



COMMERCIAL REAL ESTATE

**RESTAURANT PROPERTY FOR LEASE OR GROUND
LEASE**



Restaurant Space for Lease

2531 Apalachee Pkwy, Tallahassee, FL 32301

BRAD PARKER

Partner/Broker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309

O: 850.385.6363



EXECUTIVE SUMMARY

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	5,229 SF
Lease Rate:	\$21 SF/yr (NNN)
Lot Size:	1.1 Acres
Year Built:	1975
Building Size:	5,229 SF
Zoning:	CP
Estimated Property Tax:	\$13,755.74
APN:	3104202050000

PROPERTY OVERVIEW

\$21.00 PSF/YR (NNN)

Available for Lease or Ground Lease. Contact Broker for Ground Lease information. Great opportunity for QSR site.

LOCATION OVERVIEW

Situated along Apalachee Parkway, just East of downtown Tallahassee, in a high-traffic commercial corridor. There is a mix of commercial, office, retail, and service-oriented uses in the area and the position provides easy connectivity to downtown Tallahassee.

[Click Here for Zoning Information](#)

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

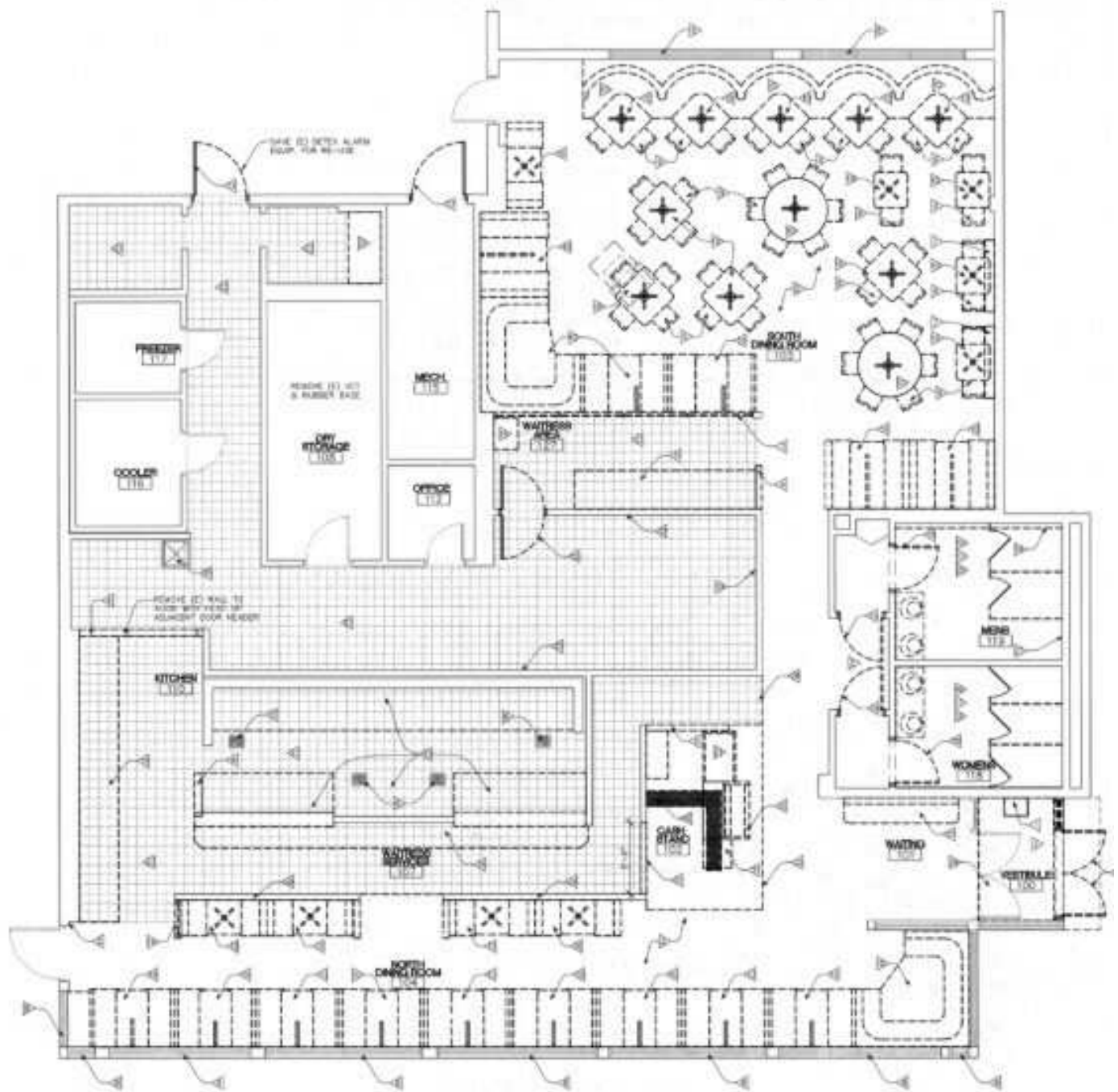




FLOORPLAN

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

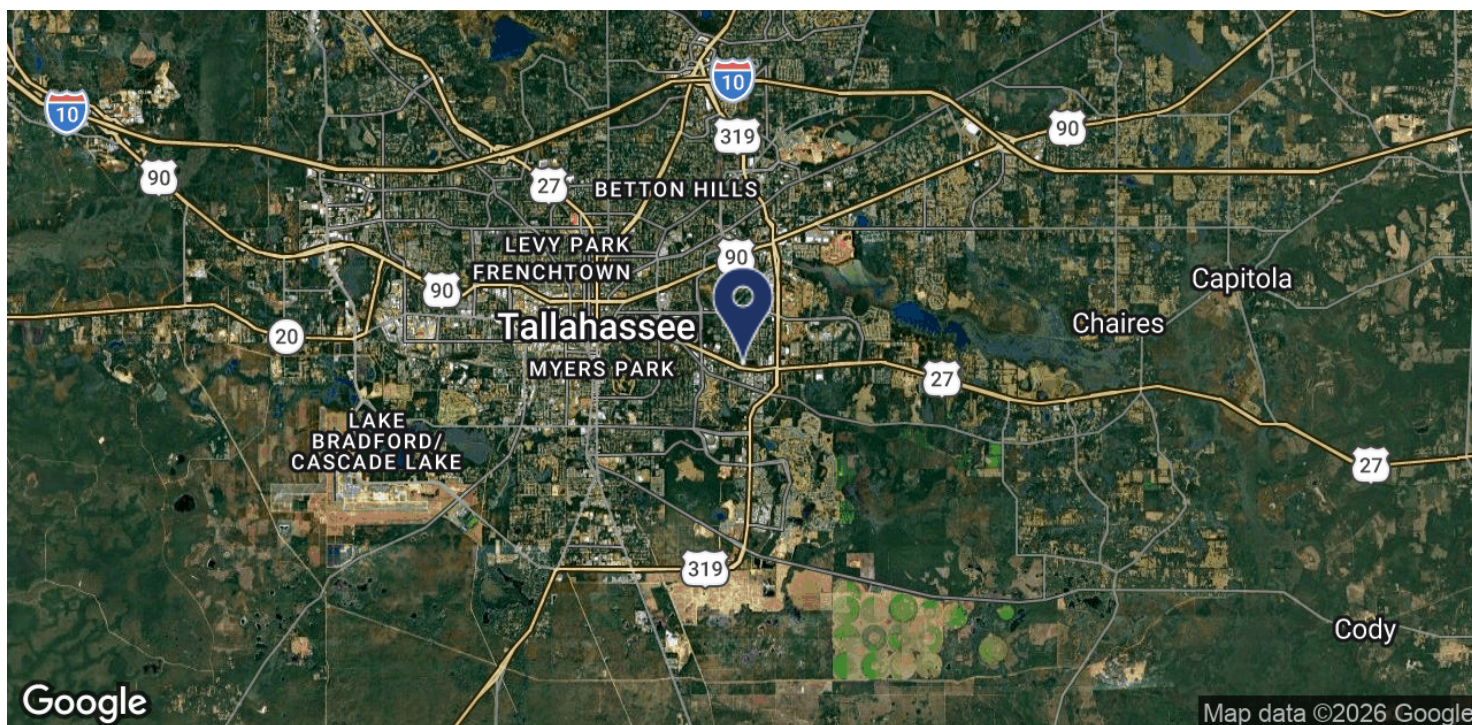
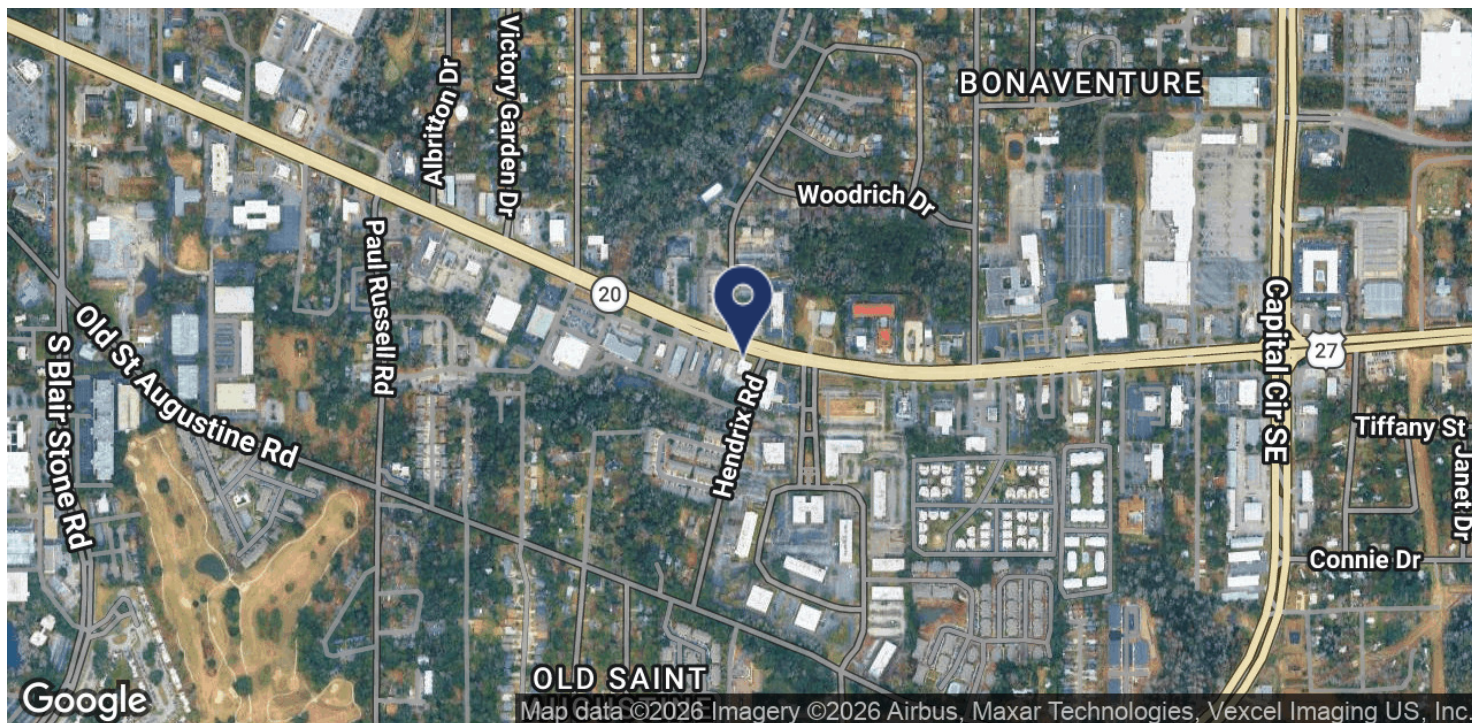




