

Retail Property
FOR LEASE



3570 APALACHEE PKWY

Tallahassee, FL 32311

MAKENA GONZALEZ

Commercial Advisor

448.229.8107

mgonzalez@teampcg.com

JAKE MCPHAIL

Commercial Advisor

850.860.6786

jmcpmail@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com



3570 APALACHEE PKWY

Tallahassee, FL 32311



PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present this ±3,000 SF former Burger King available for lease as-is, complete with existing furniture, fixtures, and equipment. Located on Apalachee Parkway—Tallahassee's premier retail corridor—the property offers excellent visibility, strong traffic counts, and unmatched positioning within one of North Florida's most active commercial hubs.

Surrounded by a diverse mix of national retailers, restaurants, and lifestyle amenities, the site benefits from immediate proximity to Governor's Square Mall, The Centre of Tallahassee, and popular dining destinations such as The Edison. Florida State University's 40,000+ students, faculty, and staff are within minutes, ensuring a steady year-round customer base. Sutor Rd turns into Biltmore South of Apalachee parkway and planned to connect into Southwood in the future. The area's blend of retail, residential, and leisure attractions—including nearby Cascades Park—makes this an ideal opportunity for quick-service restaurant operators or retailers looking to establish a high-profile presence in a prime Tallahassee location.

PROPERTY HIGHLIGHTS

- Offered as-is with furniture, fixtures, and equipment included
- Frontage on Apalachee Pkwy – one of Tallahassee's busiest retail corridors
- Minutes from Governor's Square Mall and The Centre of Tallahassee
- Close to Florida State University (40,000+ students, faculty, staff)
- Surrounded by national retailers, restaurants, and lifestyle amenities
- Strong traffic counts and excellent visibility
- Ideal for QSR, retail, or free-standing building users

OFFERING SUMMARY

Lease Rate:	\$78,000.00 NNN
Lot Size:	1 Acres
Building Size:	3,166 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,183	20,024	44,350
Total Population	4,760	43,798	105,172
Average HH Income	\$85,859	\$100,804	\$92,891

MAKENA GONZALEZ

Commercial Advisor

448.229.8107

mgonzalez@teampcg.com

JAKE MCPHAIL

Commercial Advisor

850.860.6786

jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com

3570 APALACHEE PKWY

Tallahassee, FL 32311



MAKENA GONZALEZ

Commercial Advisor

448.229.8107

mgonzalez@teampcg.com

JAKE MCPHAIL

Commercial Advisor

850.860.6786

jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com

3570 APALACHEE PKWY

Tallahassee, FL 32311



850.205.2150



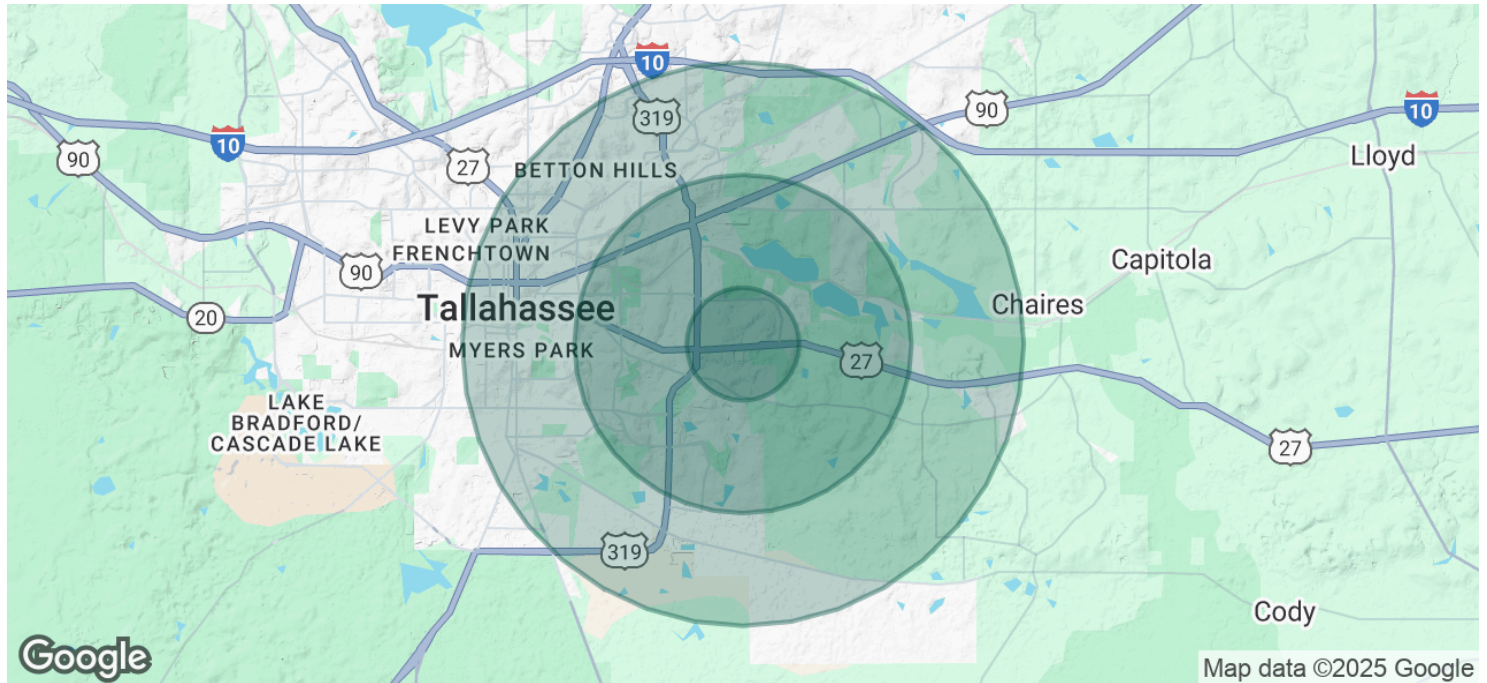
MAKENA GONZALEZ
Commercial Advisor
448.229.8107
mgonzalez@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcpfail@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com

3570 APALACHEE PKWY

Tallahassee, FL 32311



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,760	43,798	105,172
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,183	20,024	44,350
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$85,859	\$100,804	\$92,891
Average House Value	\$223,393	\$294,464	\$308,695

Demographics data derived from AlphaMap

MAKENA GONZALEZ
Commercial Advisor
448.229.8107
mgonzalez@teampcg.com

JAKE MCPHAIL
Commercial Advisor
850.860.6786
jmcphail@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.205.2150 | teampcg.com