



EXECUTIVE SUMMARY

1583 APALACHEE PKWY

TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	2,935 SF
Lease Rate:	\$80,000 per year (NNN or Ground Lease)
Lot Size:	0.91 Acres
Year Built:	1968
Building Size:	2,935 SF
Zoning:	CP
APN:	3105200400000

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Available for lease or Ground Lease, this restaurant space offers an excellent opportunity for a restaurant startup, established operator, or expanding concept. The space features a full kitchen build-out, walk-in cooler, and spacious seating area, providing a strong foundation for a variety of restaurant uses. Contact Broker for additional information and pricing guidelines.

LOCATION OVERVIEW

Located along Apalachee Parkway, just south of Governor's Square Mall and less than two miles from the Florida State Capitol, this property is positioned within a thriving commercial and retail corridor with high traffic counts and strong surrounding demographics. The area is home to a variety of prominent national retailers and restaurants, including Dick's Sporting Goods, Chick-fil-A, Dillard's, Raising Cane's, and many more, providing excellent visibility and convenient access to major retail destinations.

Ben Wilkinson
850.509.5258
benw@tlgproperty.com

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





ADDITIONAL PHOTOS
1583 APALACHEE PKWY
 TALLAHASSEE, FL 32301



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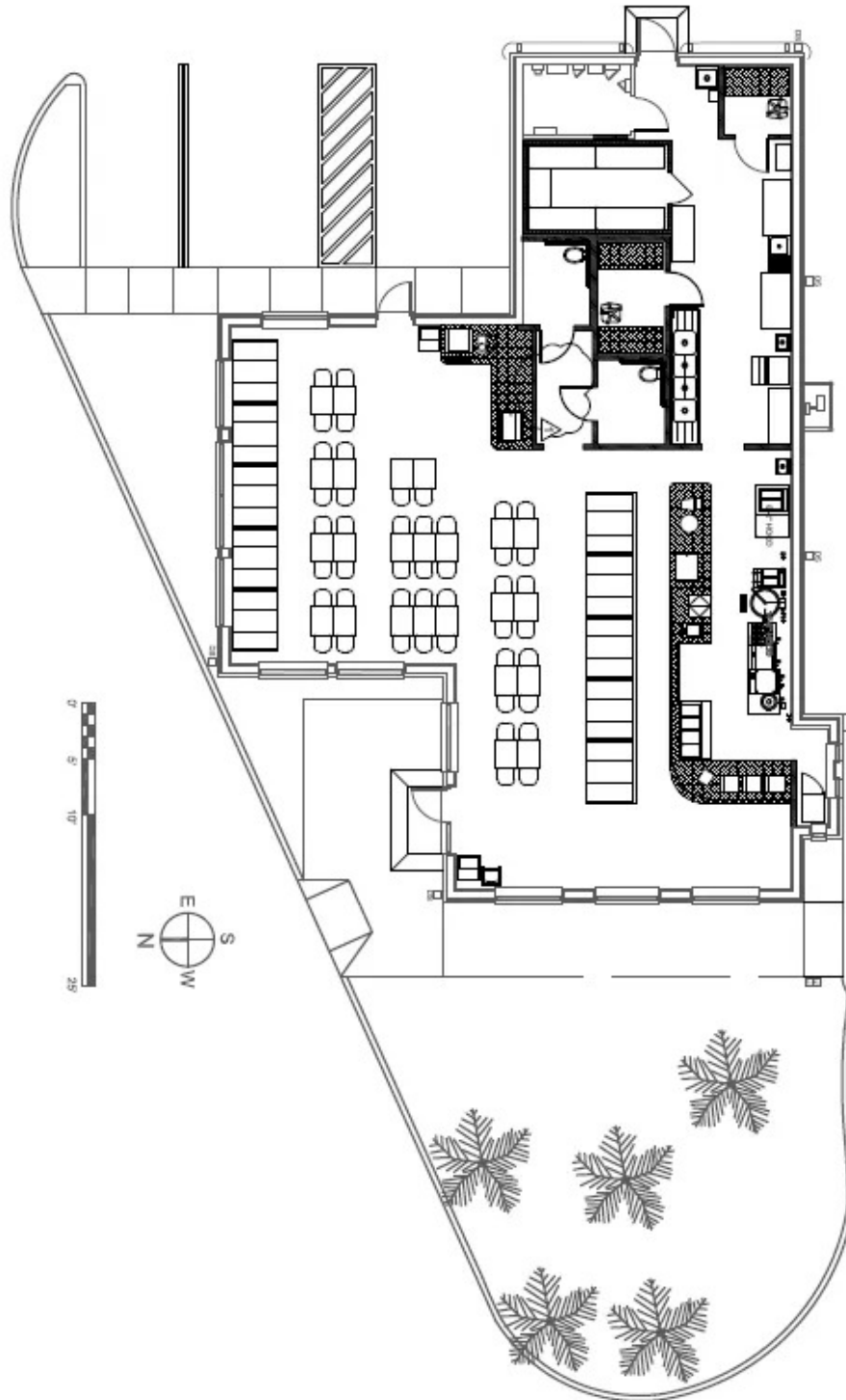




