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COMMERCIAL REAL ESTATE

RESTAURANT PROPERTY FOR LEASE



Restaurant Space for Lease

2531 Apalachee Pkwy, Tallahassee, FL 32301

BRAD PARKER

Partner/Broker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY

RESTAURANT SPACE FOR LEASE

2531 APALACHEE PKWY, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	5,229 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Lot Size:	1.1 Acres
Year Built:	1975
Building Size:	5,229 SF
Zoning:	CP
Estimated Property Tax:	\$13,755.74
APN:	3104202050000

PROPERTY OVERVIEW

\$21.00 PSF/YR (NNN)

Please do not disturb the tenant, as the restaurant is currently in operation. All showings and inquiries must be scheduled through the Listing Broker. For additional information, please contact Brad Parker at (850) 566-2629.

LOCATION OVERVIEW

Situated along Apalachee Parkway, just East of downtown Tallahassee, in a high-traffic commercial corridor. There is a mix of commercial, office, retail, and service-oriented uses in the area and the position provides easy connectivity to downtown Tallahassee.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS
RESTAURANT SPACE FOR LEASE
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RETAILER MAP

RESTAURANT SPACE FOR LEASE

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Vexcel Imaging US, Inc.

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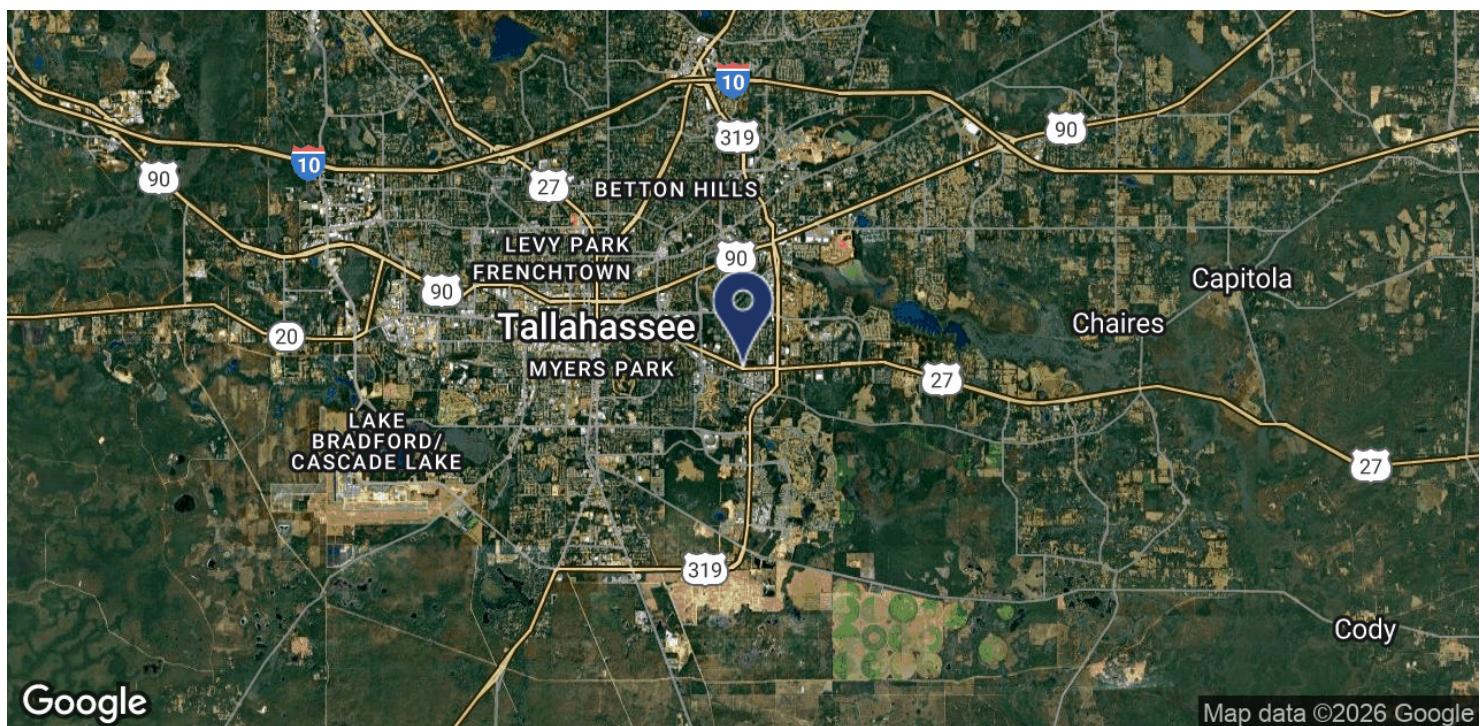
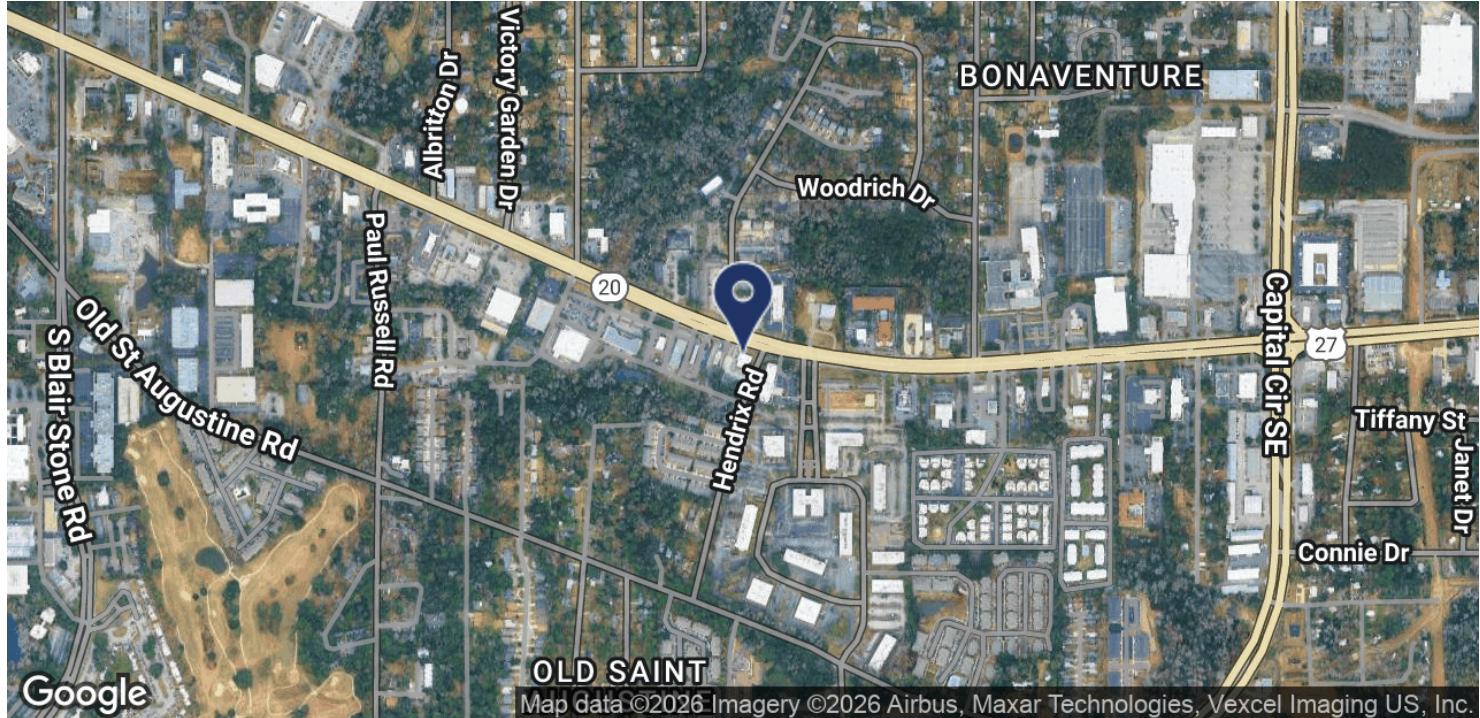
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LOCATION MAP

