

stirling

OFFERING MEMORANDUM
AUGUST 2026



FREESTANDING

QUICK SERVICE RESTAURANT

2870 APALACHEE PARKWAY | TALLAHASSEE, FL

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TALLAHASSEE, FL

Table of Contents

03

EXECUTIVE
SUMMARY

04

TENANT
SUMMARY

05

AREA
OVERVIEW

08

COMPANY
OVERVIEW



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| EXECUTIVE SUMMARY

Stirling Properties is excited to bring to market for sale this freestanding 2,616 SF Guthrie's, available at \$1,575,000 (6.5% cap rate), located on Apalachee Pkwy (35,000 CPD) and near Capital Cir SE (41,000 CPD). This is a leased investment offering, ideal for a 1031 exchange buyer or investor seeking stabilized real estate with in-place income. The site offers excellent visibility and access on Apalachee Pkwy.

Located along one of Tallahassee's most stable, recession-resistant corridors, the area is anchored by state government, higher education, and healthcare, with Florida State and Florida A&M combining for over 65,000 students just a mile away. Nearby national retailers and restaurants include Target, Starbucks, ALDI, Culver's, Jimmy John's, Whataburger, McDonald's, Zaxby's, Popeyes, Dunkin', KFC, Wendy's, and a newly developed Raising Cane's.

INVESTMENT HIGHLIGHTS

- **Prime Retail Corridor:** Located on Apalachee Parkway with 35,000 CPD, near Capital Circle SE with 41,000 CPD.
- **Excellent Visibility & Access:** Freestanding building with strong frontage and convenient ingress/egress.
- **Strong Market Fundamentals:** Positioned in one of Tallahassee's most established retail corridors, supported by state government, healthcare, and higher education.
- **Large Student Population:** Less than one mile from Florida State University and Florida A&M University, serving a combined enrollment of more than 65,000 students.
- **Surrounded by National Retailers:** Adjacent to major brands including Target, Starbucks, ALDI, Culver's, Whataburger, McDonald's, Raising Cane's, Dunkin', Wendy's, Popeyes, KFC, Jimmy John's, and Zaxby's.

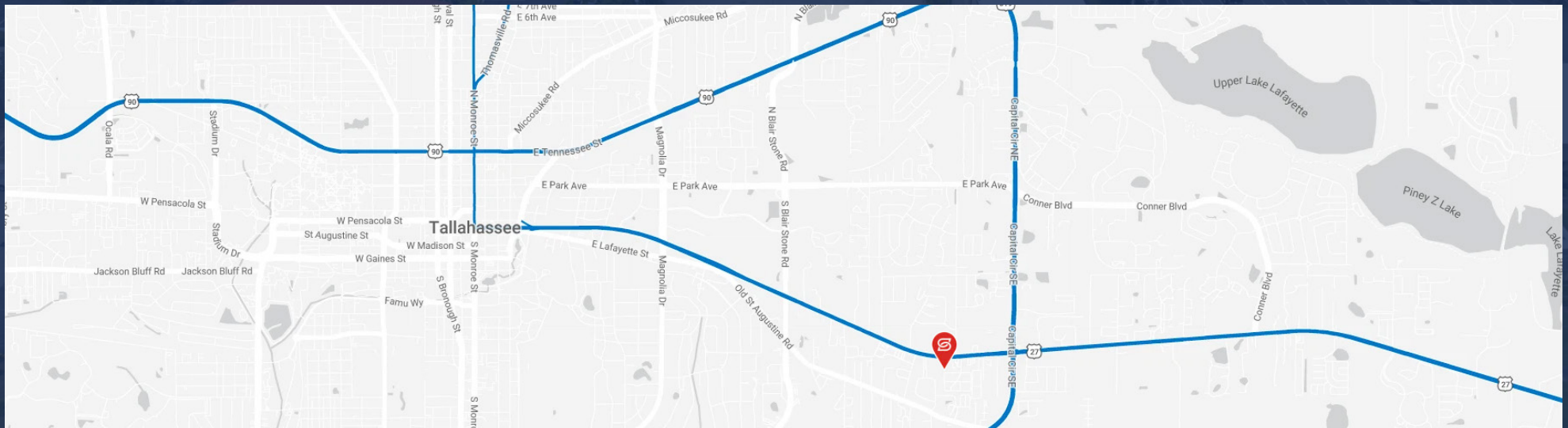
Asking Price	\$1,575,000
Cap Rate	6.50%
Property Size	0.76 Acres
Building Size	2,440 SF
Year Renovated	2023
Tenant	Parkway Chicken Inc.
Lease Commencement Date	03/01/2023
Lease Expiration Date	06/01/2035
Initial Lease Term	± 7 years + 5 year early renewal
Lease Term Remaining	± 8.8 years
Monthly Base Rent	\$8,523.25
Annual Base Rent	\$102,279
Rent Increases	3% Annually
Options Periods	Two (2), 5-Year Options remaining
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility



