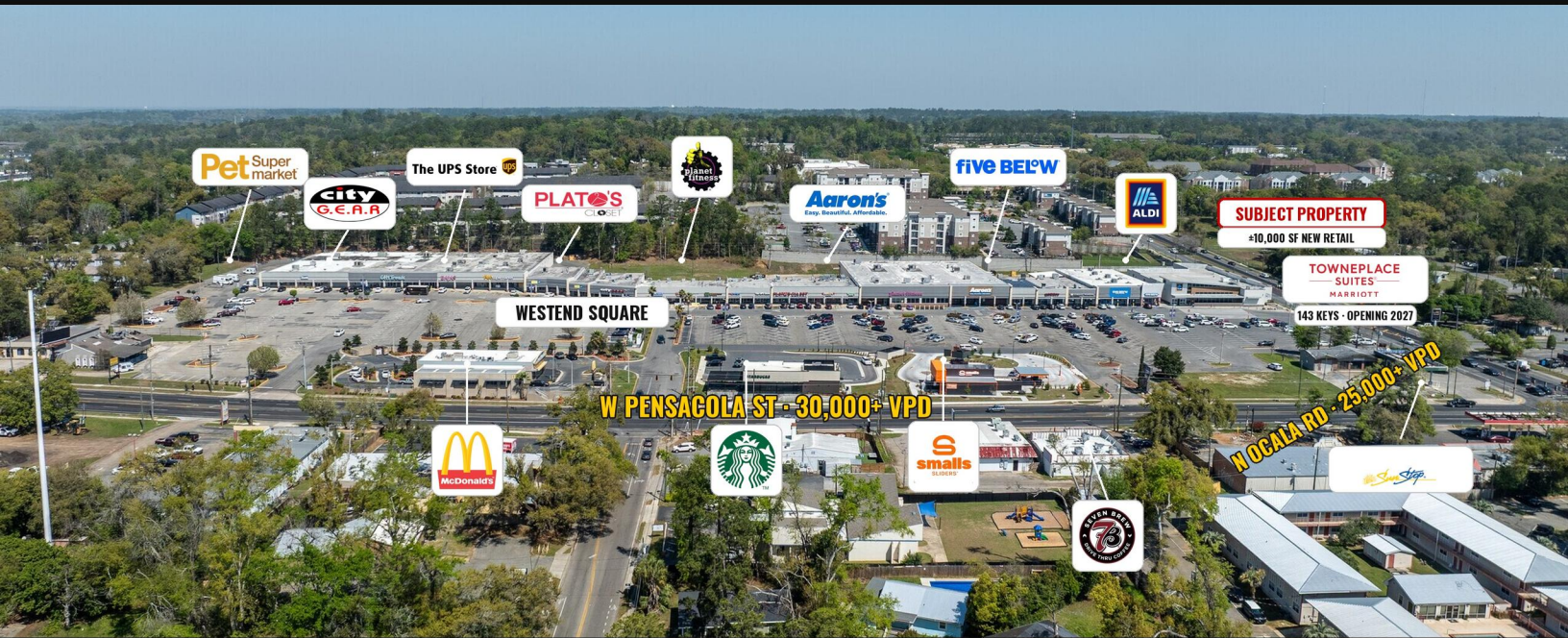




WESTSIDE SHOPS

NEW CONSTRUCTION RETAIL · ±10,000 SF · DIVISIBLE FROM 1,200 SF

199 Ocala Rd, Tallahassee, FL 32304 | SEC of N. Ocala Road & Honeysuckle Drive

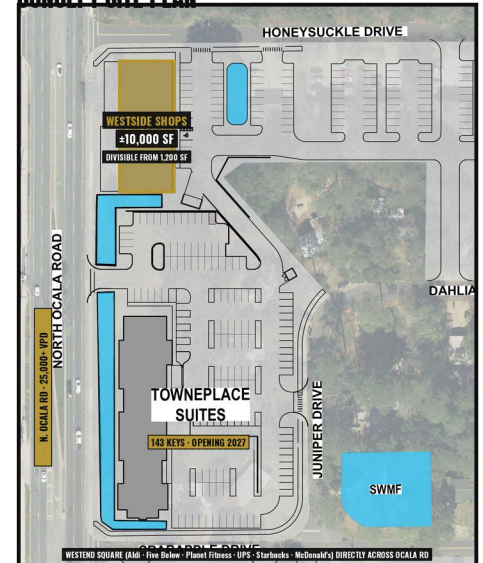
PROPERTY HIGHLIGHTS

- New construction ±10,000 SF retail building fronting N. Ocala Road (25,000+ VPD), one block off W. Pensacola St (30,000+ VPD)
- Adjacent to the new 143-key Marriott TownePlace Suites (projected 2027 opening); directly behind FSU Heritage Grove (384 beds)
- Directly across Ocala Rd from Westend Square — Aldi, Five Below, Planet Fitness, The UPS Store, Aaron's, Plato's Closet, Pet Supermarket — with Starbucks, McDonald's, Smalls Sliders and Sunstop on the outparcels
- Publix-anchored center to the north and a Target-anchored center less than 0.5 mile away — 250,000+ SF of established retail
- Less than 1 mile from FSU (45,000+ students); 5,000+ student beds within 0.5 mile; 70,000+ students in the trade area
- Divisible from 1,200 SF · Projected delivery 2027 · \$40.00/SF NNN (est. NNN \$9.50/SF)



Adjacent 143-key Marriott TownePlace Suites (rendering) · Opening 2027

CONCEPT SITE PLAN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,887	93,186	156,858
Households	7,700	37,488	66,029
Avg. HH Income	\$42,000	\$58,155	\$70,893

Source: CoStar, 2025 estimates

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Information deemed reliable but not guaranteed. Renderings and site plan are conceptual and subject to change.