

Retail Property
FOR SALE



CORPORATE AVIS/BUDGET (NNN)

3108 W Tennessee St, Tallahassee, FL 32304

FLETCHER DILMORE
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com



AVIS/BUDGET RENTAL CAR

3108 W Tennessee St, Tallahassee, FL 32304



PROPERTY DESCRIPTION

Premier Commercial Group is delighted to introduce 3108 W Tennessee St. in Tallahassee, FL. This recently renovated, standalone building boasts 6 years remaining of a 7-year NNN lease with the esteemed national tenant, Avis & Budget Rent a Car, ensuring a consistent stream of revenue. Strategically positioned along the primary thoroughfare for automotive dealerships in Tallahassee, the property enjoys unparalleled visibility with its frontage on W Tennessee St. Furthermore, it is seamlessly integrated into a vibrant commercial landscape, surrounded by numerous national chains and local businesses, accentuating its prime location and investment potential.

PROPERTY HIGHLIGHTS

- Corporate Lease, Tenant Responsible for Roof & Structure
- Fully renovated in 2024
- 100% occupancy with just over 6 years remaining on a NNN lease by publicly traded tenant
- Strategically located with great visibility and frontage on W Tennessee St.
- Prime investment opportunity

OFFERING SUMMARY

Sale Price:	\$1,497,000
Lot Size:	0.61 Acres
Building Size:	820 SF
NOI:	\$82,000.00
Cap Rate:	5.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,098	29,133	52,638
Total Population	7,921	68,333	128,380
Average HH Income	\$46,018	\$55,148	\$63,757

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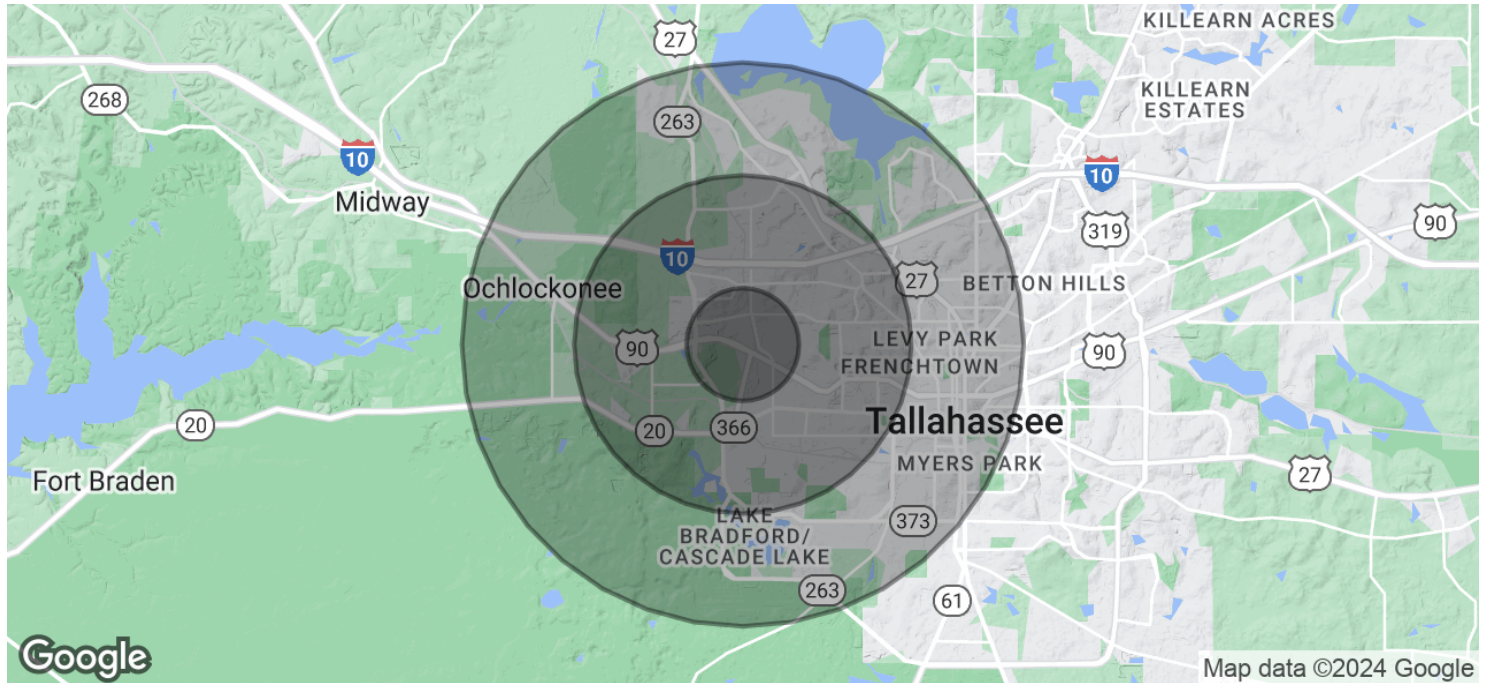
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,921	68,333	128,380
Average Age	29	31	33
Average Age (Male)	30	31	32
Average Age (Female)	30	31	33
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,098	29,133	52,638
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$46,018	\$55,148	\$63,757
Average House Value	\$221,747	\$178,601	\$233,627

Demographics data derived from AlphaMap

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