



COMMERCIAL REAL ESTATE

RESTAURANT PROPERTY FOR SALE



NE Corridor Restaurant Space

3507 Thomasville Rd., Tallahassee, FL 32309

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EXECUTIVE SUMMARY

NE CORRIDOR RESTAURANT SPACE

3507 THOMASVILLE RD., TALLAHASSEE, FL 32309

**OFFERING SUMMARY**

Sale Price:	\$2,500,000
Price / SF:	\$360.13
Lot Size:	0.84 Acres
Lease Rate:	\$25.00 / SF/ YR (NNN)
Available SF:	6,942 SF
Year Built:	1986
Building Size:	6,942 SF
Zoning:	AC (Activity Center)
APN:	11-05-20-403-0000

PROPERTY OVERVIEW

6,942 sq. ft. restaurant for sale in the popular northeast retail corridor. The property is in close proximity to the I-10 Interchange as well as Capital Circle NE. There is access to the property via Thomasville Rd. and additional access to the rear of the property through the Publix Shopping Center.

Traffic Counts:

-65,500 AADT (Headed north from CCNE onto Thomasville Rd.)

-13,000 AADT (Headed south on Thomasville Rd.)

LOCATION OVERVIEW

Located on Thomasville Rd., just North of I-10 in Tallahassee, FL

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS
NE CORRIDOR RESTAURANT SPACE
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RETAILER MAP

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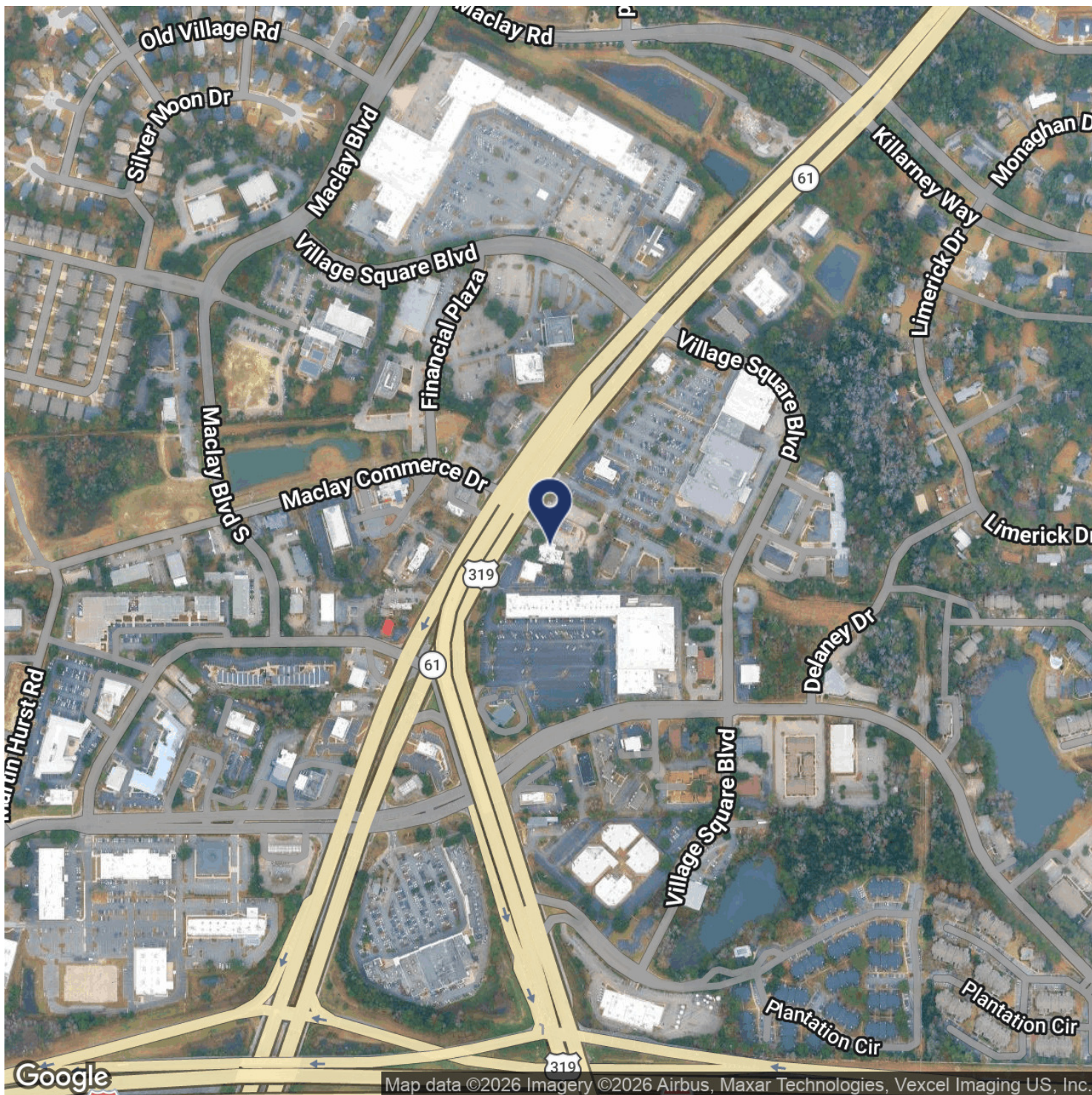
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LOCATION MAP

