

TLG

COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE



University Area Restaurant

1911 S Adams St.

Tallahassee, FL 32301

TREY DESANTIS

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TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY

UNIVERSITY AREA RESTAURANT

1911 S ADAMS ST, TALLAHASSEE, FL 32301

**OFFERING SUMMARY**

Sale Price:	\$399,000
Price / SF:	\$186.45
Lot Size:	0.42 Acres
Year Built:	1985
Building Size:	2,140 SF
APN:	41-01-20-433-0000
Zoning:	CU-45

PROPERTY OVERVIEW

This free-standing 2,140 sf restaurant is located in the SoMo District of Tallahassee and is a high-traffic area. The property is across from a prominent University and has high visibility as well as a lot of foot traffic.

This property is in proximity to Cascades Park, Downtown, hotels, retail shops, restaurants, FSU & FAMU, Art District, All Saints District, College Town, Doak Campbell Stadium, Bragg Stadium, professional offices, and much more.

Traffic counts on S Adams: 15,500 AADT
Traffic counts on S Monroe: 22,500 AADT

LOCATION OVERVIEW

Located in Tallahassee, FL just South of downtown, and across from Florida A&M University.

[Click Here for Zoning Information](#)

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INTERIOR PHOTOS
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RETAILER MAP

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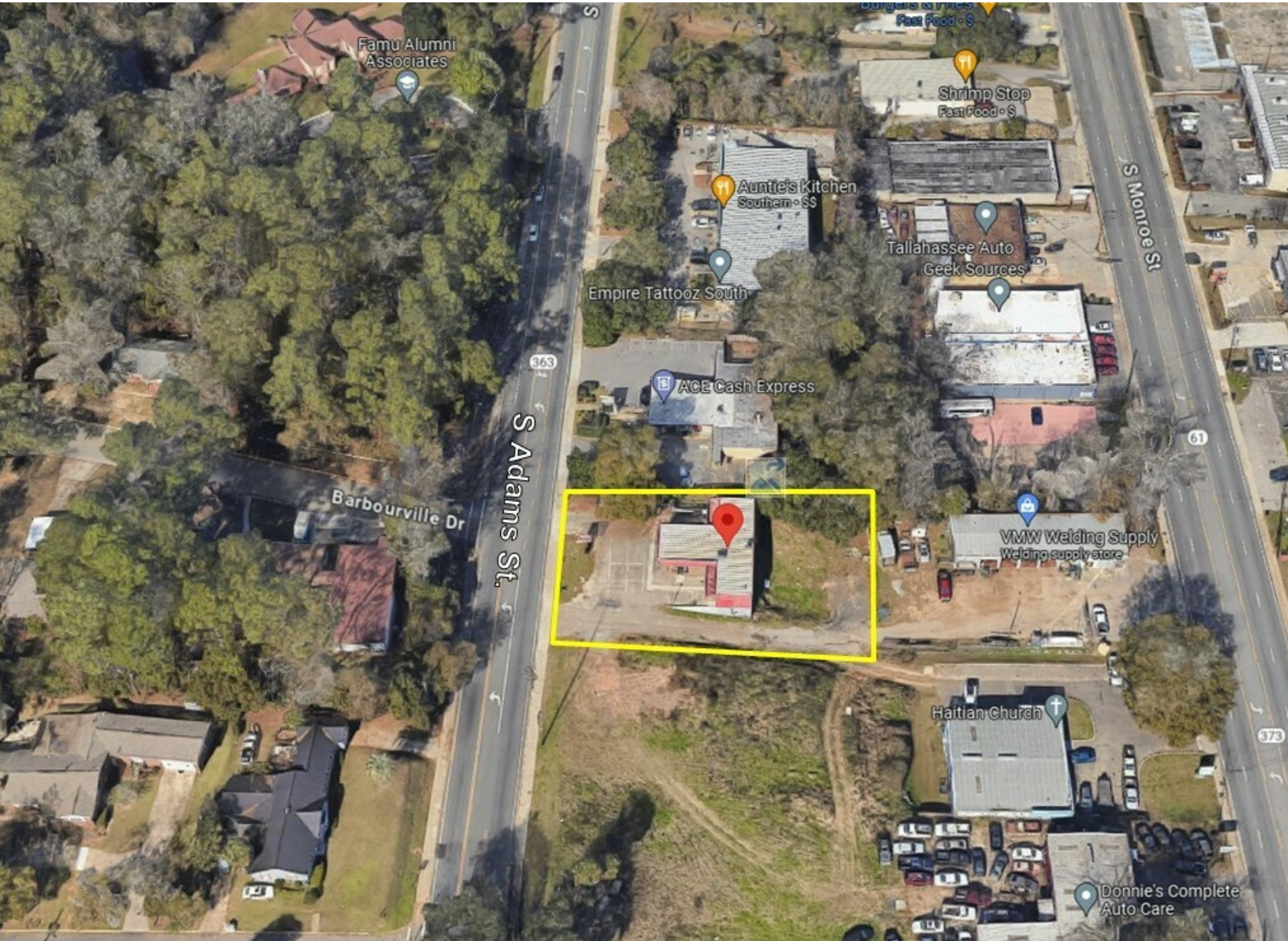




