



Avis & Budget at W Tennessee

*A renovated single-tenant NNN — ±5 years
remaining on the lease with a national brand.*

3108 W Tennessee St, Tallahassee, FL 32304

SEAN FEHELEY

305.609.8698 • sfeheley@teampcg.com

JOSH BARNHILL

850.933.9792 • jbarnhill@teampcg.com

A Renovated Avis & Budget NNN.

820 SF on W Tennessee — ±5 years remaining with a national brand.

3108 West Tennessee Street is a fully renovated (2024) single-tenant net-lease investment in Tallahassee, Florida. The 820 SF freestanding building is leased to Avis & Budget Rent a Car — a nationally recognized rental-car brand — under a triple-net lease with approximately five years remaining. The property sits along Tallahassee's primary corridor for automotive dealerships and national retailers, with strong frontage on W Tennessee Street and proven co-tenancy that includes Home Depot, Walgreens, Capital City Bank, Mercedes-Benz, AutoZone, and a deep mix of national QSR and convenience operators. NOI of \$86,151.24 (based on 2/1/2027) delivers a 6.65% cap rate on the \$1,296,000 offering price.

AT A GLANCE	
Sale Price	\$1,296,000
Cap Rate	6.65%
NOI	\$86,151.24
NOI Basis	As of 2/1/2027
Building Size	820 SF
Lot Size	0.61 Acres
Lease Remaining	±5 Years
Renovated	2024

\$1.296M

SALE PRICE

6.65%^{CAP}

SINGLE-TENANT NNN

5^{YR}

LEASE REMAINING

LEASED TO

Avis & Budget Rent A Car

a national rental-car brand

Triple-net lease · ±5 years remaining · minimal landlord responsibilities
Fully renovated 2024 · 100% occupied · established corridor co-tenancy

PROPERTY TYPE

Single-Tenant Net-Lease Retail · Renovated 2024

TENANT

Avis & Budget Rent A Car · national rental-car brand

LOCATION

3108 W Tennessee Street · Tallahassee, FL 32304 · Leon County



Why 3108 W Tennessee.

01 Recently Renovated (2024)

A fully renovated 820 SF freestanding building delivered as a turnkey asset — zero deferred maintenance, modern condition, ready for long-term income.

02 National Tenant: Avis & Budget

Leased to Avis & Budget Rent A Car — a nationally recognized rental-car brand with a proven retail format and long-standing presence in the Tallahassee market.

03 ±5 Years on a Triple-Net Lease

Approximately five years remaining on a triple-net lease — long-term, predictable income with minimal landlord responsibilities.

04 6.65% Cap on Stabilized NOI

A 6.65% cap rate on \$86,151.24 of NOI (based on 2/1/2027) — a clean, tangible yield from a national-credit tenant in a stabilized format.

05 Prime W Tennessee Frontage

Strong frontage on West Tennessee Street, Tallahassee's primary corridor for automotive dealerships and national retailers — high visibility and steady daily traffic.

06 Established Corridor Co-Tenancy

Surrounded by Home Depot, Walgreens, Capital City Bank, Mercedes-Benz, AutoZone, Advance Auto Parts, McDonald's, Wendy's, Burger King, Exxon and a deep mix of national operators.

INVESTMENT THESIS

A renovated single-tenant NNN with a national rental-car brand on Tallahassee's primary auto-dealership corridor — turnkey income at a 6.65% cap.



WEST TENNESSEE STREET

Tallahassee's primary corridor for automotive dealerships and national retail.

Tallahassee's Auto Dealership Corridor.

01

West Tennessee Street

One of Tallahassee's primary east-west commercial corridors, carrying steady daily traffic past dealerships, national retailers and daily-needs operators — strong visibility from the road.

02

Tallahassee Auto Row

The site sits inside Tallahassee's primary auto-dealership corridor — Mercedes-Benz, AutoZone and Advance Auto Parts within reach, plus established national co-tenancy on every side.

03

The Capital Market

Tallahassee — Florida's capital and home to FSU and FAMU — offers a stable, government-and-education-anchored economy with consistent year-round consumer demand across the metro.

DEMOGRAPHICS

Dense, year-round, college-driven.

128,753

PEOPLE

POPULATION IN 5 MILES

\$66,986

AHI

AVG HH INCOME IN 5 MILES

51,690

HH

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	8,887	66,312	128,753
Total Households	3,573	28,193	51,690
Average HH Income	\$45,869	\$54,588	\$66,986
Average Home Value	\$217,931	\$179,799	\$218,687

Source: 2023 American Community Survey (ACS) — U.S. Census

In Excellent Company.

The W Tennessee Street corridor—auto, retail, dining and daily needs.

NATIONAL ANCHORS

The Home Depot
Walgreens
Dollar General

AUTOMOTIVE

Mercedes-Benz
AutoZone
Advance Auto Parts

DINING & QSR

McDonald's
Burger King
Wendy's
Hardee's
Popeyes

BANKS • FUEL

Capital City Bank
Exxon
Marathon



ESTABLISHED AUTO CORRIDOR

West Tennessee Street pairs auto-dealership traffic with national retail anchors — a proven, established corridor with steady daily consumer flow.

A Closer Look.

The renovated Avis & Budget building at 3108 W Tennessee.



GET IN TOUCH

Let's talk about 3108 W Tennessee.

Offering at \$1,296,000 · 6.65% cap · ±5 - year NNN.
Inquiries welcome from net-lease investors and 1031 buyers.



COMMERCIAL ADVISOR

Sean Feheley

305.609.8698

sfeheley@teampcg.com



COMMERCIAL ADVISOR

Josh Barnhill

850.933.9792

jbarnhill@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida