



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



The Luxe on West Call

1600 West Call Street, Suite 104
Tallahassee, FL 32304

TREY DESANTIS
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

THE LUXE ON WEST CALL

1600 WEST CALL STREET, TALLAHASSEE, FL 32304



OFFERING SUMMARY

Available SF:	1,200 sf
	Suite 104
Lease Rate:	\$24.00 sf
Year Built:	2013
Building Size:	186,984 sf
APN:	21-35-45 E-0010
Zoning:	U-PUD

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Restaurant space available on West Call Street at The Luxe. Hood, walk-in, kitchen equipment, and dining area with the ability for outdoor seating as well. High foot traffic area with on street parking and additional parking spaces in the on-site parking garage.

LOCATION OVERVIEW

The Luxe is located on West Call St. and in walking distance to FSU. Multiple apartments surround this location including University Village, White Hall Apartments, The Osceola, Seminole Flatts, and the brand new 752 bed Quantum on West Call that opens across the street this fall. The property is located behind Dunkin' Donuts on Tennessee St. Other tenants in the property include Maple Street Biscuit Company, Sabor Fresh Mexican, Belleza Beauty Bar, and Royal Thai Sushi. Over 40,000 students enrolled at FSU.

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ADDITIONAL PHOTOS
THE LUXE ON WEST CALL
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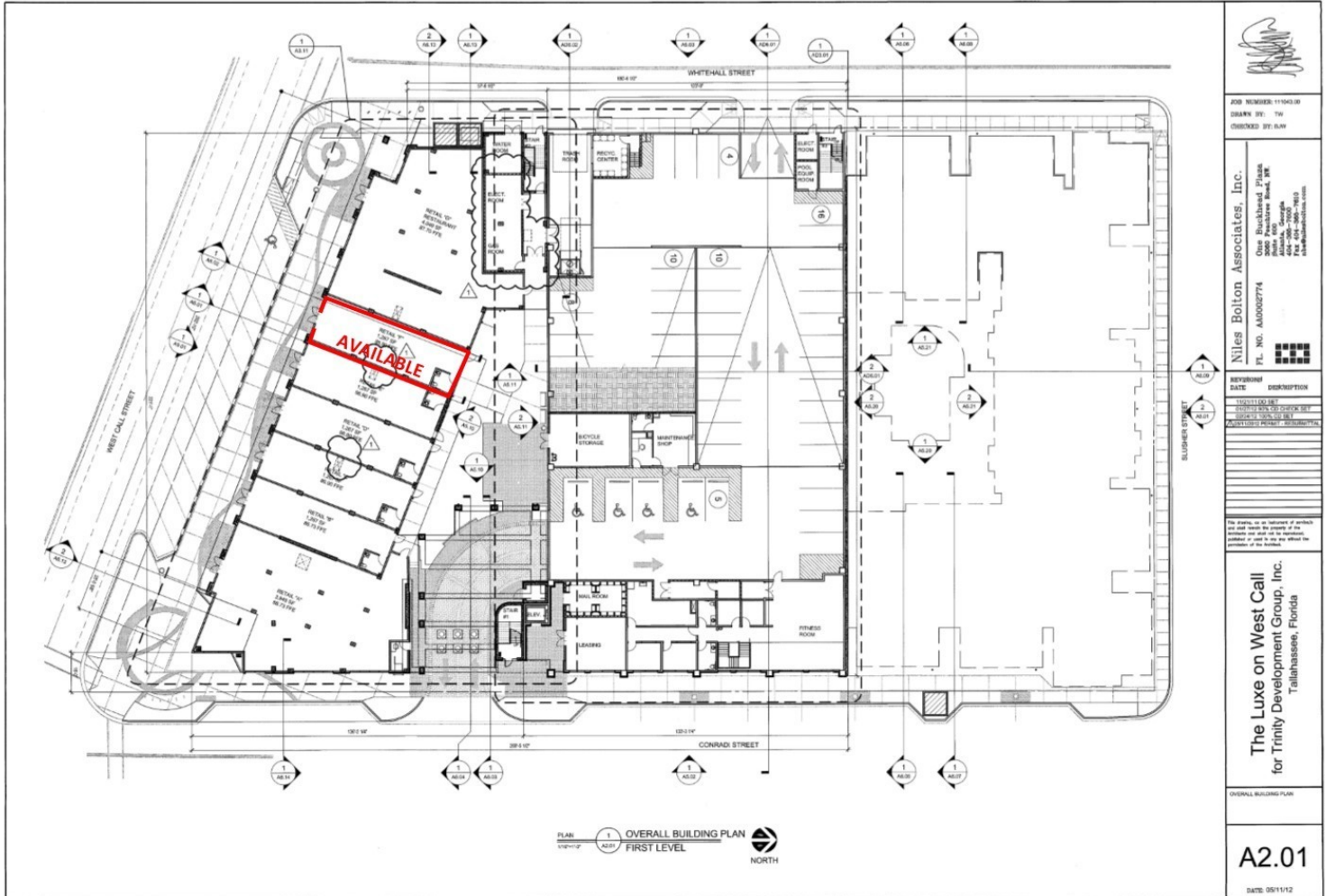