AERIAL/PARCEL MAP

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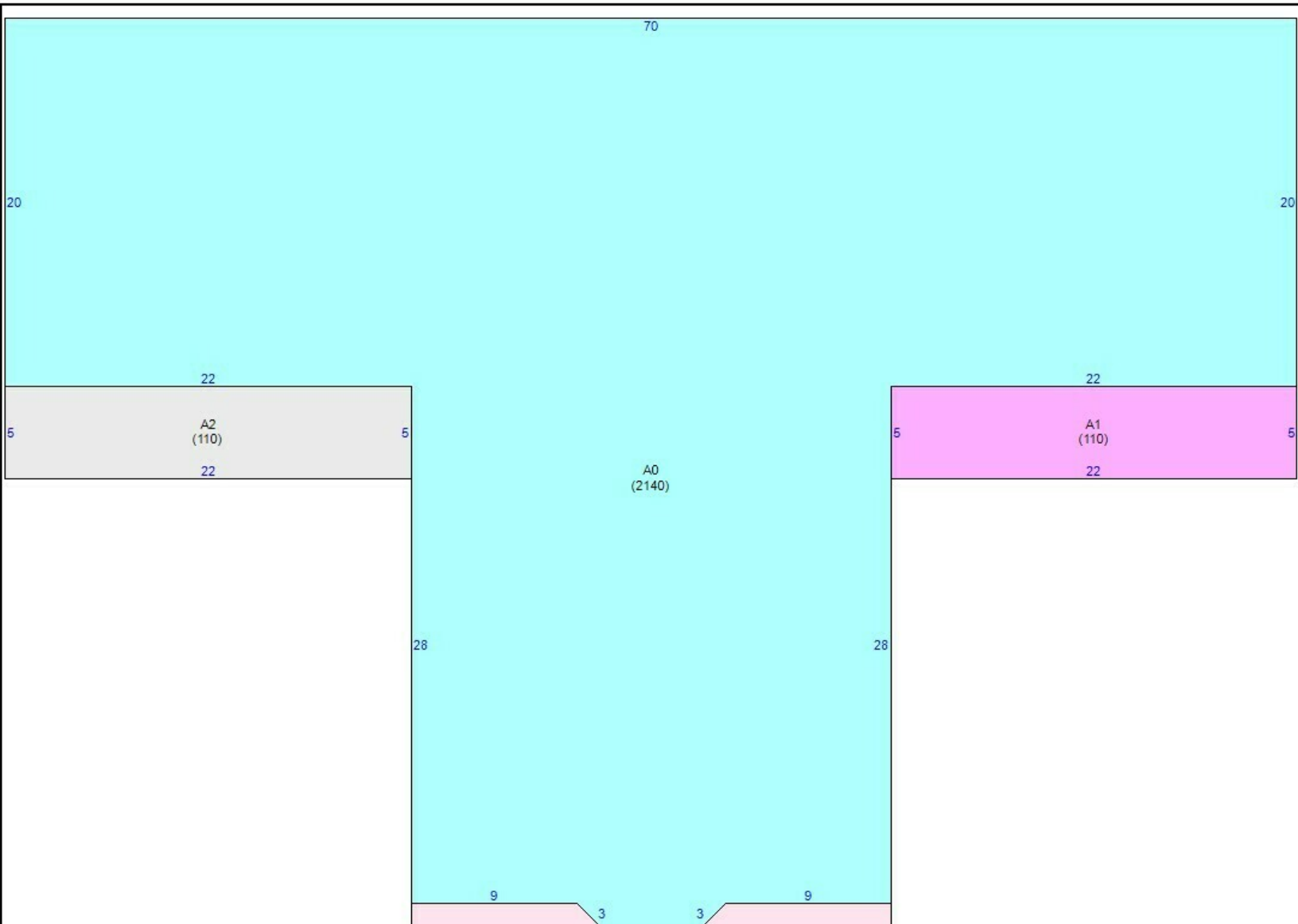




