

Retail Property
FOR SALE



2870 APALACHEE PKWY

Tallahassee, FL 32301

FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

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



2870 APALACHEE PKWY

Tallahassee, FL 32301



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group is proud to present 2870 Apalachee Parkway for sale in Tallahassee, Florida! This 2,616 sf drive thru property is currently being leased out by Guthries with a 5 year NNN lease remaining, providing a stable income stream. Situated in the Tallahassee area, this property holds significant potential for long-term retail investment success. Don't miss your chance to capitalize on this secure retail investment opportunity.

PROPERTY HIGHLIGHTS

- Recently renovated in 2023, offering modern amenities
- Zoned CP for flexible commercial use
- High visibility in a bustling commercial area
- Ideal for retail or street retail investor
- Established location in the heart of Tallahassee
- Multi Unit Operator

OFFERING SUMMARY

Sale Price:	\$1,606,800
Lot Size:	1.26 Acres
Building Size:	2,616 SF
NOI:	\$96,408.04
Cap Rate:	6.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,720	24,617	53,040
Total Population	9,588	52,150	126,495
Average HH Income	\$73,034	\$90,257	\$86,366

FLETCHER DILMORE

850.326.1463

fletcher@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

2870 APALACHEE PKWY

Tallahassee, FL 32301



850.933.5899



FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

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

2870 APALACHEE PKWY

Tallahassee, FL 32301



850.933.5899



Google

Imagery ©2024 Airbus,
Maxar Technologies

FLETCHER DILMORE

850.326.1463

fletcher@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

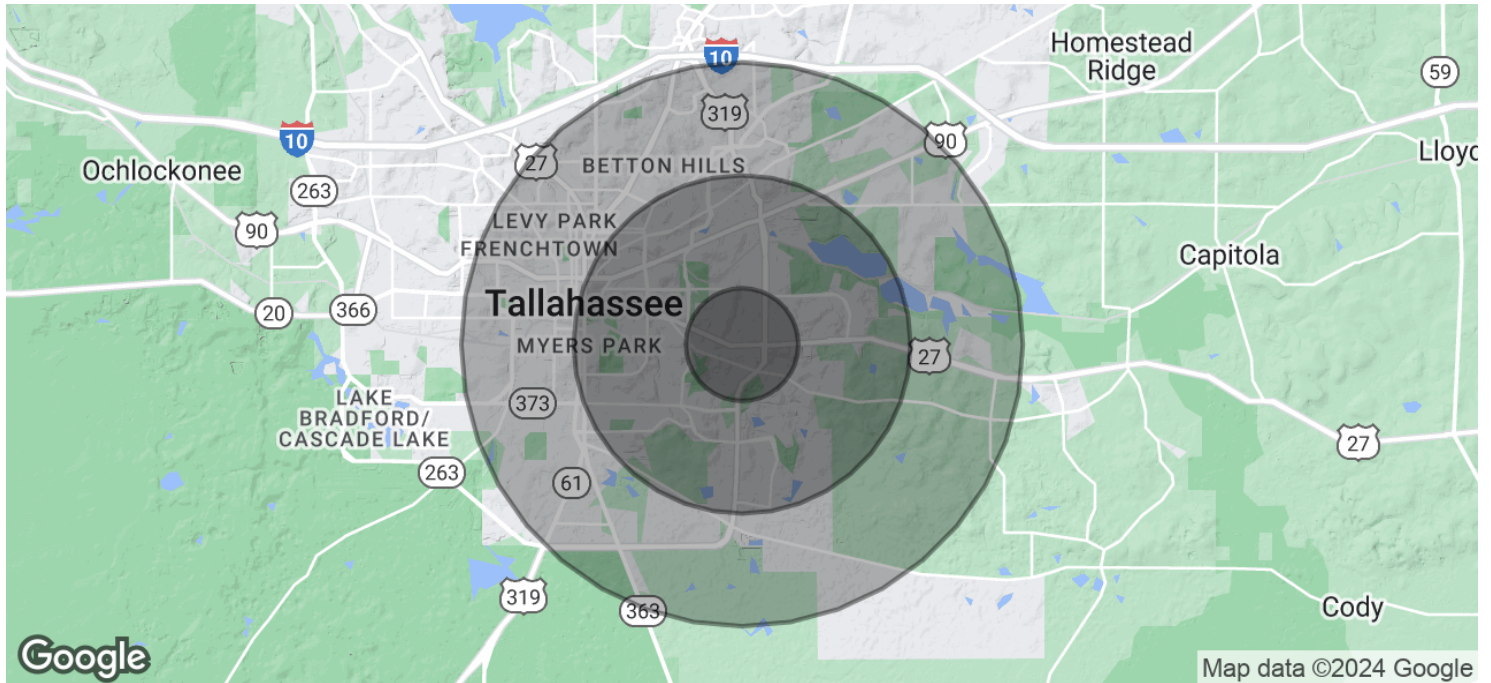
850.933.5899 | teampcg.com

2870 APALACHEE PKWY

Tallahassee, FL 32301



850.933.5899



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,588	52,150	126,495
Average Age	36	39	37
Average Age (Male)	35	37	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,720	24,617	53,040
# of Persons per HH	2	2.1	2.4
Average HH Income	\$73,034	\$90,257	\$86,366
Average House Value	\$241,576	\$292,644	\$308,167

Demographics data derived from AlphaMap

FLETCHER DILMORE

850.326.1463

fletcher@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com