



EXECUTIVE SUMMARY  
**2529 APALACHEE PKWY**  
 TALLAHASSEE, FL 32301



### OFFERING SUMMARY

<b>Lease Price:</b>	\$25.00 sf
<b>Terms:</b>	NNN
<b>Lot Size:</b>	0.56 Acres
<b>Building Size:</b>	2,870 sf
<b>APN:</b>	31-04-20-228-0000
<b>Zoning:</b>	CP (Commercial Parkway)

### PROPERTY OVERVIEW

Prime 2,870 SF restaurant space in a booming retail area of Tallahassee, FL. This space comes fully equipped and includes outdoor patio seating and a drive-thru window.

### LOCATION OVERVIEW

Former Samrat Indian restaurant located on the busy Apalachee Pkwy and less than one mile from Capital Circle SE. The site is located between Target and Walmart and is in proximity to Governor's Square Mall.

**[Click Here for Zoning Information](#)**

**Lewis Buford**  
 850.591.6363  
[lewis@tlgproperty.com](mailto:lewis@tlgproperty.com)

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363





ADDITIONAL PHOTOS  
**2529 APALACHEE PKWY**  
 TALLAHASSEE, FL 32301



**Lewis Buford**  
 850.591.6363  
[lewis@tlgproperty.com](mailto:lewis@tlgproperty.com)

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363







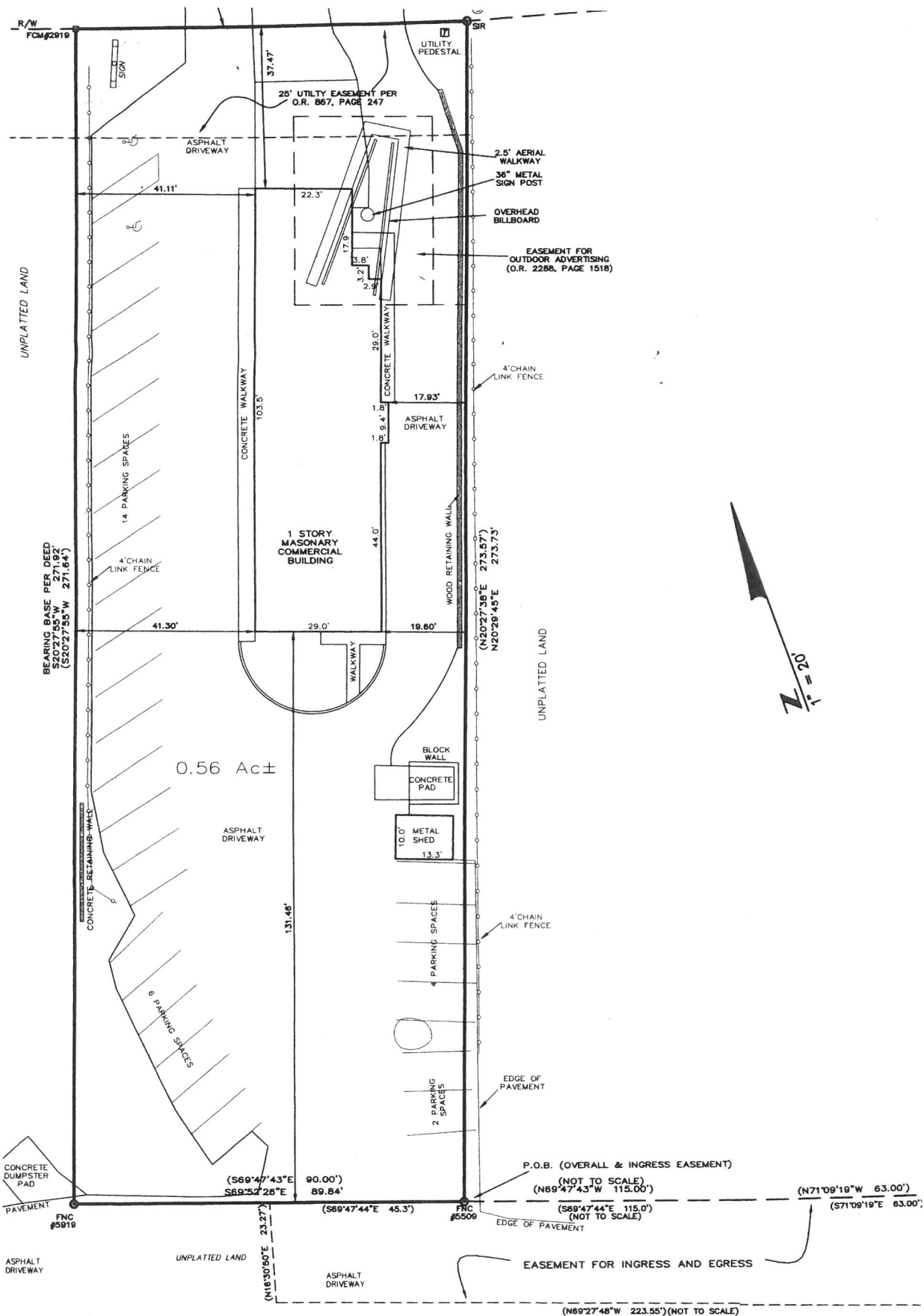
ADDITIONAL PHOTOS  
**2529 APALACHEE PKWY**  
TALLAHASSEE, FL 32301



**Lewis Buford**  
850.591.6363  
lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





LEGAL DESCRIPTION  
 Commence at the Northwest corner of the Koger Executive Center, Unit No. 1, a subdivision as per map or plat  
 eof recorded in Plat Book 6, Page 40, of the Public Records of Leon County, Florida, and thence run North 30  
 degrees 50 minutes 25 seconds East 25.00 feet; thence run North 73 degrees 57 minutes 27 seconds West  
 15 feet to the Westerly right of way boundary of Hendricks Road; thence run South 26 degrees 04 minutes 33  
 seconds West along said Westerly right of way boundary 183.63 feet; thence run South 16 degrees 57 minutes 24  
 seconds West, along said Westerly right of way boundary 120.29 feet to an iron pipe; thence run North 71 degrees 71  
 minutes 19 seconds West (bearing base) 63.00 feet to an iron pipe; thence run North 69 degrees 47 minutes  
 seconds West 115.00 feet to a concrete monument for the Point of Beginning. From said Point of Beginning,  
 thence run North 20 degrees 27 minutes 38 seconds East 273.57 feet to a concrete monument on the Southerly  
 right of way boundary of U.S. Highway No. 27 (Apalachee Parkway), said concrete monument lying on a curve  
 having a radius of 3018.72 feet through a central angle of 01 degrees 18 minutes 58 seconds for an arc