LOCATION MAP

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

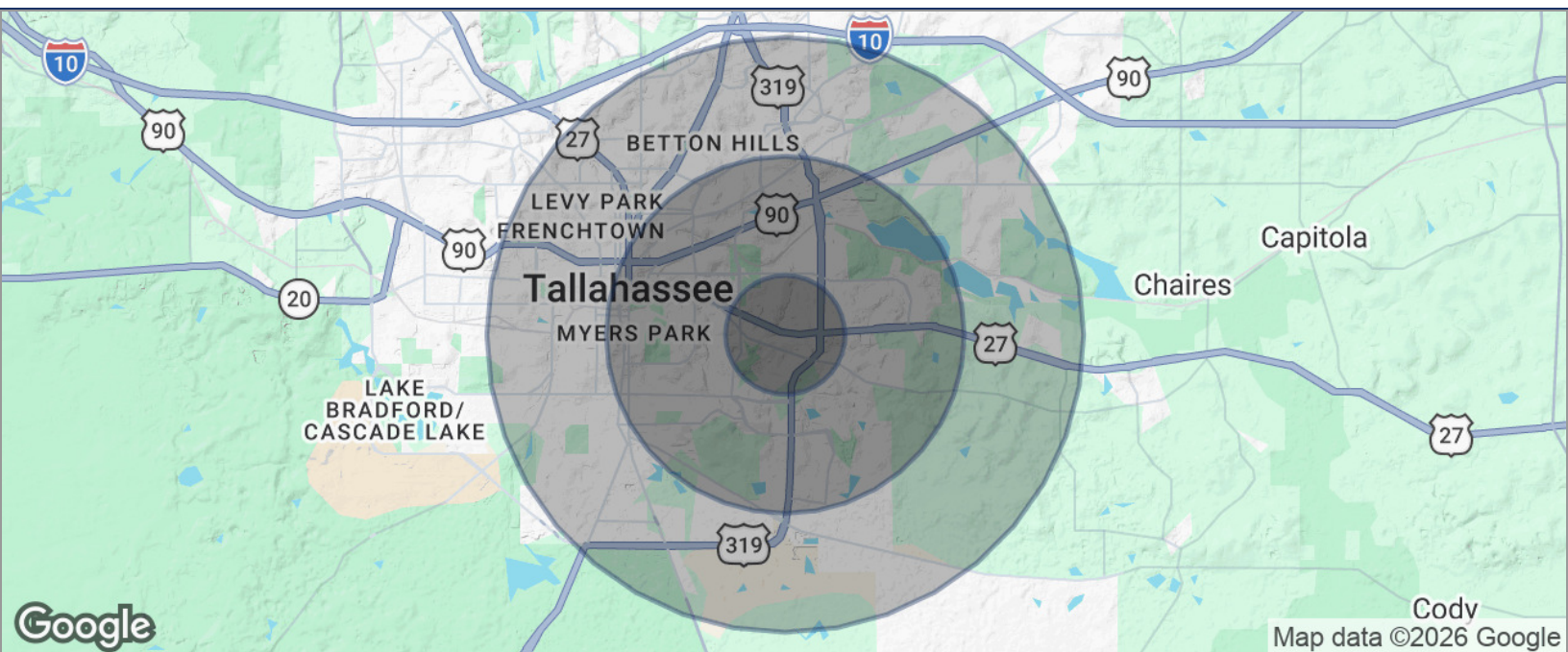




DEMOGRAPHICS MAP

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,184	53,205	139,173
MEDIAN AGE	36	38	36
MEDIAN AGE (MALE)	35	37	35
MEDIAN AGE (FEMALE)	37	40	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,044	24,995	59,016
# OF PERSONS PER HH	2	2.1	2.4
AVERAGE HH INCOME	\$72,001	\$89,057	\$80,074
AVERAGE HOUSE VALUE	\$240,900	\$291,985	\$289,053

* Demographic data derived from 2020 ACS - US Census

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