BUILDING SKETCH

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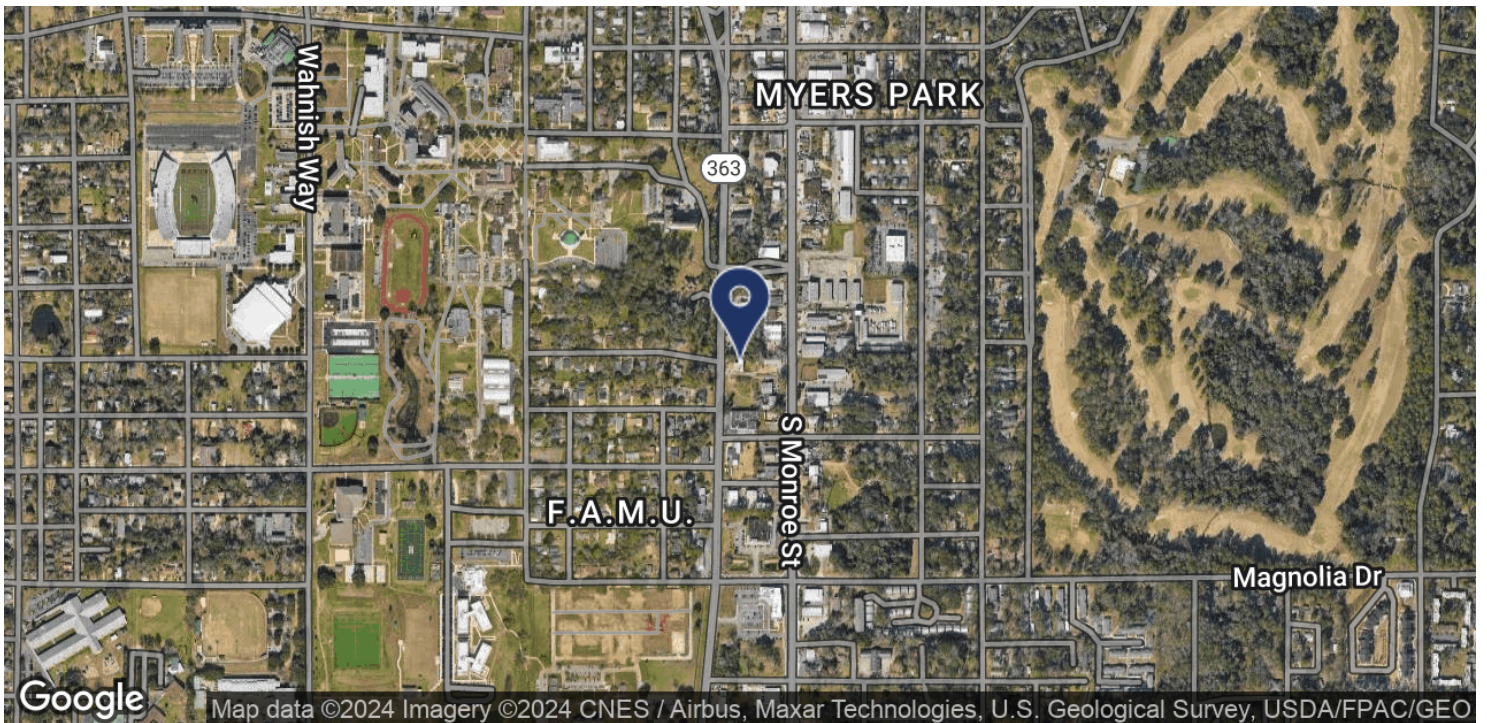
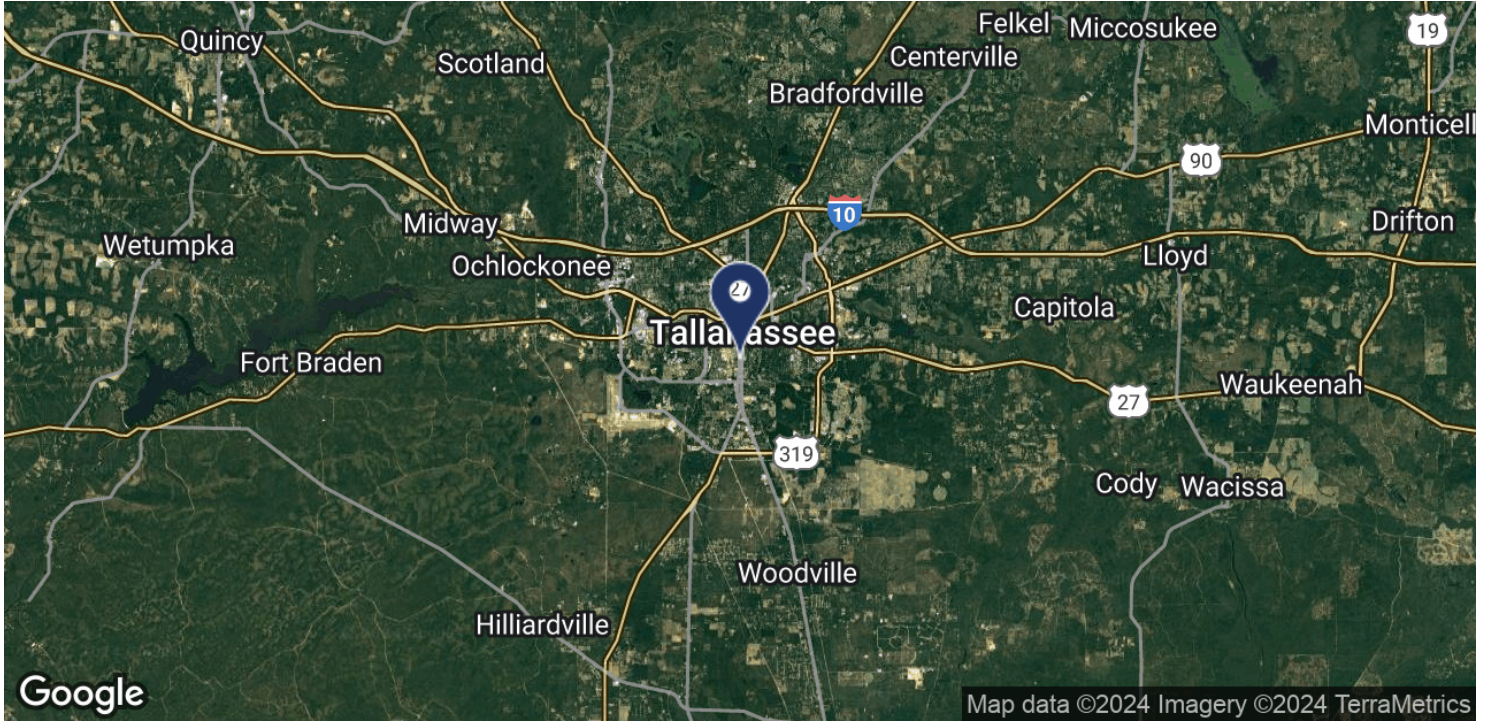