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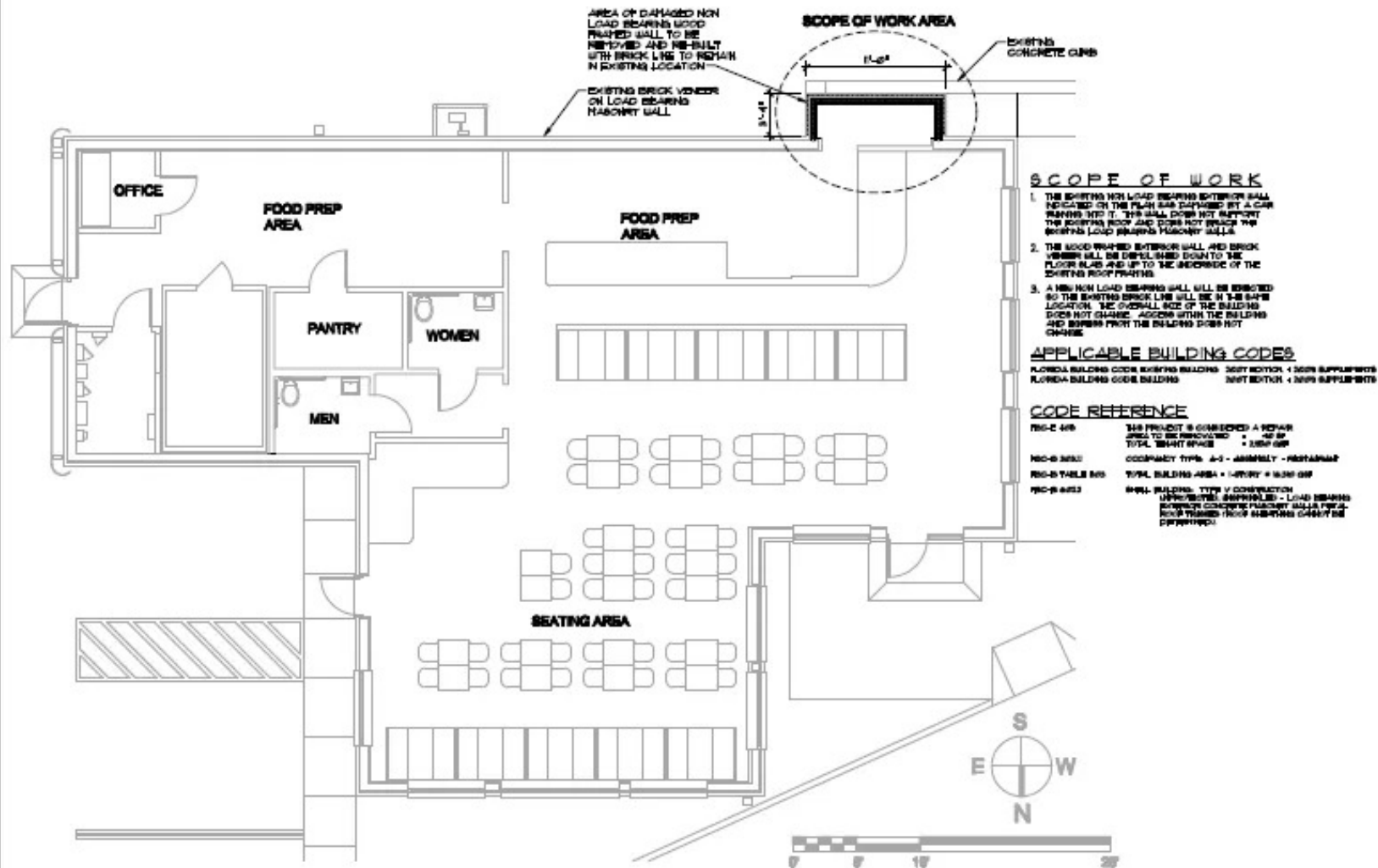
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RETAILER MAP