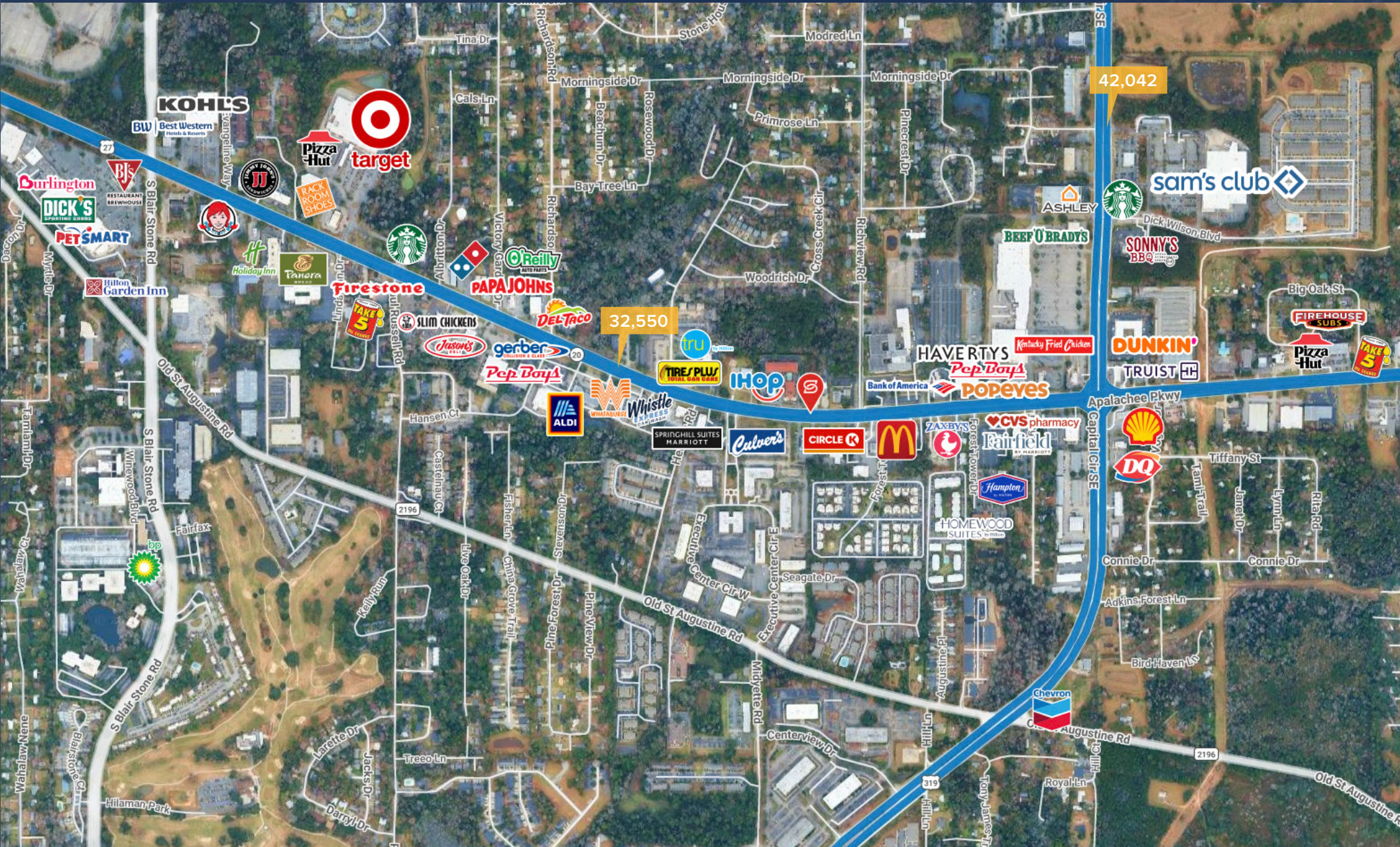
I TENANT SUMMARY



Guthrie's is a fast casual restaurant chain headquartered in Auburn, Alabama, and widely recognized as the original chicken finger restaurant in the United States. Founded in 1965 by Hal Guthrie in Haleyville, Alabama, the brand made history in 1982 by launching the first restaurant in the country dedicated solely to chicken fingers — a concept it has spent over six decades perfecting around a focused, simple menu of golden chicken fingers, crinkle-cut fries, coleslaw, Texas toast, and its proprietary Signature Sauce. Today the brand is family-owned and operated by founder Hal Guthrie's son, Joe Kelly Guthrie, and is in an active national expansion phase — closing 2025 with approximately 80 locations systemwide and projecting approximately two dozen new openings in 2026 across 12+ states, with new leadership in place to accelerate franchise development. Competing in one of the fastest-growing segments of the restaurant industry, Guthrie's occupies a uniquely differentiated position as the category's originator — offering the brand authenticity, consumer loyalty, and 60-year operating history that newer entrants to the booming chicken QSR space cannot replicate.