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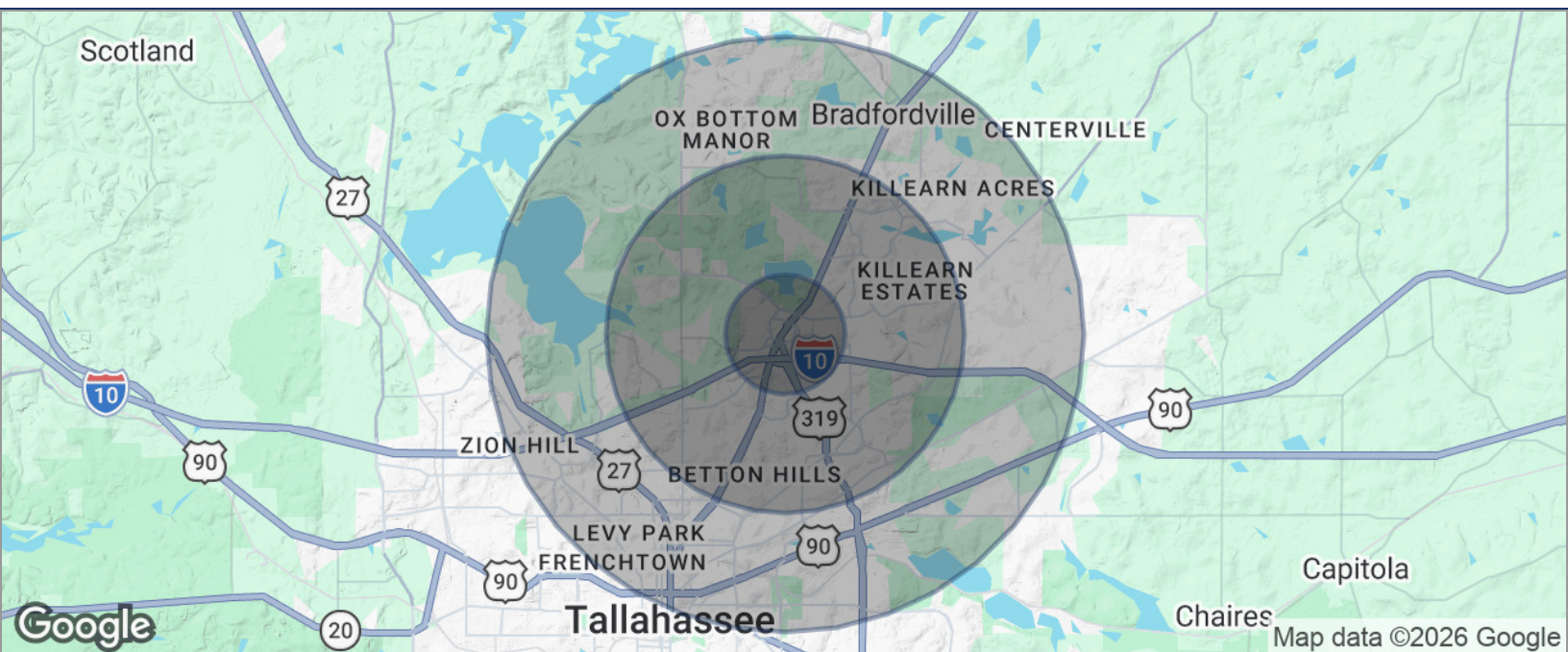




DEMOGRAPHICS MAP

NE CORRIDOR RESTAURANT SPACE

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,594	38,046	105,605
MEDIAN AGE	38.5	43.2	39.7
MEDIAN AGE (MALE)	31.7	39.6	37.9
MEDIAN AGE (FEMALE)	41.7	45.5	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,741	17,606	49,043
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$96,903	\$101,402	\$85,469
AVERAGE HOUSE VALUE	\$237,054	\$270,162	\$245,133

* Demographic data derived from 2020 ACS - US Census

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