

TLG

COMMERCIAL REAL ESTATE

RESTAURANT PROPERTY FOR SALE



NE Corridor Restaurant Space

3507 Thomasville Rd., Tallahassee, FL 32309

BRYAN CURETON

Sales Associate
850.545.3687
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

NE CORRIDOR RESTAURANT SPACE

3507 THOMASVILLE RD., TALLAHASSEE, FL 32309



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	0.84 Acres
Year Built:	1986
Building Size:	6,942 SF
Zoning:	AC (Activity Center)
APN:	11-05-20-403-0000

PROPERTY OVERVIEW

6,942 sq. ft. restaurant for sale in the popular northeast retail corridor. The property is in close proximity to the I-10 Interchange as well as Capital Circle NE. There is access to the property via Thomasville Rd. and additional access to the rear of the property through the Publix Shopping Center.

Traffic Counts:

-65,500 AADT (Headed north from CCNE onto Thomasville Rd.)

-13,000 AADT (Headed south on Thomasville Rd.)

Business is in operation. Please do not disturb tenant. Contact listing agent, Bryan Cureton, for all inquiries or showings. (850) 545-3687

LOCATION OVERVIEW

Located on Thomasville Rd., just North of I-10 in Tallahassee, FL

[Click Here for Zoning Information](#)

PRICE REDUCED

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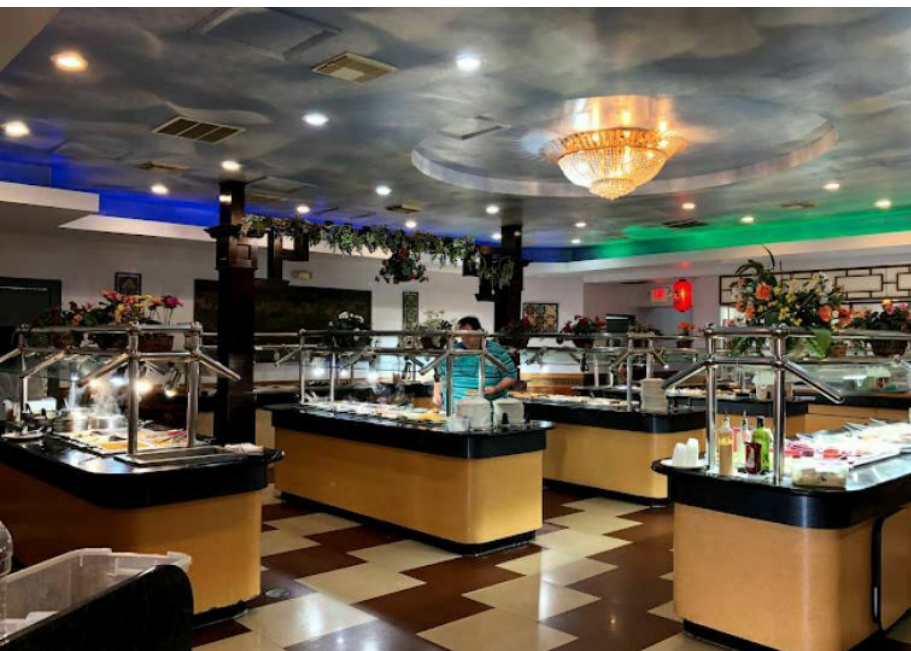




ADDITIONAL PHOTOS

NE CORRIDOR RESTAURANT SPACE

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RETAILER MAP

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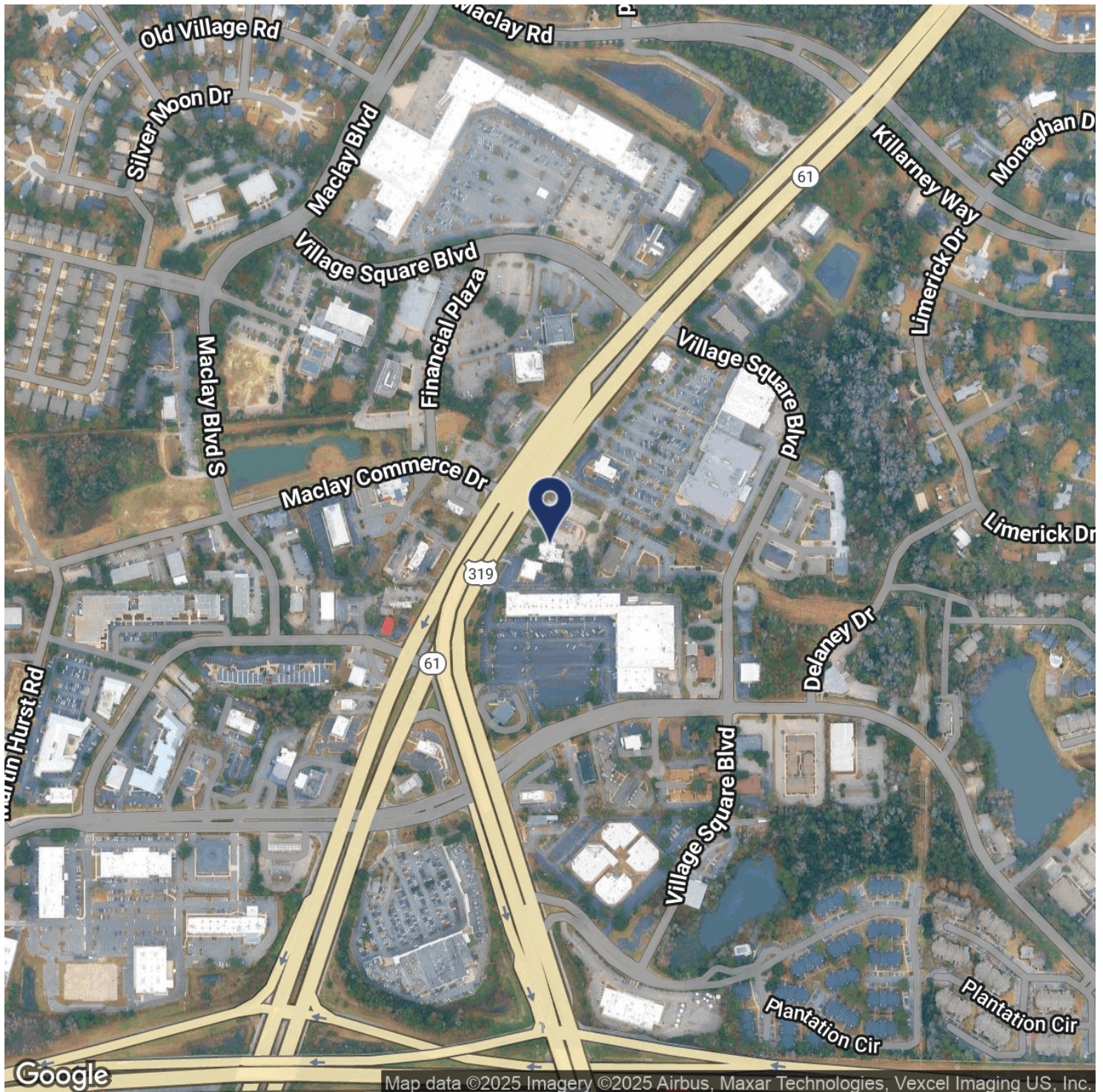




