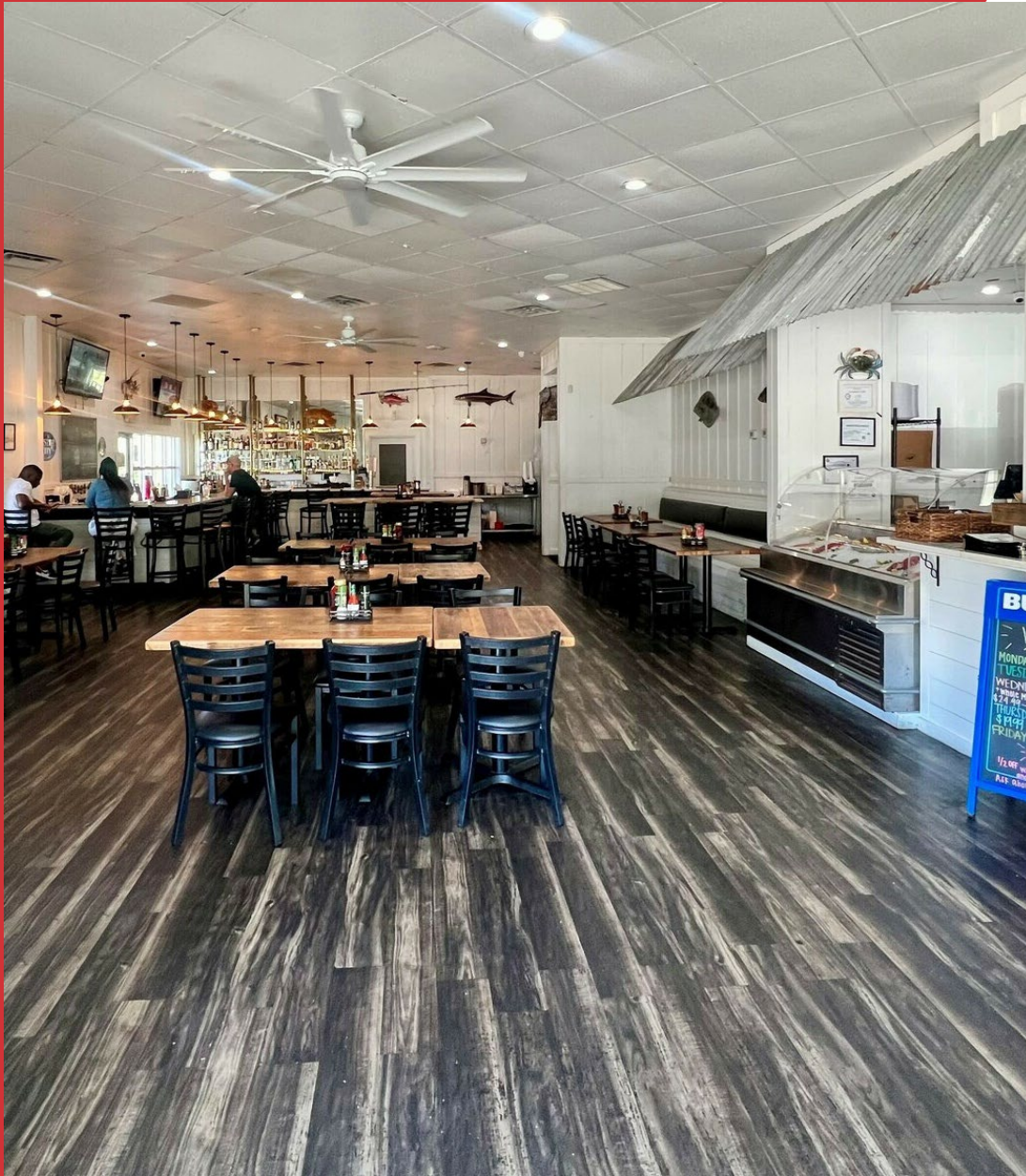




AVAILABLE

**TURNKEY
RESTAURANT
FOR SALE**

NAITALCOR
WWW.TALCOR.COM



PROPERTY OVERVIEW

This **4,209 sq ft second-generation restaurant property** offers an exceptional opportunity for restaurateurs seeking a fully equipped and ready-to-operate space. Located in **Bradfordville Commons** on Thomasville Road, the property features a spacious interior with a dedicated private dining area, a **covered outdoor patio with a stage**, and a complete commercial-grade kitchen with all necessary equipment. Its established presence in a bustling shopping center ensures consistent foot traffic and visibility, making it ideal for a thriving restaurant business.