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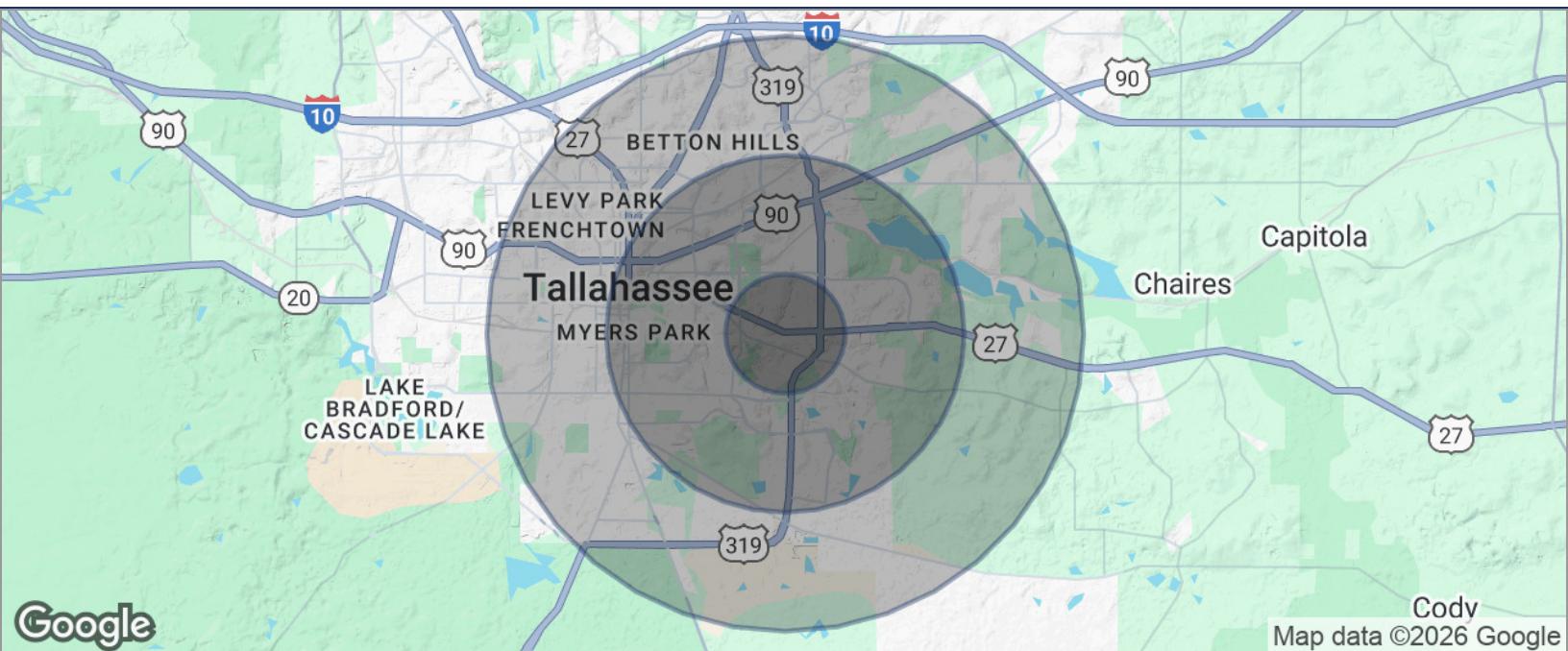




DEMOGRAPHICS MAP

RESTAURANT SPACE FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,184	53,205	139,173
MEDIAN AGE	36	38	36
MEDIAN AGE (MALE)	35	37	35
MEDIAN AGE (FEMALE)	37	40	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,044	24,995	59,016
# OF PERSONS PER HH	2	2.1	2.4
AVERAGE HH INCOME	\$72,001	\$89,057	\$80,074
AVERAGE HOUSE VALUE	\$240,900	\$291,985	\$289,053

* Demographic data derived from 2020 ACS - US Census

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