FOR SALE OR LEASE

Restaurant with Drive thru for Sale

2329 Apalachee Parkway
Tallahassee, FL 32301

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Property Summary

PROPERTY DESCRIPTION

Introducing an exceptional turnkey opportunity for a restaurant investor, with additional revenue potential! The 3,570 SF free-standing building at 2329 Apalachee Parkway, Tallahassee, FL, 32301, offers a prime end-user restaurant opportunity. Built in 2023, this brand new building has a large covered outdoor dining patio and a dual lane drive-thru. The property includes plans for an ADDITIONAL 3500 sq ft warehouse/storage building on the rear of the site, providing the potential development for added revenue. This versatile property offers the flexibility to sell separately or together, providing a rare opportunity for a diverse investment strategy.

PROPERTY HIGHLIGHTS

- 3,570 GLA SF free-standing building
- Large outdoor covered dining porch
- Dual-lane drive-thru

OFFERING SUMMARY

Sale Price:	$2,500,000 USD
Parking Spaces	55
Interior building SF:	2,835 heated/cooled, 439 covered patio
Lot Size:	1.42 Acres
Average Daily Traffic Count	34,747

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	5,360	13,921	68,340
Total Population	10,549	29,093	159,262
Average HH Income	$70,171	$80,535	$78,432

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LOCATION DESCRIPTION

