



3570

Apalachee Pkwy.

A 3,166 SF former Burger King on Tallahassee's east-side retail corridor — FF&E included.

3570 Apalachee Pkwy • Tallahassee, FL 32311

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A Former Burger King on Apalachee.

3,166 SF turnkey QSR opportunity with FF&E in place.

Premier Commercial Group is pleased to present the 3,166 SF former Burger King located at 3570 Apalachee Parkway in Tallahassee, Florida. This vacant, freestanding building presents an exceptional opportunity for an owner-user or investor to acquire a highly visible asset along one of the city's most prominent retail corridors. The property is offered as-is with existing furniture, fixtures, and equipment, providing a turnkey opportunity for quick-service restaurant users or an adaptable layout for a variety of retail or service-oriented concepts. Positioned on Apalachee Parkway, the site benefits from strong traffic counts, excellent frontage, and immediate access to one of Tallahassee's most active commercial corridors. Surrounded by a dense mix of national retailers, restaurants, and lifestyle destinations, the property is located just minutes from Governor's Square Mall, The Centre of Tallahassee, and popular dining destinations — and close to Florida State University with more than 45,000 students, faculty and staff.

AT A GLANCE

Sale Price	\$1,400,000
Building Size	3,166 SF
Lot Size	1 Acre
Prior Use	Burger King
FF&E	Included
Use Type	Freestanding Retail
Corridor	Apalachee Parkway
Frontage	Apalachee Pkwy

3,166^{SF}

FREESTANDING BUILDING

1.0 ACRES

LOT SIZE

FF&E INCLUDED

TURNKEY QSR

THE OPPORTUNITY

A turnkey 3,166 SF former Burger King on Apalachee Pkwy — FF&E included, ready for a new operator or adaptive reuse.

PROPERTY TYPE

Freestanding Retail / Former QSR

SUBMARKET

Apalachee Pkwy • Tallahassee, FL 32311

TRAFFIC

High-traffic Apalachee Pkwy corridor — east-side spine

DEMAND

Population 105,172 (5 Mi) • HHI \$92,891 (5 Mi)



Why 3570 Apalachee.

Six reasons this former BK stands apart.

01 Former Burger King — FF&E Included

Sale includes existing furniture, fixtures, and equipment — a turnkey path back to operation for a QSR operator.

02 Prime Apalachee Frontage

Direct frontage on Apalachee Parkway, one of Tallahassee's most trafficked east-side retail corridors — strong visibility and access.

03 Excellent Visibility & Access

Freestanding building on a 1-acre site with curb cuts and a drive-thru lane already in place — clean ingress and egress.

04 Minutes from FSU & Governor's Square

Close to Florida State University (45,000+ students, faculty, staff), Governor's Square Mall, and The Centre of Tallahassee.

05 Dense National-Brand Surroundings

Surrounded by a deep mix of national retailers, restaurants, and lifestyle destinations — proven daily traffic from established brands.

06 Adaptive Reuse Flexibility

Ideal for owner-users, QSR conversions, or retail /service users — freestanding layout adapts to a range of concepts.

THE OPPORTUNITY

A turnkey former Burger King on Apalachee Pkwy — FF&E included, freestanding, ready for the next operator.



TALLAHASSEE, FL 32311

Apalachee Pkwy — east-side retail and university spine.

Apalachee Pkwy — Tallahassee's East-Side Spine.

01 Apalachee Pkwy Corridor

Apalachee Parkway is one of Tallahassee's most active east-side retail corridors, with proven national-brand demand.

02 FSU& Government Sector

Minutes from Florida State University (45,000+ students, faculty, staff) and the state-government district that drives weekday demand.

03 Governor's Square Trade Area

Adjacent to Governor's Square Mall and The Centre of Tallahassee — an established regional retail destination.

DEMOGRAPHICS

Dense, university-driven, and stable.

105,172 PEOPLE
POPULATION IN 5 MILES

\$92,891^{AHI}
AVG HH INCOME (5 MI)

45K+ STUDENTS
FSUENROLLMENT NEARBY

	1 MILE	3 MILES	5 MILES
Total Population	4,760	43,798	105,172
Total Households	2,183	20,024	44,350
Average HH Income	\$85,859	\$100,804	\$92,891

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail and dining mix surrounding 3570 Apalachee Pkwy.

NEARBY ANCHORS

Governor's Square Mall
The Centre of Tallahassee
Florida State University

DINING & QSR

McDonald's
Chick-fil-A
Chipotle
Starbucks
The Edison
Five Guys

NATIONAL RETAIL

Target
Walmart
Publix
Walgreens
CVS
Ross



APALACHEE PKWY

An established east-side retail corridor minutes from FSU —
proven daily demand and dense national-brand surroundings.

A Closer Look.

The building, the site, and the corridor.



LET'S TALK

Let's talk about 3570 Apalachee.

*\$1,400,000 · 3,166 SF former BK with FF&E included —
turnkey QSR on Tallahassee's east-side spine.*



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