LOCATION MAP

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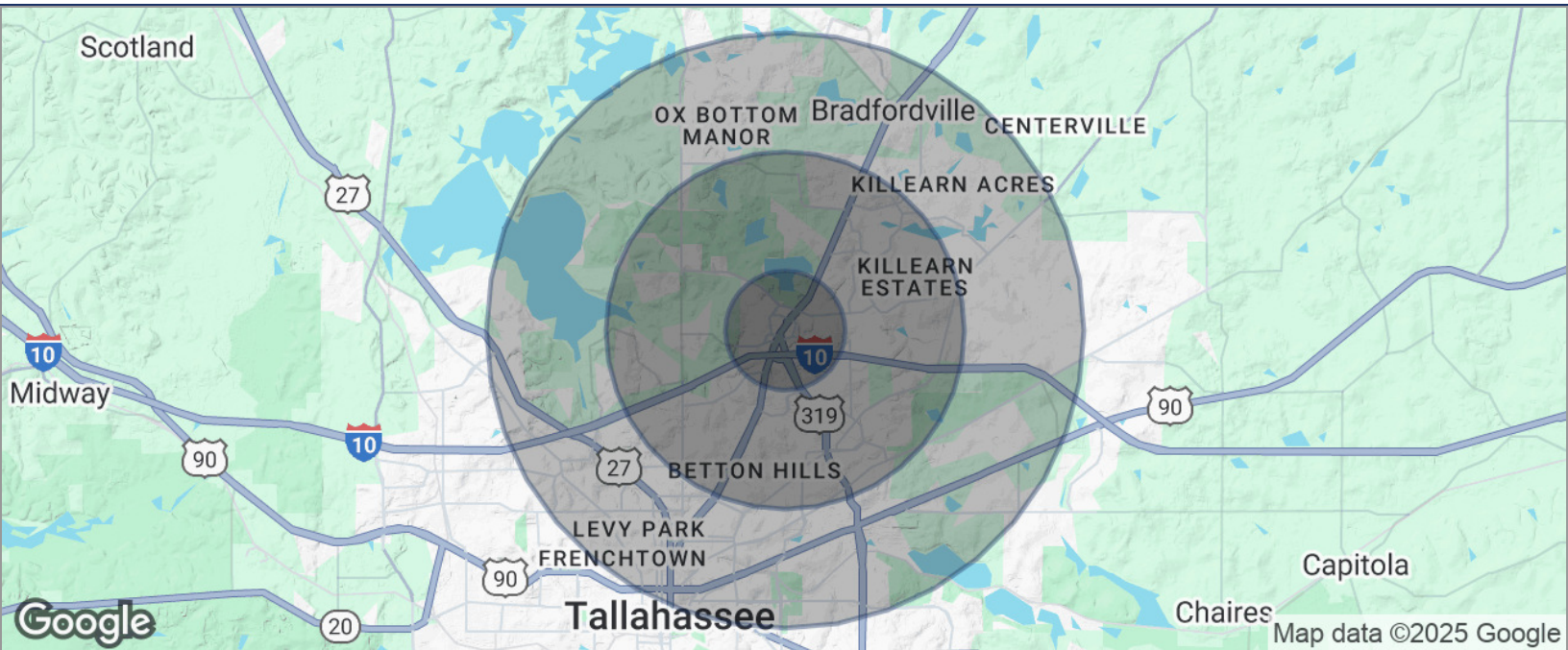




DEMOGRAPHICS MAP

NE CORRIDOR RESTAURANT SPACE

3507 THOMASVILLE RD., TALLAHASSEE, FL 32309

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,594	38,046	105,605
MEDIAN AGE	38.5	43.2	39.7
MEDIAN AGE (MALE)	31.7	39.6	37.9
MEDIAN AGE (FEMALE)	41.7	45.5	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,741	17,606	49,043
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$96,903	\$101,402	\$85,469
AVERAGE HOUSE VALUE	\$237,054	\$270,162	\$245,133

* Demographic data derived from 2020 ACS - US Census

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