Located in the heart of vibrant Tallahassee, the area surrounding the property at 2329 Apalachee Parkway offers a dynamic blend of commerce and culture. Just moments away, tenants and customers can explore Governor's Square Mall, featuring a wide array of popular retail stores. For those seeking a taste of the outdoors, the serene natural beauty of Lafayette Heritage Trail Park is within easy reach. With the state capitol, Florida State University, Florida A&M University, and numerous residential neighborhoods in the vicinity, the area boasts a bustling atmosphere with ample opportunities for retail and street retail investors or tenants to thrive.

SITE DESCRIPTION

Standalone restaurant building with double drive-thru, space available in the rear of property for future development to add additional revenue potential.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 3,570 SF free-standing building (2,835 heated/cooled)
- Large outdoor covered dining porch
- Dual-lane drive-thru
- Built in 2023
- Modern construction
- High visibility
- Prime retail location
- Turnkey property
- End-user restaurant opportunity
- An additional 3500 sq ft warehouse/storage building site is available for development

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Additional Photos

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Retail Map

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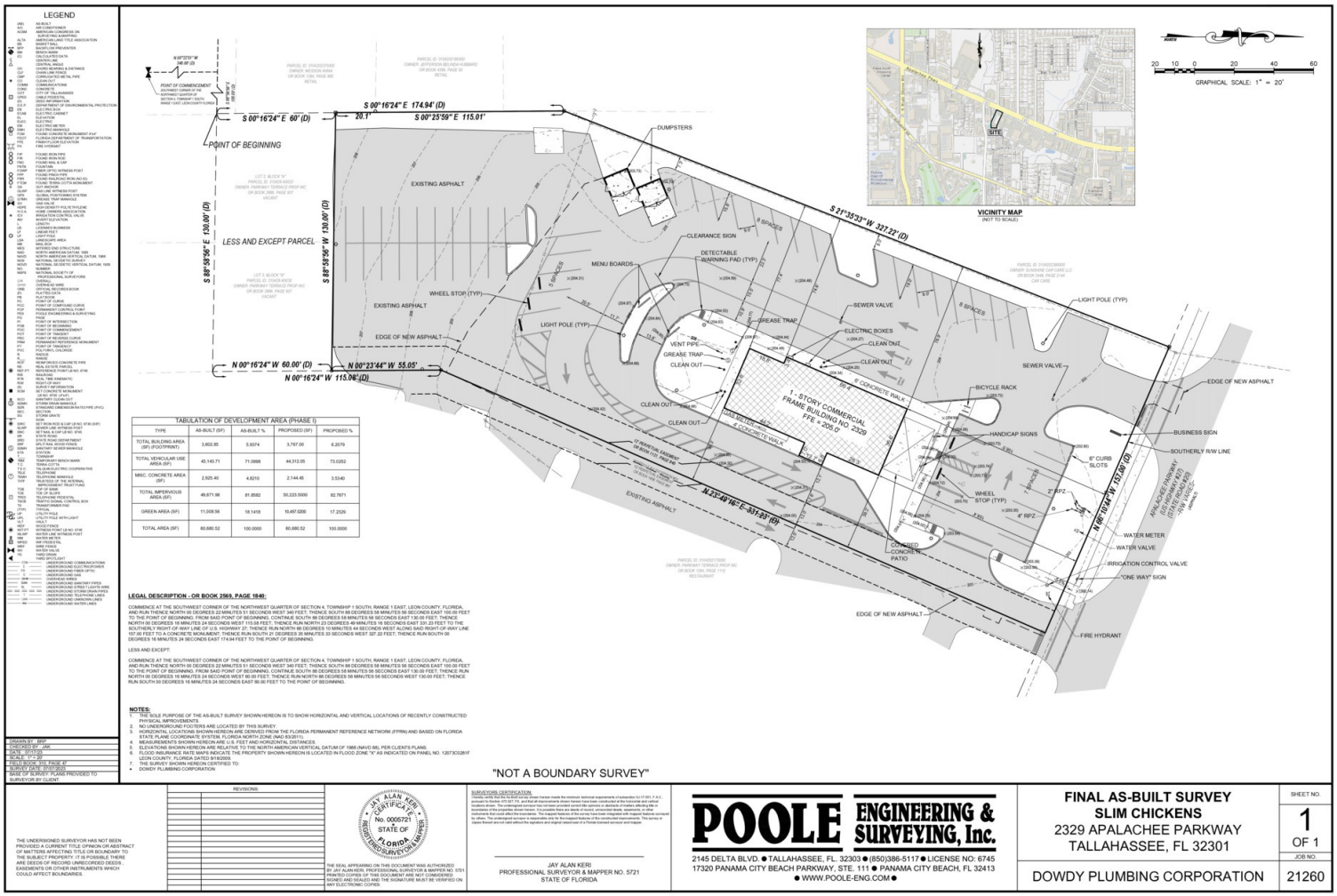
Site Plan