| NEARBY RETAILERS



AREA OVERVIEW

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

KEY FACTS



11,491

POPULATION

31.9

MEDIAN AGE



5,935

HOUSEHOLDS

\$82,222

MEDIAN HOUSEHOLD
INCOME



54,805

POPULATION

34.4

MEDIAN AGE



26,036

HOUSEHOLDS

\$105,439

MEDIAN HOUSEHOLD
INCOME



145,784

POPULATION

33.1

MEDIAN AGE



62,184

HOUSEHOLDS

\$94,568

MEDIAN HOUSEHOLD
INCOME

EDUCATION



18%

HIGH SCHOOL
GRADUATE



20%

SOME
COLLEGE



50%

BACHELOR'S/GRAD/
PROF DEGREE



15%

HIGH SCHOOL
GRADUATE



26%

SOME
COLLEGE



55%

BACHELOR'S/GRAD/
PROF DEGREE



18%

HIGH SCHOOL
GRADUATE



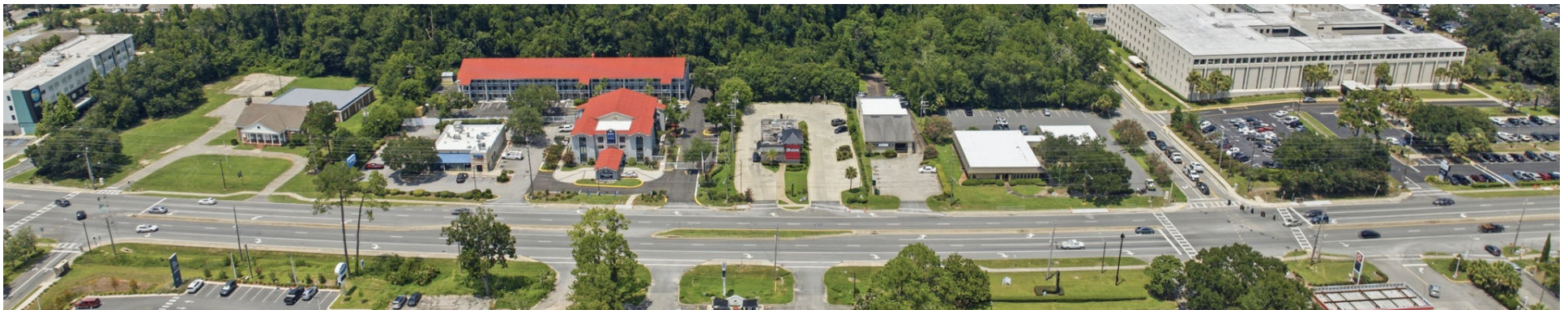
16%

SOME
COLLEGE



52%

BACHELOR'S/GRAD/
PROF DEGREE



| AREA OVERVIEW

ECONOMIC HIGHLIGHTS

Tallahassee, Florida, is the state's capital and one of the Southeast's most stable and diverse regional economies. Serving as the political center of Florida, the city is anchored by state government, higher education, healthcare, and research, creating a resilient employment base that supports long-term commercial and residential growth. With an estimated population of approximately 205,000 residents, Tallahassee continues to experience steady growth while maintaining a lower cost of living than many major Florida metros

The city is home to Florida State University, Florida A&M University, and Tallahassee State College, with a combined student population exceeding 70,000. These institutions provide a highly educated workforce, drive innovation, and support a vibrant consumer base that benefits retail, hospitality, multifamily, and office markets. Tallahassee is also home to the National High Magnetic Field Laboratory, one of the world's leading scientific research facilities, reinforcing the city's reputation as a center for technology and research.

Commercial activity is concentrated around major corridors including Apalachee Parkway, Capital Circle, Thomasville Road, and Tennessee Street, which feature a strong mix of national retailers, restaurants, medical facilities, and professional services. The area's stable government workforce, consistent student population, and expanding healthcare sector provide year-round demand for retail and commercial real estate, making Tallahassee an attractive market for investors, developers, and owner-users alike.

TALLAHASSEE



| COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

stirling

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

| COMPANY OVERVIEW

ABOUT THE TEAM



SHAWN MAXEY

Senior Advisor
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Shawn began working in commercial real estate in 2016, when he moved to Pensacola, Florida. Shawn initially worked in leasing, property management, and development for a national multifamily property management and development company. Today, he works with national, local, and regional clients in sales and leasing commercial retail properties.