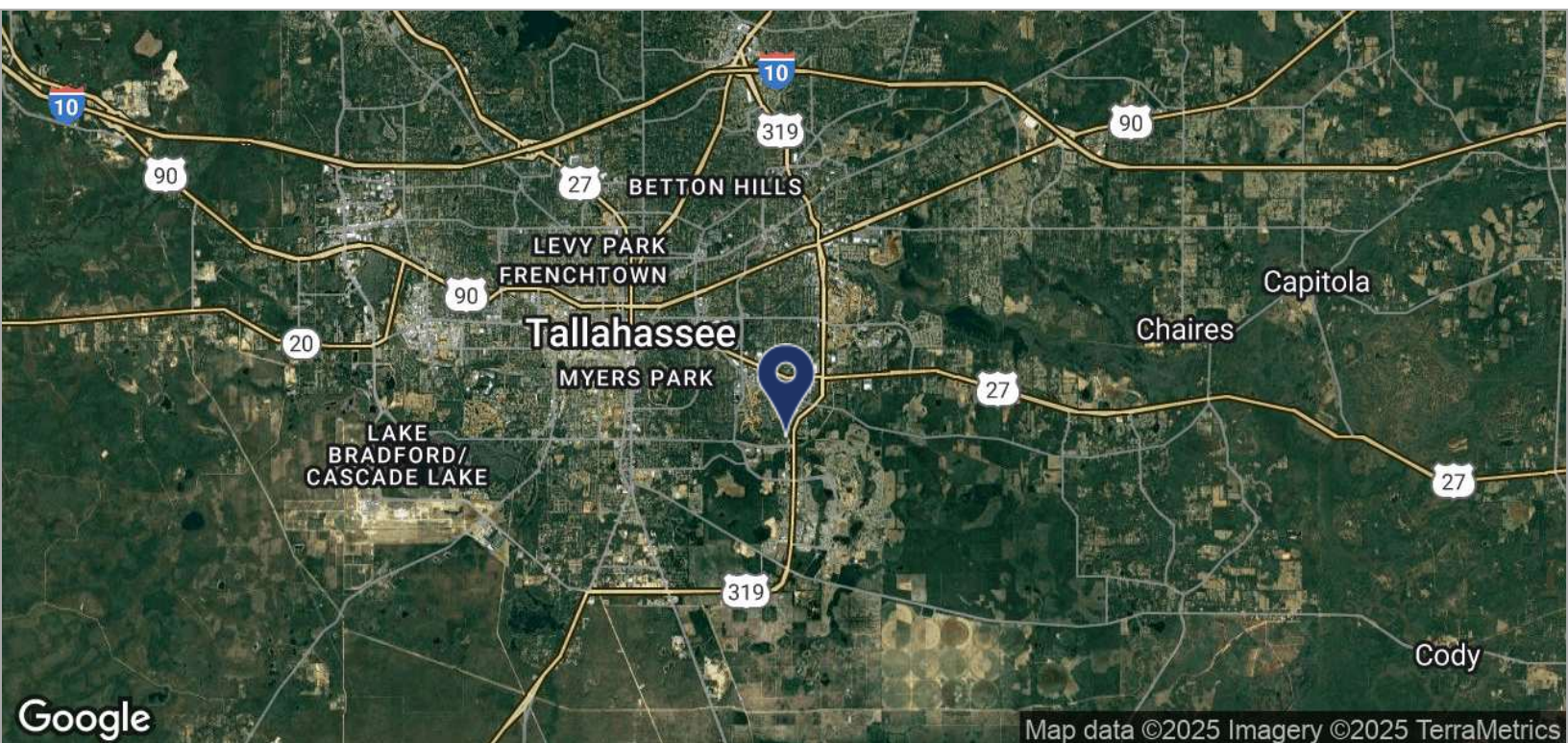
