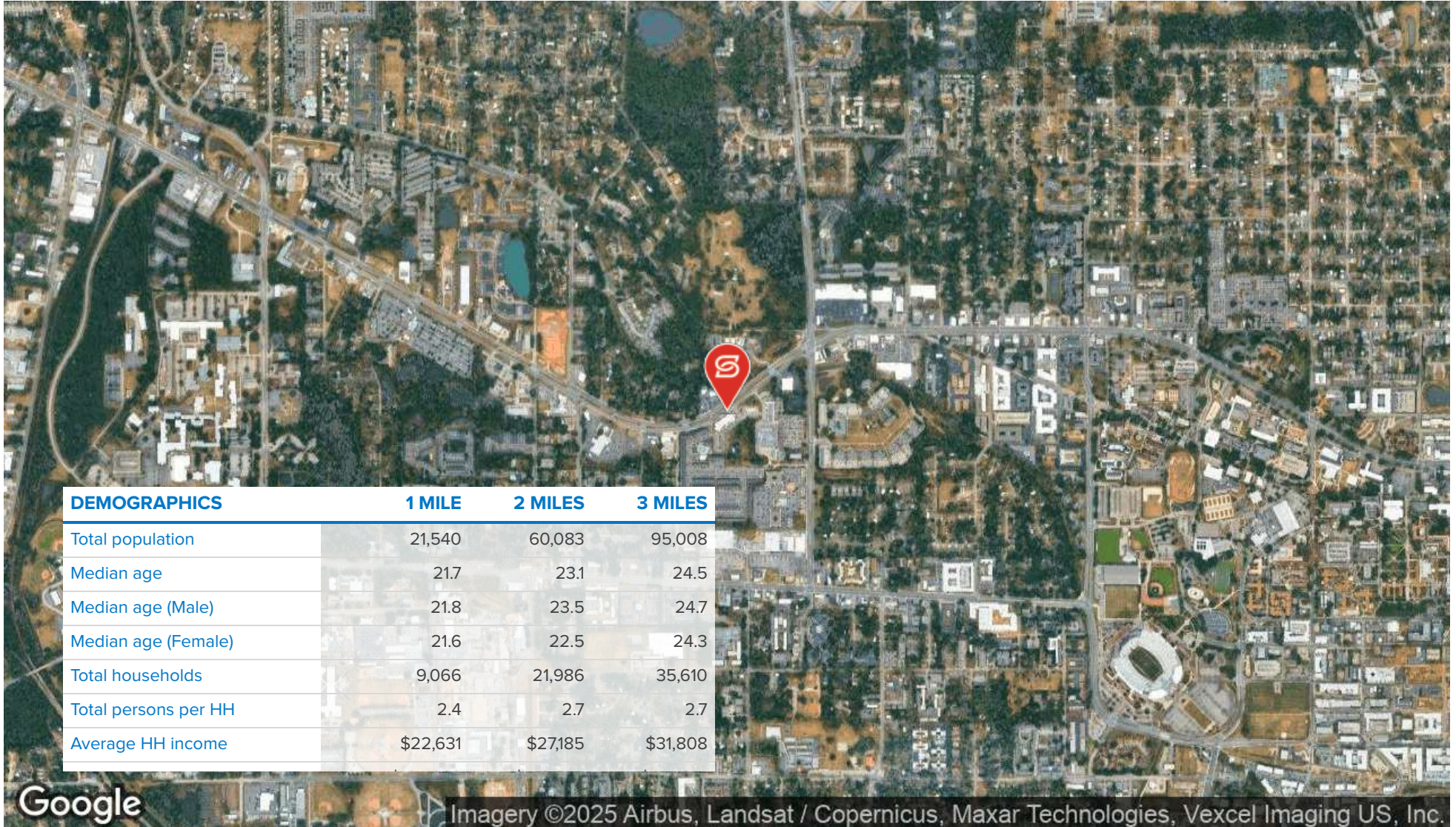
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RETAIL BROKERS NETWORK

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