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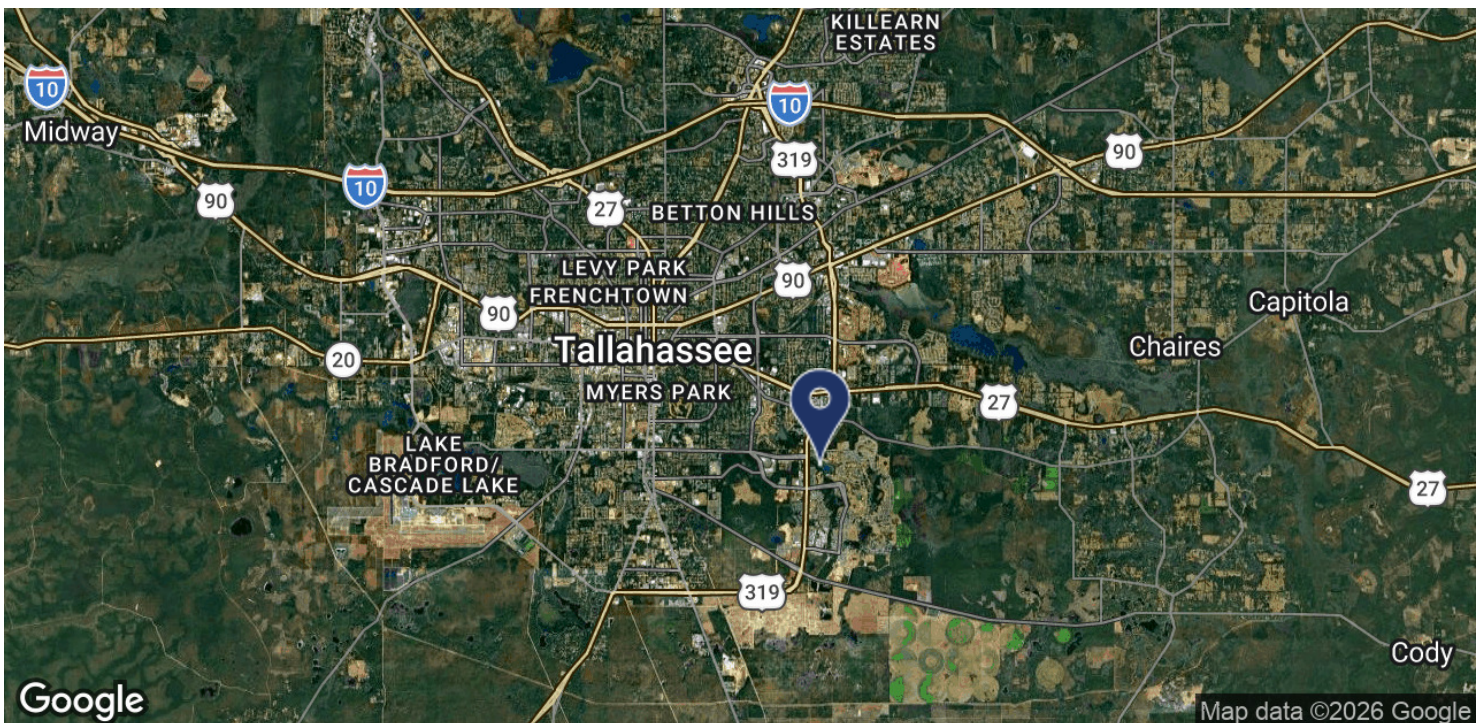