FOR SALE



TYPE	AS-BUILT (SF)	AS-BUILT %	PROPOSED (SF)	PROPOSED %
TOTAL BUILDING AREA (SF) (FOOTPRINT)	3,602.85	5.9374	3,767.00	6.2079
TOTAL VEHICULAR USE AREA (SF)	45,143.71	71.0998	44,312.05	73.0252
MISC. CONCRETE AREA (SF)	2,925.40	4.8210	2,144.45	3.5340
TOTAL IMPERVIOUS AREA (SF)	49,671.96	81.8582	50,223.5000	82.7671
GREEN AREA (SF)	11,008.56	18.1418	10,457.0200	17.2329
TOTAL AREA (SF)	60,680.52	100.0000	60,680.52	100.0000

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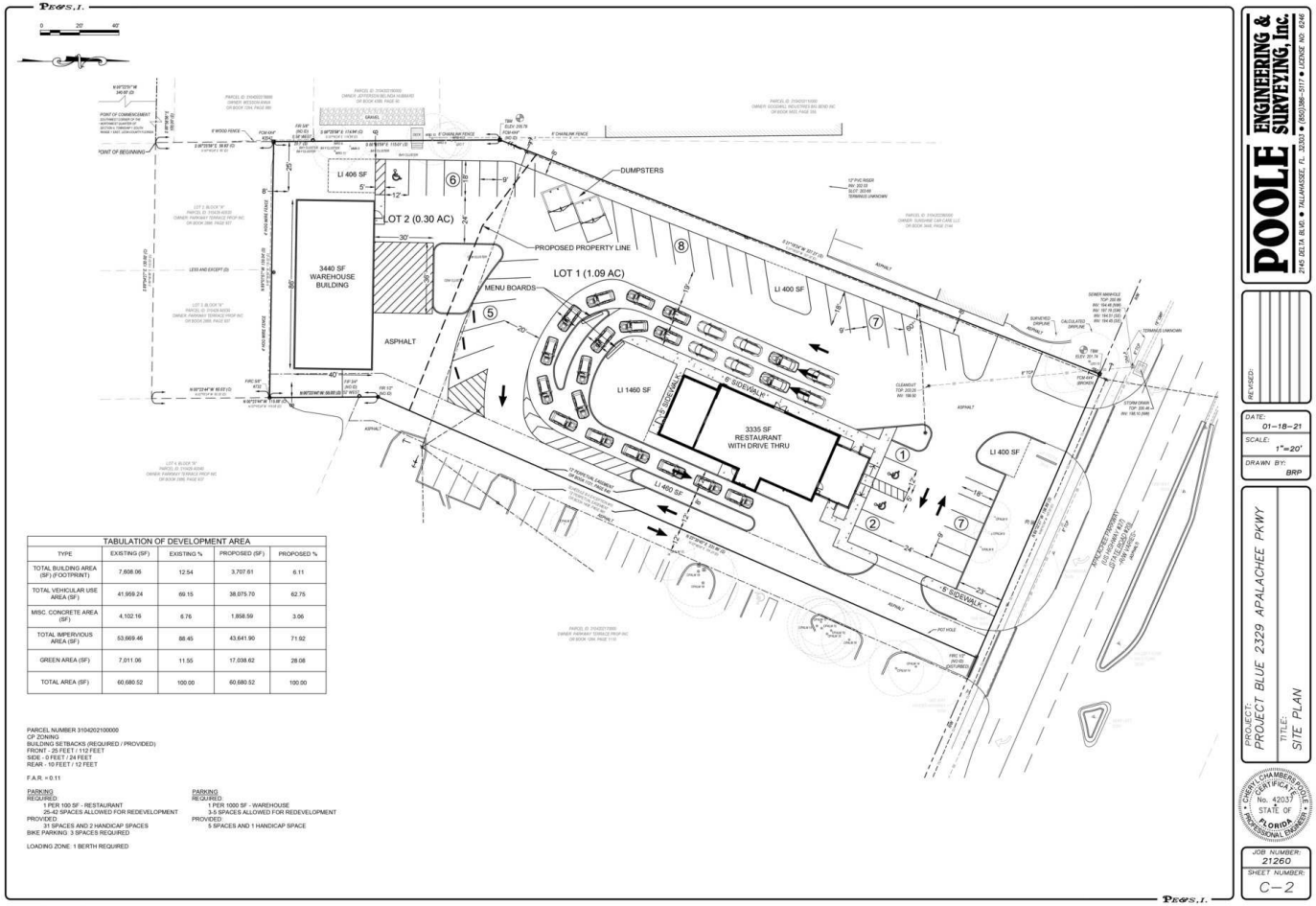
Proposed Site Plan With Additional Rear Building



TABULATION OF DEVELOPMENT AREA				
TYPE	EXISTING (SF)	EXISTING %	PROPOSED (SF)	PROPOSED %
TOTAL BUILDING AREA (SF) (FOOTPRINT)	7,608.06	12.54	3,707.61	6.11
TOTAL VEHICULAR USE AREA (SF)	41,959.24	69.15	38,075.70	62.75
MISC. CONCRETE AREA (SF)	4,102.16	6.76	1,858.59	3.06
TOTAL IMPERVIOUS AREA (SF)	53,669.46	88.45	43,641.90	71.92
GREEN AREA (SF)	7,011.06	11.55	17,038.62	28.08
TOTAL AREA (SF)	60,680.52	100.00	60,680.52	100.00

PARCEL NUMBER 310420210000
CP ZONING
BUILDING SETBACKS (REQUIRED / PROVIDED)
FRONT - 25 FEET / 112 FEET
SIDE - 0 FEET / 24 FEET
REAR - 10 FEET / 12 FEET

F.A.R. = 0.11

PARKING
REQUIRED:
1 PER 100 SF - RESTAURANT
25-42 SPACES ALLOWED FOR REDEVELOPMENT
PROVIDED:
31 SPACES AND 2 HANDICAP SPACES
BIKE PARKING: 3 SPACES REQUIRED