SALE PRICE: CALL 850-544-5677

KEY FEATURES

- **Turnkey Setup:** Includes all furniture, fixtures, and equipment (FF&E), including a hood, grease trap, walk-in cooler, and freezer.
- **Ample Space:** A versatile layout featuring indoor and outdoor seating options, a private dining area, and an entertainment-ready covered patio.
- **High Visibility:** Prominent pylon signage on Thomasville Road, with over **30,000 vehicles passing daily**.
- **Parking Convenience:** Generous parking lot accommodating a large number of customers.
- **Modern Amenities:** Built for functionality and designed to support a variety of dining concepts.





TURNKEY RESTAURANT FOR SALE

THOMASVILLE RD | CPD 34,000 +/-

STRATEGIC LOCATION

This property is positioned in **northeast Tallahassee**, a region known for its affluent communities, thriving retail destinations, and family-oriented atmosphere. The site is **4.9 miles from Interstate 10**, providing seamless access for regional visitors, and less than 10 miles from major attractions like downtown Tallahassee, the State Capitol, and Florida State University. Surrounded by high-income residential neighborhoods and just minutes from Bannerman Crossing and several parks, this location is a key driver for customer traffic throughout the week.

LOCATION DESCRIPTION

Nestled in the heart of **Bradfordville Commons**, the property is situated along the well-traveled **Thomasville Road**, a major thoroughfare connecting Tallahassee's northeast neighborhoods with downtown and beyond. The area is home to some of the city's most desirable residential communities, with an **average household income of \$151,530**, ensuring a steady and affluent customer base. Nearby attractions such as Bannerman Crossing (2 miles), downtown Tallahassee (10 miles), and Interstate 10 (4.9 miles) make this property an ideal destination for dining and events. Its proximity to schools, office parks, and recreational facilities further boosts its appeal to a diverse clientele.

