

\$750,000



Commercial Real Estate



FOR SALE

2205 Apalachee Pkwy
Tallahassee, FL 32301

- 1,450 sqft
- .34 acres
- 25 Parking Spaces

High Traffic COUNT

Your
LOGO
Here

- 1,450 sqft
- .34 acres
- 25 Parking Spaces

PROPERTY SNAPSHOT



- ±31,500 Daily Traffic
- ±2.5 miles to Florida State Capital
- Strong daytime population within 3-5 mile radius
- Excellent visibility and signage opportunities



- Est. 151,250 live & work with-in 5 mile radios
- Ample on-site parking
- Multiple ingress/egress points
- Near public transportation routes
- Standalone Building

PROPERTY FEATURES



PROPERTY INFORMATION

ROOF
2023

AIR CONDITIONING
2021

GROSS LOT SQ. FT.
14,810 Approx.

NUMBER OF PARKING SPACES
25

BUILDING INFORMATION

BUILDING SQ. FT.
1,450 Approx.

FREE STANDING BUILDING
1 STORY

ZONING
"CP" - Commercial Parkway

PROPERTY SUMMARY

2205 Apalachee Parkway is a well-positioned retail asset along one of Tallahassee's most active commercial corridors. The property spans approximately 0.34 acres and features a ±1,450-square-foot single-occupant storefront, offering strong frontage, excellent visibility, and convenient access along Apalachee Parkway—one of the city's primary east-west thoroughfares within its high-traffic retail corridor.

Tallahassee benefits from a stable government workforce, a significant university presence, and a steadily expanding residential population. The Apalachee Parkway corridor captures both daytime employment traffic and surrounding neighborhood consumers—an ideal combination for driving consistent dispensary performance.

32301 General Demographic Snapshot

Estimated Population	32,017	Population Density	2,900 - 3,500 sq mile
Median Age	29.8 years	Black or African American	46%
Median Household income	\$51,000	White	42%
Per Capita income	\$33,900	Hispanic or Latino	6-7%
Household Size	1.9 - 2.0	Asian / Other / Multiracial	5 - 7%

Interpretation & Context

- The median age (~29.8) is significantly younger than Florida's overall median (~42-43).
- Household income in 32301 (~\$50-51k) is below Tallahassee city average (~\$55-57k) but typical for more central urban ZIP codes.
- A large share of residents are renters or small households; homes are moderately valued compared to wider Tallahassee
- This ZIP code covers a dense portion of central Tallahassee around Apalachee Parkway, which mixes residential, retail, and student-oriented populations.

Summary

- Underserved corridor
- Diverse population
- Median income modest compared to citywide figures
- High population density

Nearby Anchor MAP





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