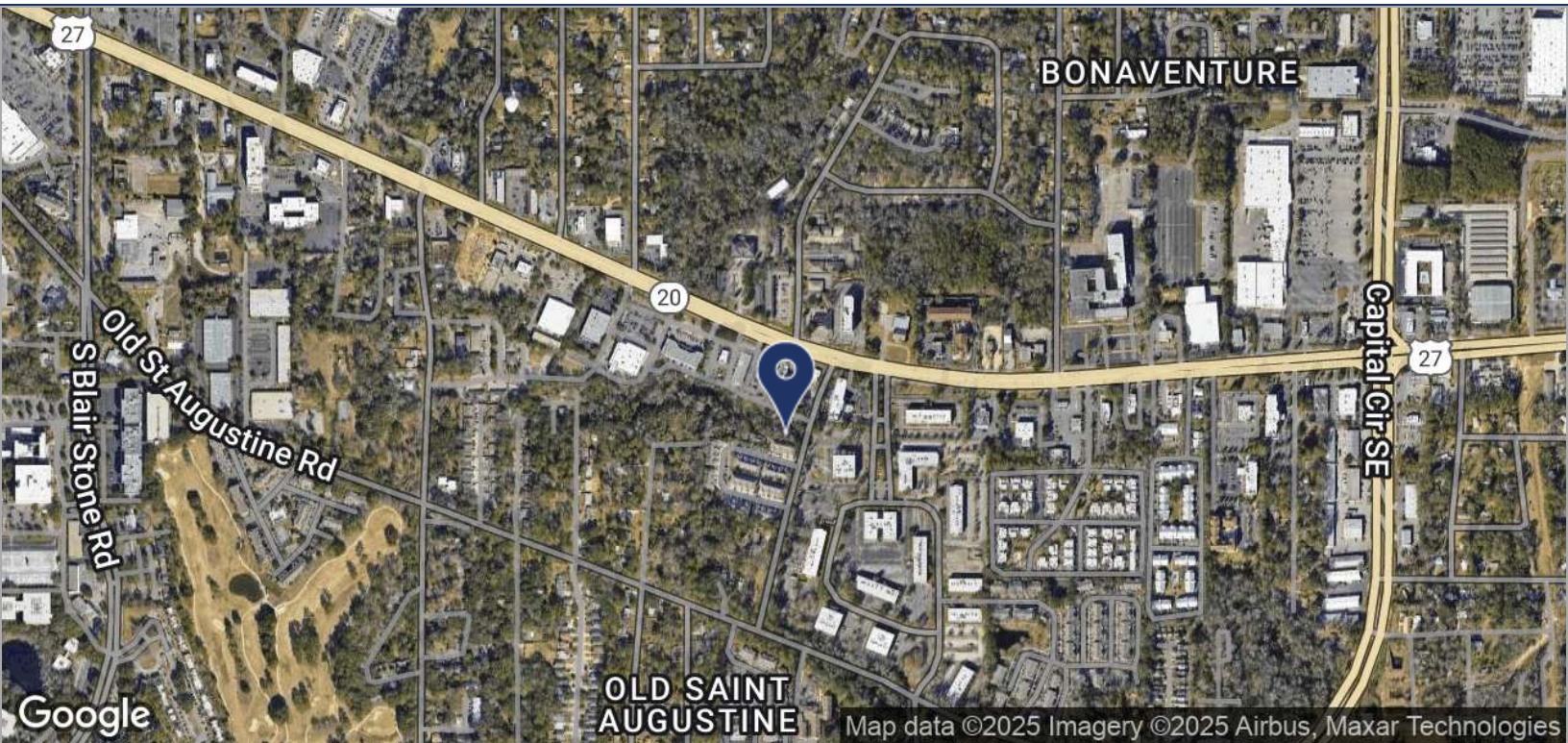




