



**FOR SALE OR
LEASE**



Restaurant with Drive thru for Sale

2329 Apalachee Parkway
Tallahassee, FL 32301

Rob Atkisson

850.321.0539

robert.atkisson@expcommercial.com
www.expcommercial.com

Jerad Graham

305.600.1560

Jerad@J3CRE.com
www.expcommercial.com

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: | \$2,350,000 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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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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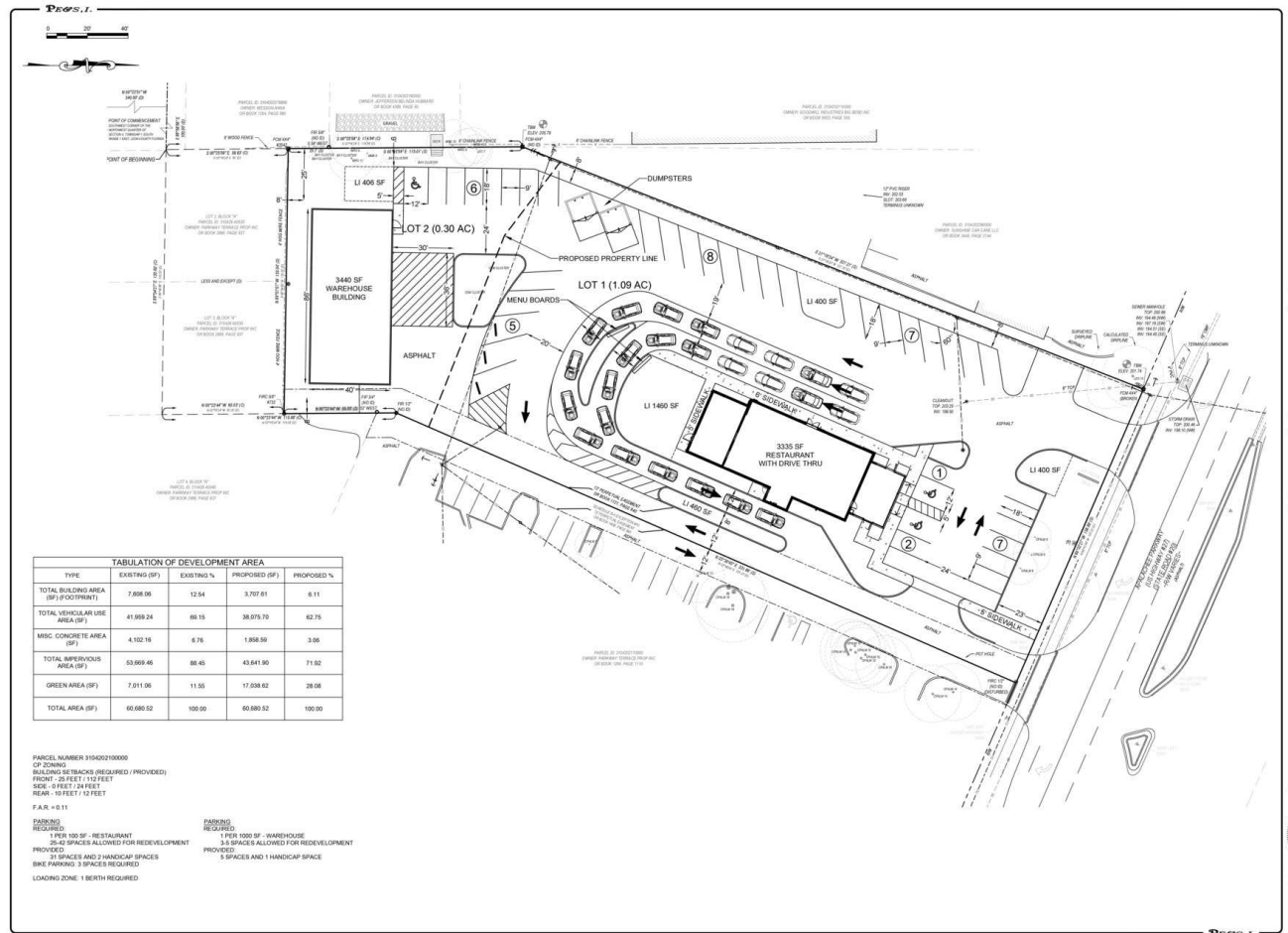
305.600.1560

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Proposed Site Plan With Additional Rear Building



POOLE
ENGINEERING &
SURVEYING, Inc.

DATE: 01-18-21
SCALE: 1"=20'
DRAWN BY: BDP

PROJECT: PROJECT BLUE 2329 APALACHEE PKWY
TITLE: SITE PLAN



JOB NUMBER: 21260
SHEET NUMBER: C-2



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 |

2020 American Community Survey (ACS)

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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

eXp Commercial
10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

Rob Atkisson

850.321.0539

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305.600.1560

Jerad@J3CRE.com



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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