DEMOGRAPHICS

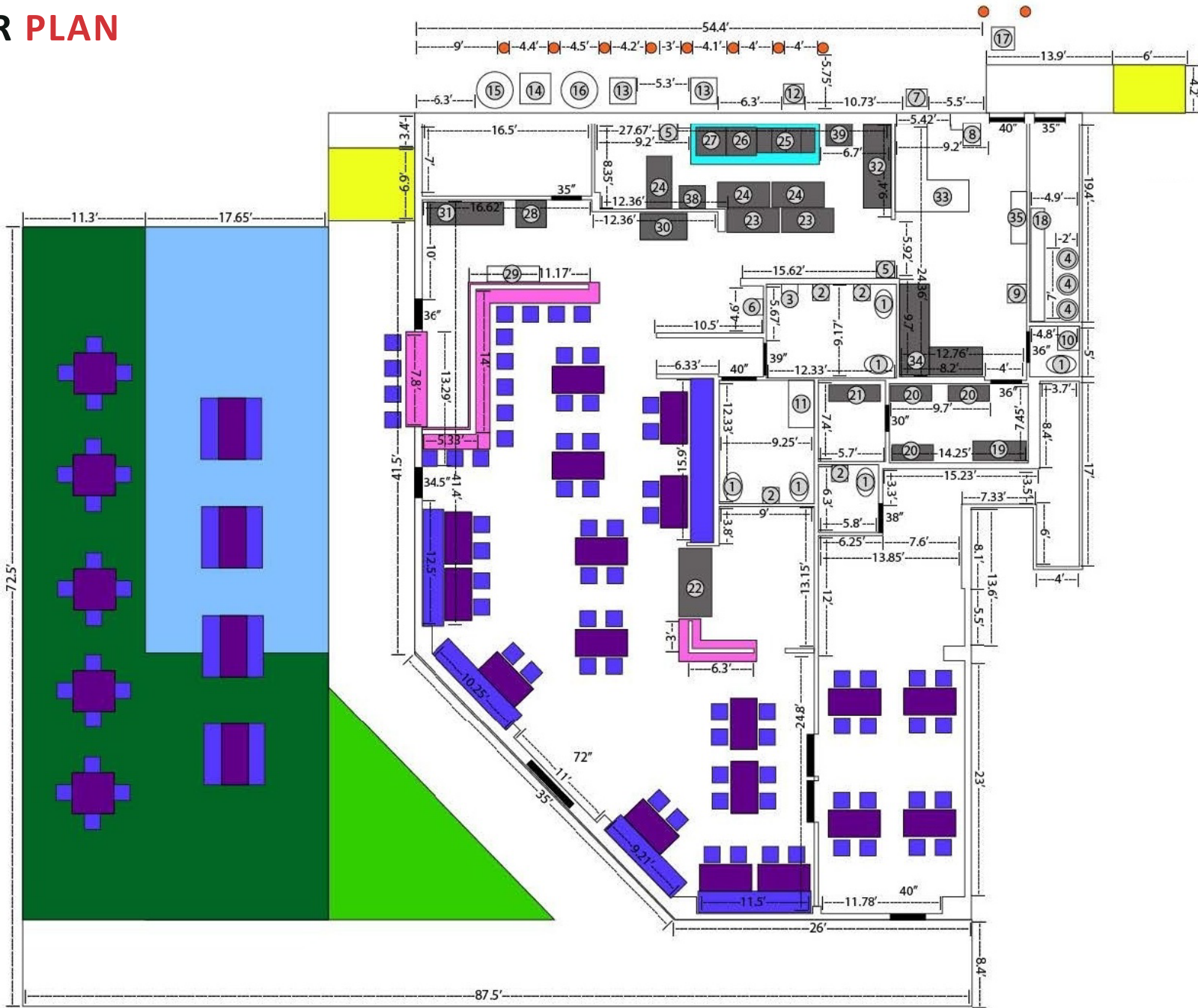
	2 Miles	3 Miles	5 Miles
Population	12,135	27,787	50,952
Households	4,489	10,443	19,702
Average Age	42	43	43
Average HH Income	\$138,119	\$151,530	\$146,643
Persons Per HH	2.7	2.7	2.6

PURCHASE POTENTIAL

This property represents a rare chance to own a **turnkey restaurant space** in one of Tallahassee's most dynamic and high-demand areas. Perfect for owner-users or investors, the restaurant's **prime location** and fully equipped setup allow for immediate operations and potential customization to suit a wide range of dining concepts. Its proximity to affluent neighborhoods, a built-in customer base, and excellent traffic exposure make it an unparalleled opportunity to establish or expand a successful restaurant venture.

Call today for pricing details and to schedule a private tour of this exceptional restaurant property!

FLOOR PLAN



RETAIL MAP

**FOR SALE
TURNKEY RESTAURANT**

Z. Bardhi's
Italian Cuisine

Wendy's **Chick-fil-A** **MOE's**
SOUTHWEST GRILL

BAH
Birmingham Animal Hospital

Publix

crumbl cookies **WINGSTOP** **Blue Halo**
Wharf Casual Seafood **DUNKIN' DONUTS** **T-Mobile**

Walgreens

TARGET

ZAXBY'S

LOCATION MAP



KILLEARN LAKES

GOLDEN EAGLE
COUNTRY CLUB

SUMMERBROOK

**FOR SALE
TURNKEY RESTAURANT**

BANNERMAN
CROSSING

KILLEARN
ESTATES

FLORIDA STATE UNIVERSITY
1851
DOWNTOWN
TALLAHASSEE



NAI



NAITALCOR

Call today for pricing details
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DEBBIE ASHLIN

Retail Specialist
Commercial Real Estate Advisor
ashlin@talc.com
Cell +1 850 544 5677

NAI TALCOR
1018 Thomasville Road
Suite 200A
Tallahassee, Florida 32303
+1 850 224 2300
TALCOR.COM

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