Over the course of his career, Shawn has developed the knowledge and skills needed to assist his clients in their respected real estate goals. He prides himself on cultivating relationships within the industry and leads every conversation with a focus on trust and transparency. Shawn has also developed an indisputable credibility by exceeding the expectations of service while working with some of the industry's most active tenants, buyers, sellers, and landlords. All of this and more he brings to the table as one of Stirling's Senior Advisors.



JARED JACKSON

Senior Advisor
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Jared Jackson is a Senior Advisor for the Tallahassee Region. As a Senior Advisor, Jared helps his clients navigate the commercial real estate market and efficiently buy, sell or lease commercial real estate. Jared's competitive drive, ambition and work ethic help set him apart from others. Before joining Stirling, Jared was a Vice President with Beck Partners, a Pensacola Commercial Real Estate brokerage. Jared also interned with RFT Asset Management in the Property Management division. During this time, he worked with mobile home parks and apartments, giving him a good foundation and understanding of those asset types.

Jared owned and operated his own business, Southern Lawn Management, for 3 years while in college, giving him a better understanding of business management. He has also gained valuable leadership experience as a Division I Scholar Football Athlete with FSU, where he went from a walk-on wide receiver to a team captain. Jared enjoys utilizing the same competitive spirit, drive and ambition he developed as a collegiate athlete to help serve his clients in the best way possible.



BRISTOL MOLLEGA

Bristol Mollega
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Bristol Mollega serves as an Advisor at the Stirling's Tallahassee office. Born and raised in Destin, Florida, Bristol has a strong connection to the NW Florida region and a lifelong interest in Florida's evolving real estate market.

Prior to joining Stirling, Bristol gained hands-on experience in property management, building valuable skills in operations, tenant relations, and asset management at RealJoy Vacations.

A 2025 graduate of Florida State University, Bristol earned a degree in Real Estate, developing a strong foundation in market analysis, property investment, and client relations. At Stirling, Bristol works alongside seasoned professionals Shawn Maxey and Jared Jackson, contributing to a team known for its strategic insight and commitment to client success.

With local roots and a forward-thinking mindset, Bristol is passionate about helping clients navigate the real estate market with confidence and clarity.



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