



Avis & Budget

at W Tennessee

A renovated single-tenant NNN — ±5½ years remaining on the lease with a national brand.

3108 W Tennessee St, Tallahassee, FL 32304

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A Renovated Avis & Budget NNN.

820 SF on W Tennessee — ±5½ years remaining with a national brand.

3108 West Tennessee Street is a fully renovated (2024) single-tenant net-lease investment in Tallahassee, Florida. The 820 SF freestanding building is leased to Avis & Budget Rent a Car — a nationally recognized rental-car brand — under a triple-net lease with approximately five and a half years remaining. The property sits along Tallahassee's primary corridor for automotive dealerships and national retailers, with strong frontage on W Tennessee Street and proven co-tenancy that includes Home Depot, Walgreens, Capital City Bank, Mercedes-Benz, AutoZone, and a deep mix of national QSR and convenience operators. NOI of \$86,151.24 (based on 2/1/2027) delivers a 6.4% cap rate on the \$1,347,000 offering price.

AT A GLANCE	
Sale Price	\$1,347,000
Cap Rate	6.4%
NOI	\$86,151.24
NOI Basis	As of 2/1/2027
Building Size	820 SF
Lot Size	0.61 Acres
Lease Remaining	±5½ Years
Renovated	2024

\$1.347M
SALE PRICE

6.4%_{CAP}
SINGLE-TENANT NNN

5.5_{YR}
LEASE REMAINING

LEASED TO **Avis & Budget Rent A Car** *a national rental-car brand*
 Triple-net lease · ±5½ years remaining · minimal landlord responsibilities
 Fully renovated 2024 · 100% occupied · established corridor co-tenancy

PROPERTY TYPE Single-Tenant Net-Lease Retail · Renovated 2024
TENANT Avis & Budget Rent A Car · national rental-car brand
LOCATION 3108 W Tennessee Street · Tallahassee, FL 32304 · Leon County



Why 3108 W Tennessee.

01 Recently Renovated (2024)

A fully renovated 820 SF freestanding building delivered as a turnkey asset — zero deferred maintenance, modern condition, ready for long-term income.

02 National Tenant: Avis & Budget

Leased to Avis & Budget Rent A Car — a nationally recognized rental-car brand with a proven retail format and long-standing presence in the Tallahassee market.

03 ±5½ Years on a Triple-Net Lease

Approximately five and a half years remaining on a triple-net lease — long-term, predictable income with minimal landlord responsibilities.

04 6.4% Cap on Stabilized NOI

A 6.4% cap rate on \$86,151.24 of NOI (based on 2/1/2027) — a clean, tangible yield from a national-credit tenant in a stabilized format.

05 Prime W Tennessee Frontage

Strong frontage on West Tennessee Street, Tallahassee's primary corridor for automotive dealerships and national retailers — high visibility and steady daily traffic.

06 Established Corridor Co-Tenancy

Surrounded by Home Depot, Walgreens, Capital City Bank, Mercedes-Benz, AutoZone, Advance Auto Parts, McDonald's, Wendy's, Burger King, Exxon and a deep mix of national operators.

INVESTMENT THESIS

A renovated single-tenant NNN with a national rental-car brand on Tallahassee's primary auto-dealership corridor — turnkey income at a 6.4% cap.



WEST TENNESSEE STREET

Tallahassee's primary corridor for automotive dealerships and national retail.

Tallahassee's Auto Dealership Corridor.

01 West Tennessee Street

One of Tallahassee's primary east-west commercial corridors, carrying steady daily traffic past dealerships, national retailers and daily-needs operators — strong visibility from the road.

02 Tallahassee Auto Row

The site sits inside Tallahassee's primary auto-dealership corridor — Mercedes-Benz, AutoZone and Advance Auto Parts within reach, plus established national co-tenancy on every side.

03 The Capital Market

Tallahassee — Florida's capital and home to FSU and FAMU — offers a stable, government-and-education-anchored economy with consistent year-round consumer demand across the metro.

DEMOGRAPHICS

Dense, year-round, college-driven.

128,753 PEOPLE
POPULATION IN 5 MILES

\$66,986 AHI
AVG HH INCOME IN 5 MILES

51,690 HH
HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	8,887	66,312	128,753
Total Households	3,573	28,193	51,690
Average HH Income	\$45,869	\$54,588	\$66,986
Average Home Value	\$217,931	\$179,799	\$218,687

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

In Excellent Company.

The W Tennessee Street corridor—auto, retail, dining and daily needs.

NATIONAL ANCHORS

The Home Depot
Walgreens
Dollar General

AUTOMOTIVE

Mercedes-Benz
AutoZone
Advance Auto Parts

DINING & QSR

McDonald's
Burger King
Wendy's
Hardee's
Popeyes

BANKS · FUEL

Capital City Bank
Exxon
Marathon

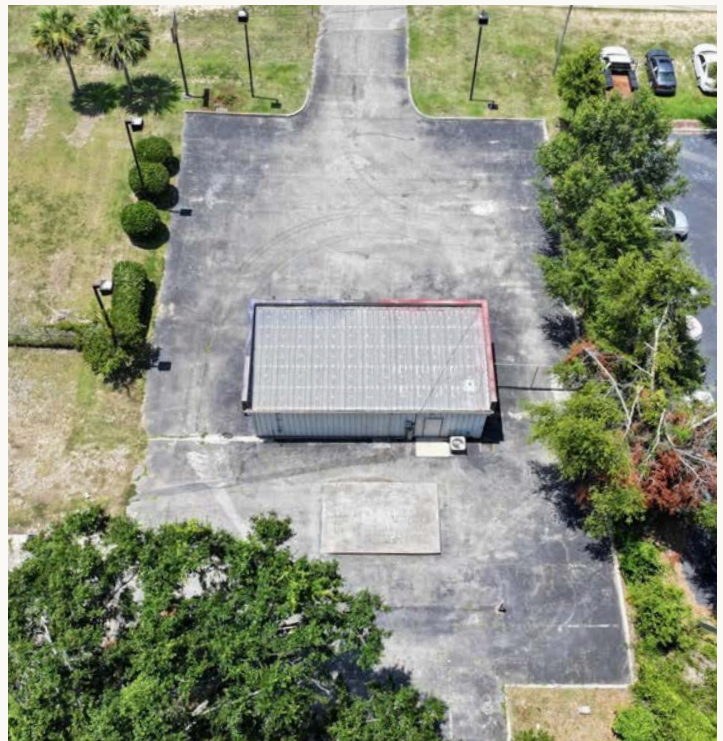


ESTABLISHED AUTO CORRIDOR

West Tennessee Street pairs auto-dealership traffic with national retail anchors — a proven, established corridor with steady daily consumer flow.

A Closer Look.

The renovated Avis & Budget building at 3108 W Tennessee.



GET IN TOUCH

Let's talk about 3108 W Tennessee.

Offering at \$1,347,000 · 6.4% cap · ±5½ - year NNN.
Inquiries welcome from net-lease investors and 1031 buyers.



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