LOCATION MAP

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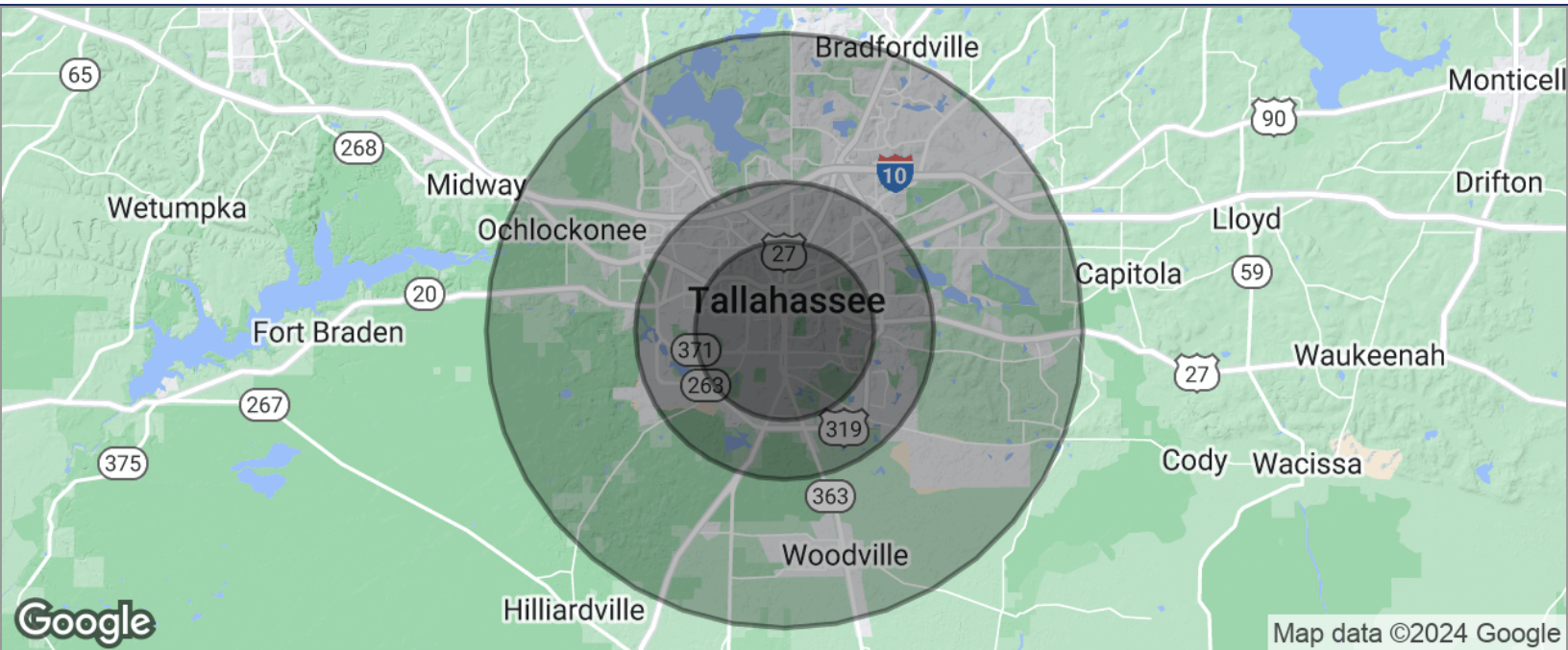




DEMOGRAPHICS MAP

UNIVERSITY AREA RESTAURANT

1911 S ADAMS ST, TALLAHASSEE, FL 32301



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	84,246	155,748	255,819
MEDIAN AGE	28.6	30.3	34.6
MEDIAN AGE (MALE)	28.1	29.4	33.4
MEDIAN AGE (FEMALE)	29.4	31.2	35.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	39,726	73,640	116,769
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$40,462	\$49,222	\$63,950
AVERAGE HOUSE VALUE	\$135,637	\$144,672	\$174,114

* Demographic data derived from 2020 ACS - US Census

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