

SALE / LEASE

3513 Apalachee Parkway Tallahassee, FL 32311

NAI TALCOR



Retail | 2,485 SF

Former drive-thru bank property available FOR SALE or LEASE along Apalachee Parkway in Tallahassee, FL. The building is 2,485 SF and is situated on a +/- 0.90 acre Wal-Mart outparcel with 2024 HVAC systems in place. Subject possesses excellent highway visibility, full primary access as well as secondary access to two different lighted intersections, and experiences an average traffic count of approximately 31,000 vehicles per day. This property would be a phenomenal location for a variety of uses including fast food/drive-thru restaurant, financial institution, car wash, healthcare, auto related businesses, and many more.

OFFERING SUMMARY

AVAILABLE SF	2,485 SF
SALES PRICE	\$1,325,000
LEASE RATE	Negotiable
YEAR BUILT	2003
HVAC AGE	2024
ZONING	Commercial Parkway (CP)
LOT SIZE	0.9 Acres
PARKING SPACES	16 Spaces

Demographics	1 Mile	2 Miles	3 Miles
Total Population:	4,373	18,882	37,916
Average HH Income:	\$56,553	\$62,716	\$67,938



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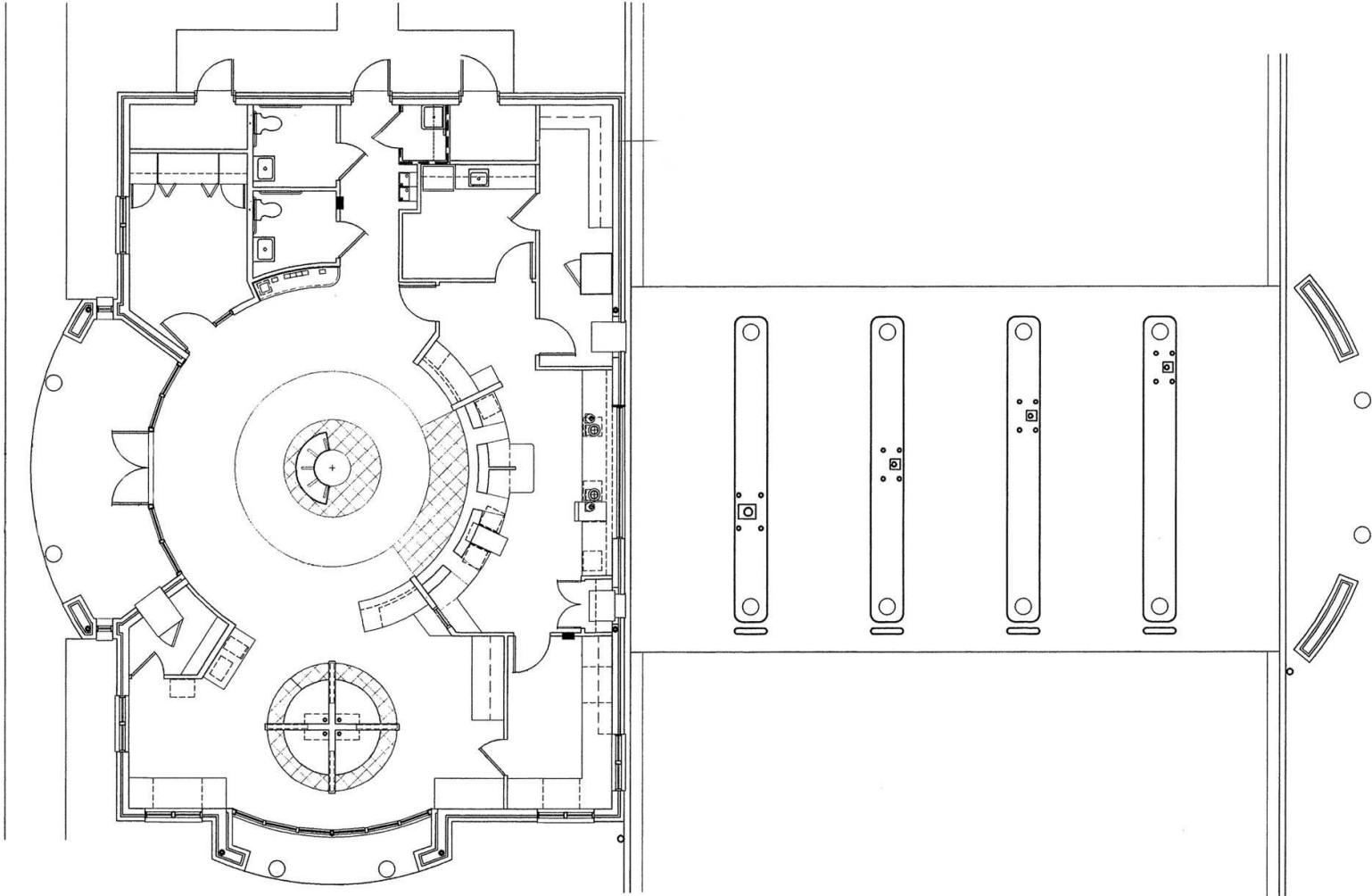
✉ **Slaton Murray, SIOR, CCIM**
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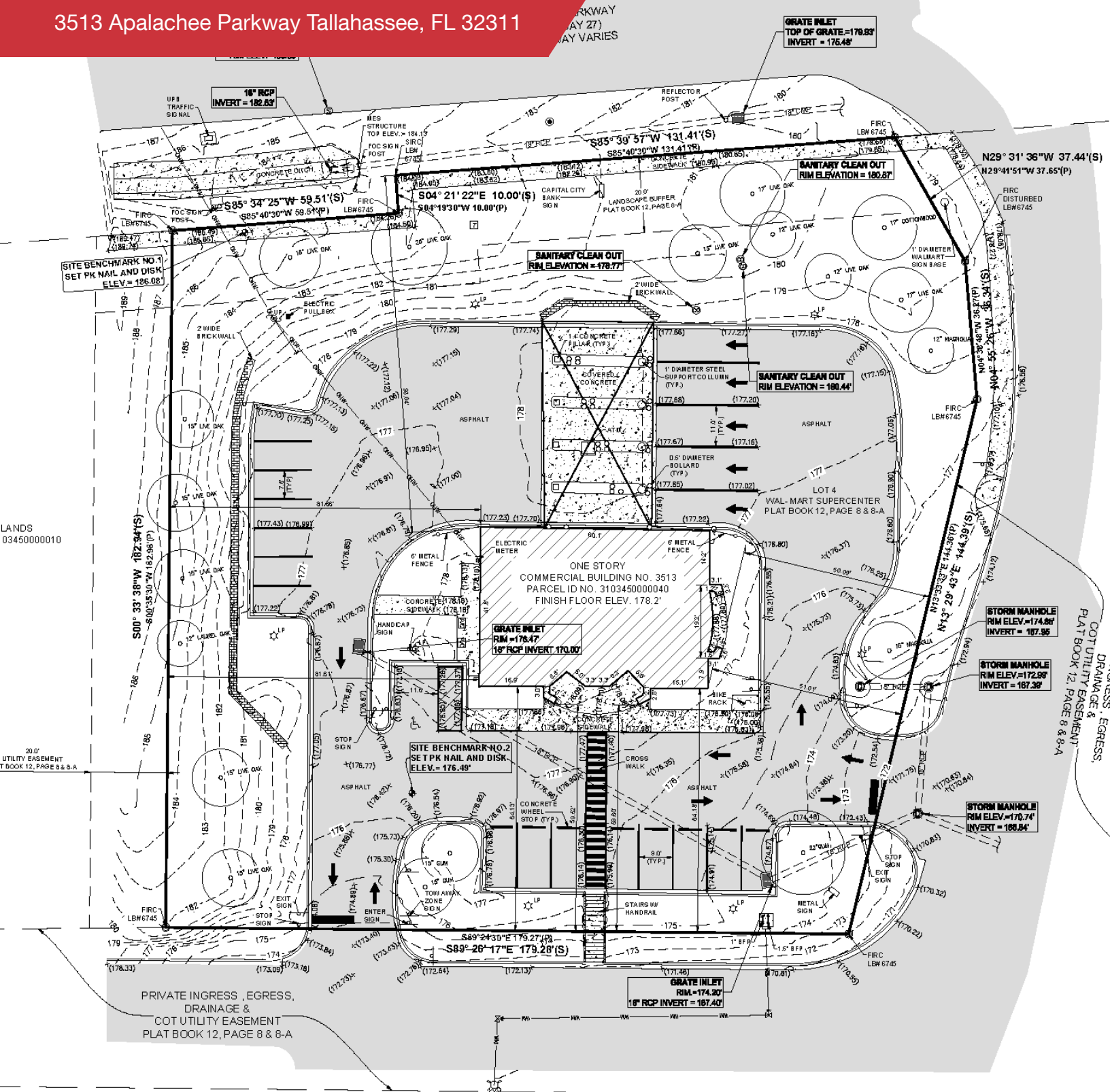
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All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

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PARCEL ID NO. 3103450000010
 ADJACENT LOT 1
 WAL-MART SUPERCENTER
 PLAT BOOK 2, PAGES 8 & 8A
 LEON COUNTY, FLORIDA

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2,485 SF RETAIL

31,000 ADT

Waffle House

Advance Auto Parts

extended stay AMERICA

Burger King

WASH AROUND THE CLOCK

ACE Hardware

BEAT THE HEAT

MURPHY USA

TACO BELL

WALMART

McKenzie Markets

TIRE KINGDOM

CHOPSTIX
HILSCOP
GAMES 4 LESS

REGIONS

Brookestone SENIOR RESIDENCES

Walmart

Google

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