LOADING ZONE: 1 BERTH REQUIRED

PARKING
REQUIRED:
1 PER 1000 SF - WAREHOUSE
3-5 SPACES ALLOWED FOR REDEVELOPMENT
PROVIDED:
5 SPACES AND 1 HANDICAP SPACE

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Demographics Map & Report

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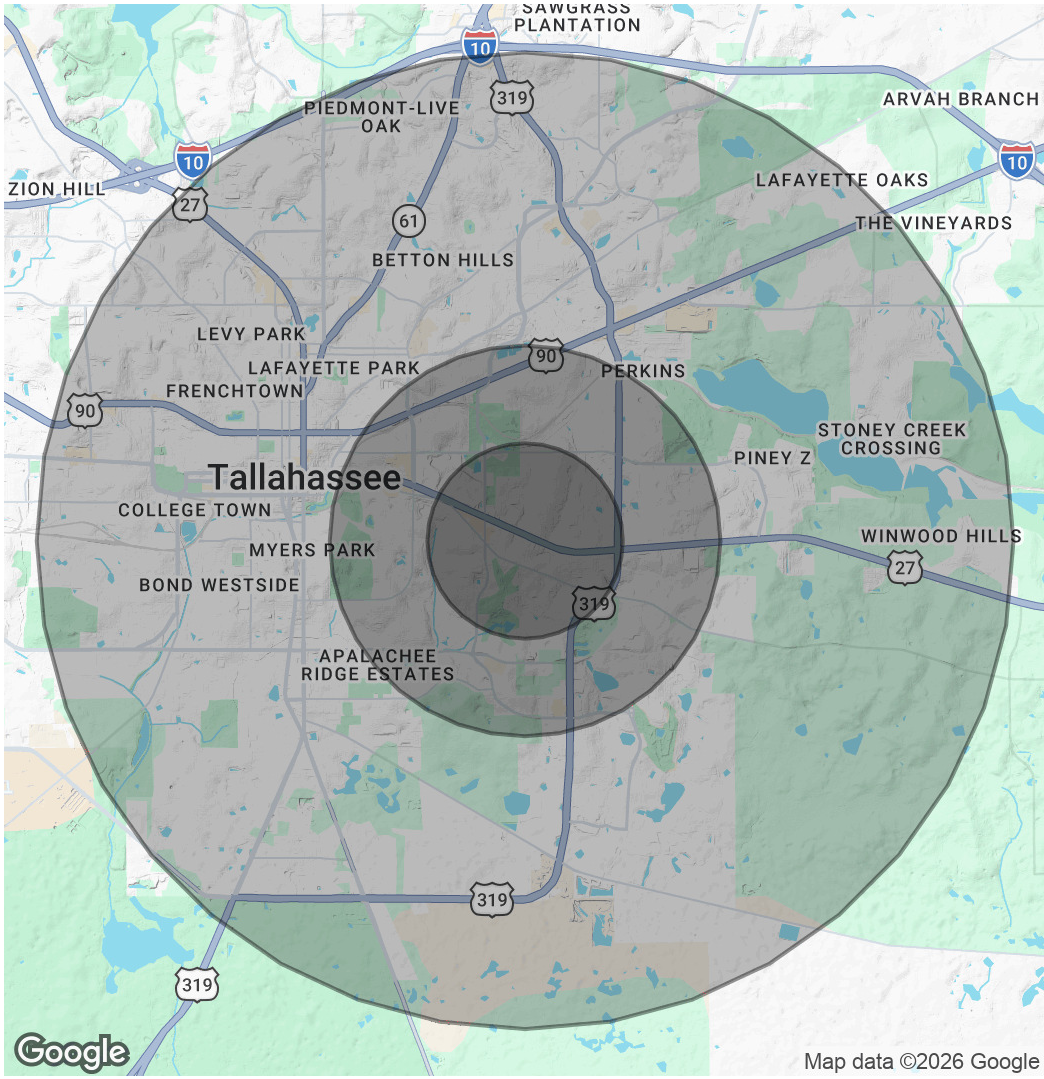
POPULATION	1 MILE	2 MILES	5 MILES
Total Population	10,549	29,093	159,262
Average Age	36	38	36
Average Age (Male)	35	37	35
Average Age (Female)	38	39	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	5,360	13,921	68,340
# of Persons per HH	2	2.1	2.3
Average HH Income	$70,171	$80,535	$78,432
Average House Value	$237,519	$264,186	$281,069

Demographics data derived from AlphaMap



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Advisor Bio 1

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ROB ATKISSON

Advisor

robert.atkisson@expcommercial.com

Direct: **850.321.0539**

FL # SL3628955

PROFESSIONAL BACKGROUND

Rob Atkisson is a Commercial Real Estate Advisor based in Tallahassee, Florida. Before joining eXp Commercial, Rob was a restaurant franchisee for 22 years, providing an experienced entrepreneurial perspective on retail and restaurant real estate as well as investment real estate opportunities to his clients. He has a strong track record in property development, site selection, lease negotiation, market development, and profitable divestiture.

EDUCATION

Florida State University- Bachelor of Science in Media Communications

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Advisor Bio 2

FOR SALE

JERAD GRAHAM
Jerad@J3CRE.com
Direct: **305.600.1560**

FL #SL3474730

PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

EDUCATION

B.A. from Vanguard University of Southern California
J.D. from the University of Tulsa College of Law
M.B.A. from the University of Miami

MEMBERSHIPS

California Lawyers Association: Real Property Law Section
Urban Land Institute

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Thank you!

Contact us for more information. Interior kitchen and equipment specs are available upon request.

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