

Retail Property

FOR SALE



# 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



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present this ±3,000 SF former Burger King offered for sale at 3570 Apalachee Parkway in Tallahassee, Florida. This vacant, freestanding building presents an exceptional opportunity for an owner-user or investor to acquire a highly visible asset along one of the city's most prominent retail corridors.

The property is offered as-is with existing furniture, fixtures, and equipment, providing a turnkey opportunity for quick-service restaurant users or an adaptable layout for a variety of retail or service-oriented concepts. Positioned on Apalachee Parkway, the site benefits from strong traffic counts, excellent frontage, and immediate access to one of Tallahassee's most active commercial corridors.

Surrounded by a dense mix of national retailers, restaurants, and lifestyle destinations, the property is located just minutes from Governor's Square Mall, The Centre of Tallahassee, and popular dining destinations such as The Edison. Florida State University, with over 40,000 students, faculty, and staff, is nearby, providing consistent year-round traffic and demand.

Additionally, Sutor Road (which becomes Biltmore south of Apalachee Parkway) is planned to connect into Southwood, further enhancing future accessibility and long-term value. The area's strong fundamentals, combined with ongoing growth and connectivity, make this a compelling acquisition opportunity in a high-demand submarket.

## PROPERTY HIGHLIGHTS

- Former Burger King with existing FF&E included
- Prime frontage on Apalachee Pkwy (high traffic corridor)
- Excellent visibility and accessibility
- Minutes from Governor's Square Mall & The Centre of Tallahassee
- Close proximity to Florida State University (40,000+ students, faculty, staff)
- Surrounded by national retailers, restaurants, and dense residential growth
- Ideal for owner-users, QSR operators, or retail/service conversion
- Future connectivity via Sutor Rd/Biltmore expansion to Southwood

### MAKENA GONZALEZ

Commercial Advisor

448.229.8107

mgonzalez@teampcg.com

### JAKE MCPHAIL

Commercial Advisor

850.860.6786

jmcphail@teampcg.com

## OFFERING SUMMARY

Sale Price:	\$1,400,000
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

### 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  
jmcpheil@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  
jmcpmail@teampcg.com

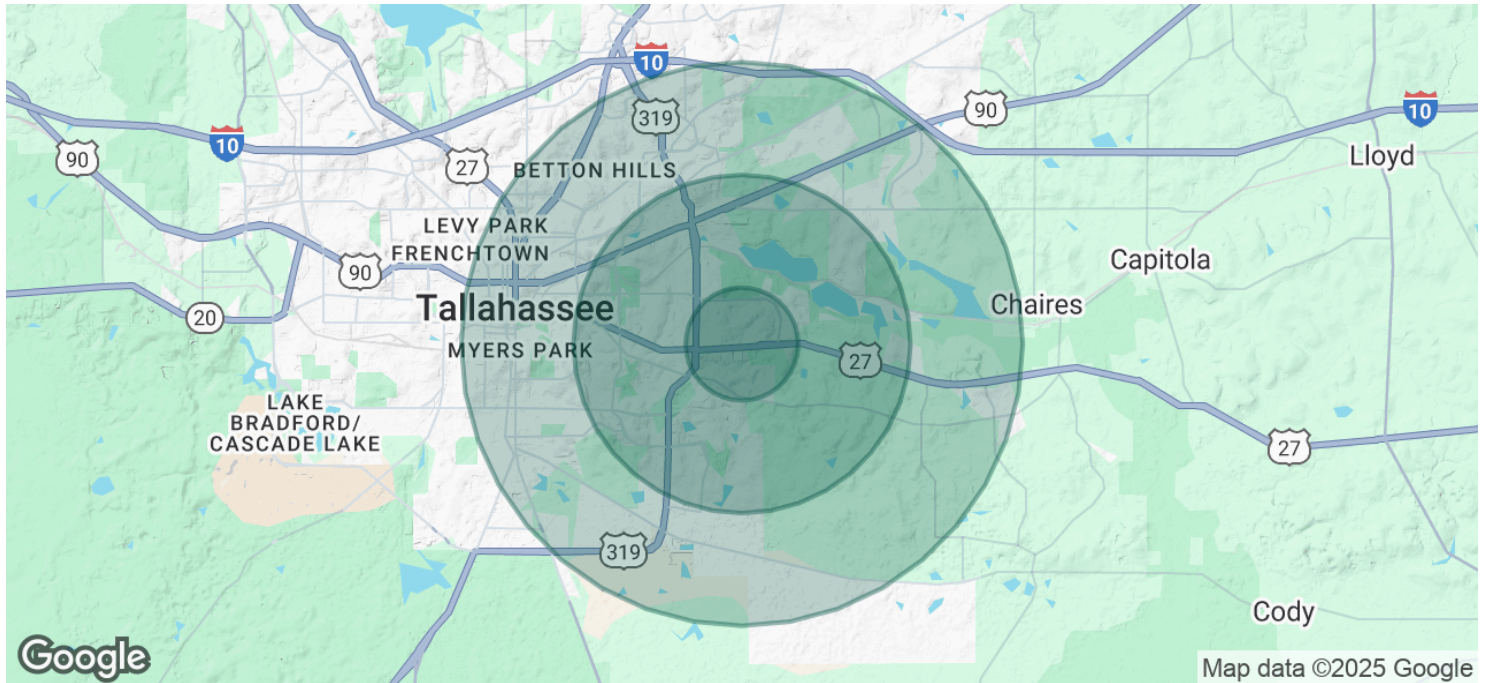
**PREMIER COMMERCIAL GROUP**  
Tallahassee, FL 32303  
4708 Capital Circle NW  
850.205.2150 | teampcg.com

# 3570 APALACHEE PKWY

Tallahassee, FL 32311



850.205.2150



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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  
jmcpheil@teampcg.com

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