LOCATION MAPS

**2529 APALACHEE PKWY**

TALLAHASSEE, FL 32301



**Lewis Buford**  
850.591.6363  
lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363



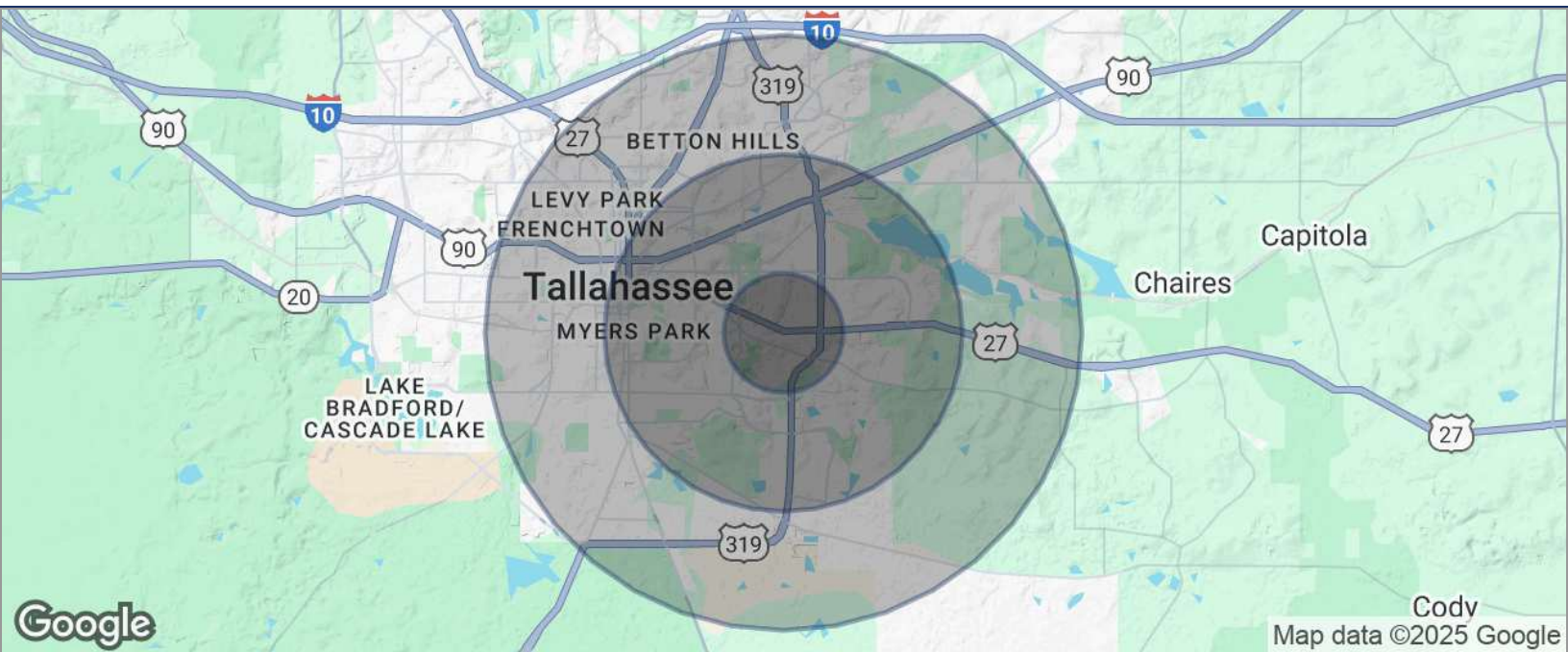




# DEMOGRAPHICS MAP

## 2529 APALACHEE PKWY

### TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,232	44,282	116,153
MEDIAN AGE	28.0	32.1	31.8
MEDIAN AGE (MALE)	26.8	30.2	30.8
MEDIAN AGE (FEMALE)	28.9	33.7	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,833	21,389	49,054
# OF PERSONS PER HH	1.9	2.1	2.4
AVERAGE HH INCOME	\$46,713	\$52,336	\$53,571
AVERAGE HOUSE VALUE	\$149,435	\$191,121	\$217,663

\* Demographic data derived from 2020 ACS - US Census

**Lewis Buford**  
850.591.6363  
lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363