SITE PLAN

THE LUXE ON WEST CALL

1600 WEST CALL STREET, TALLAHASSEE, FL 32304




 JOB NUMBER: 1104030
 DRAWN BY: TM
 CHECKED BY: JAW

Niles Bolton Associates, Inc.
 One Boulevard Plaza
 3000 Peachtree Road, NE
 Atlanta, Georgia
 Tel: 404-261-8800
 Fax: 404-261-8803
 nilesbolton.com
 FL NO. A0002774

 REVISIONS
 DATE DESCRIPTION
 11/15/12 SET
 11/15/12 CHECK SET
 11/15/12 REVISIONS
 11/15/12 REVISIONS

 I hereby certify that the information contained on this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Florida.

The Luxe on West Call
 for Trinity Development Group, Inc.
 Tallahassee, Florida

 OVERALL BUILDING PLAN

A2.01
 DATE: 05/11/12

Z:\WORK\110403\110403_01_001\A2_01.dwg Plotted: May 15, 2012 - 3:08pm by adf



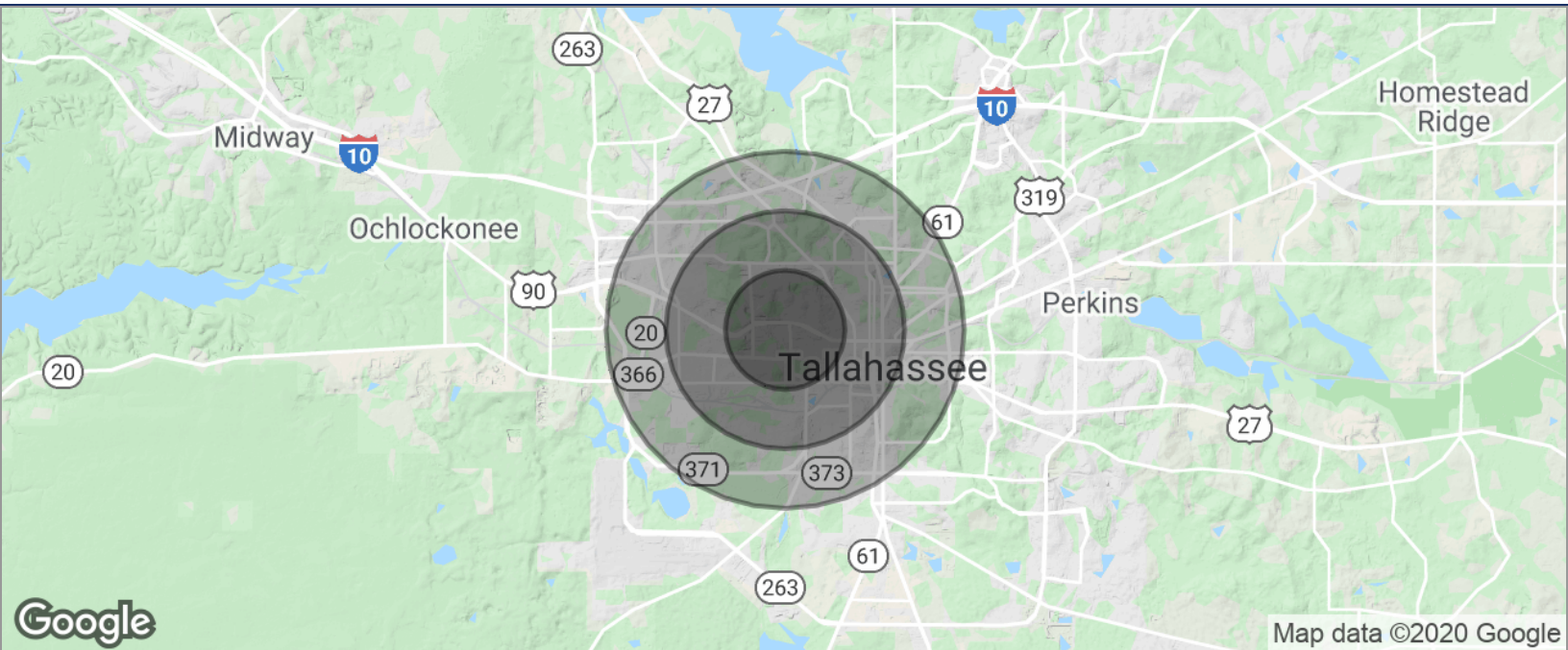
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DEMOGRAPHICS MAP

THE LUXE ON WEST CALL

1600 WEST CALL STREET, TALLAHASSEE, FL 32304



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	24,711	66,220	100,511
MEDIAN AGE	22.0	23.9	25.2
MEDIAN AGE (MALE)	22.4	24.3	25.1
MEDIAN AGE (FEMALE)	21.4	23.3	25.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,017	24,595	38,702
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$22,495	\$27,835	\$34,353
AVERAGE HOUSE VALUE	\$136,798	\$165,228	\$175,359

* Demographic data derived from 2010 US Census

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