LOCATION MAP

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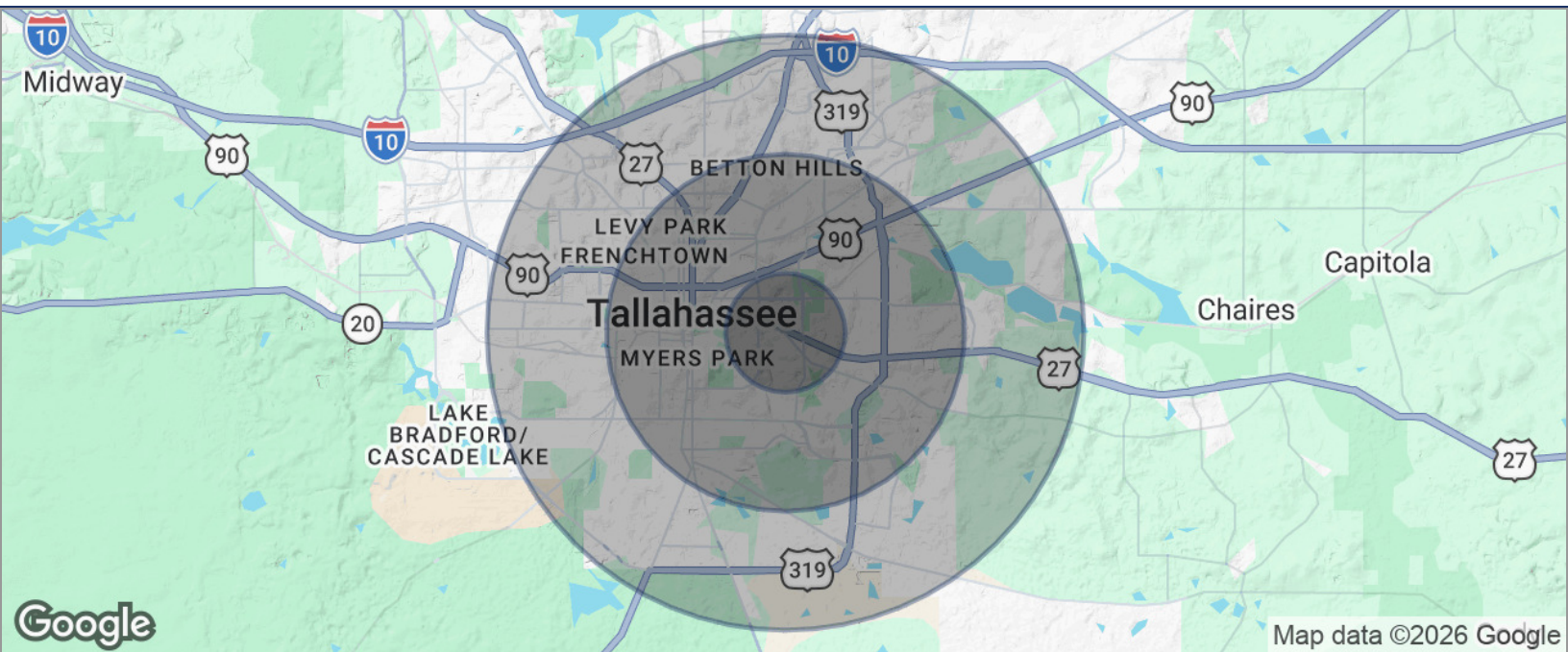




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,793	77,413	162,249
MEDIAN AGE	35.9	30.9	31.8
MEDIAN AGE (MALE)	37.0	30.7	31.1
MEDIAN AGE (FEMALE)	35.9	32.4	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,556	31,337	68,532
# OF PERSONS PER HH	1.9	2.5	2.4
AVERAGE HH INCOME	\$89,298	\$80,381	\$77,686
AVERAGE HOUSE VALUE	\$265,268	\$264,704	\$266,677

* Demographic data derived from 2020 ACS - US Census

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