

Retail Property
FOR SALE



2870 APALACHEE PKWY

Tallahassee, FL 32301

FLETCHER DILMORE

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present 2870 Apalachee Parkway for sale in Tallahassee, Florida! This 2,616 sf drive thru property is currently being leased out by Guthries with a 5 year NNN lease remaining, providing a stable income stream. Situated in the Tallahassee area, this property holds significant potential for long-term retail investment success. 10.5 years remaining on lease - 5.5 years remaining on original 7 year NNN lease, with tenant exercising an early 5 year renewal

Does not include back half of land

NOI based on 2026 increase

PROPERTY HIGHLIGHTS

- Recently renovated in 2023, offering modern amenities
- Zoned CP for flexible commercial use
- High visibility in a bustling commercial area
- Ideal for retail or street retail investor
- Established location in the heart of Tallahassee
- Multi Unit Operator

OFFERING SUMMARY

Sale Price:	\$1,570,000
Lot Size:	0.76 Acres
Building Size:	2,616 SF
NOI:	\$102,279.25
Cap Rate:	6.51%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,720	24,617	53,040
Total Population	9,588	52,150	126,495
Average HH Income	\$73,034	\$90,257	\$86,366

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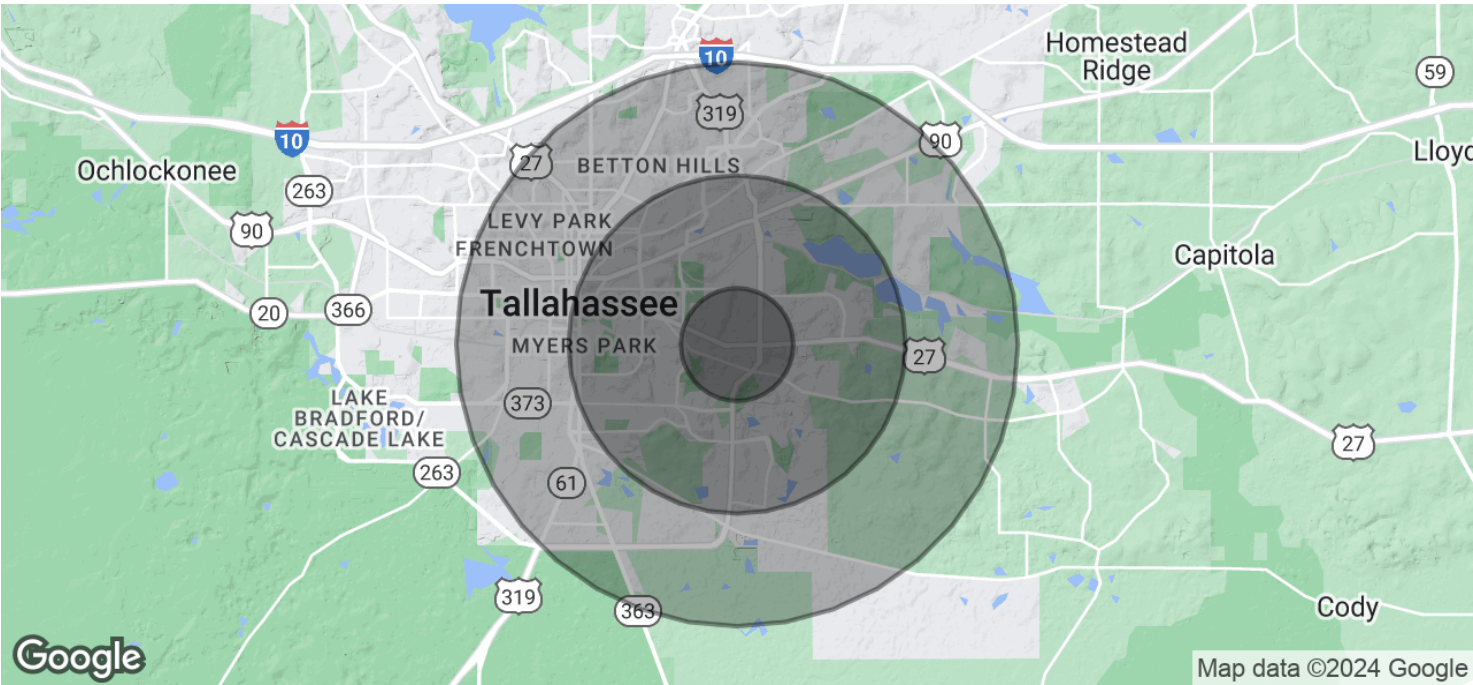
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,588	52,150	126,495
Average Age	36	39	37
Average Age (Male)	35	37	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,720	24,617	53,040
# of Persons per HH	2	2.1	2.4
Average HH Income	\$73,034	\$90,257	\$86,366
Average House Value	\$241,576	\$292,644	\$308,167

Demographics data derived from AlphaMap

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