

NE Bradfordville Restaurant Space

For Sale

\$925,000.00

Executive Summary



6808 Thomasville Rd, Tallahassee, FL 32312

Rare opportunity to purchase restaurant space in the busy Bradfordville Commercial District. Tenant is in place through January 2025. Nicely built out as a restaurant. Great demographics.

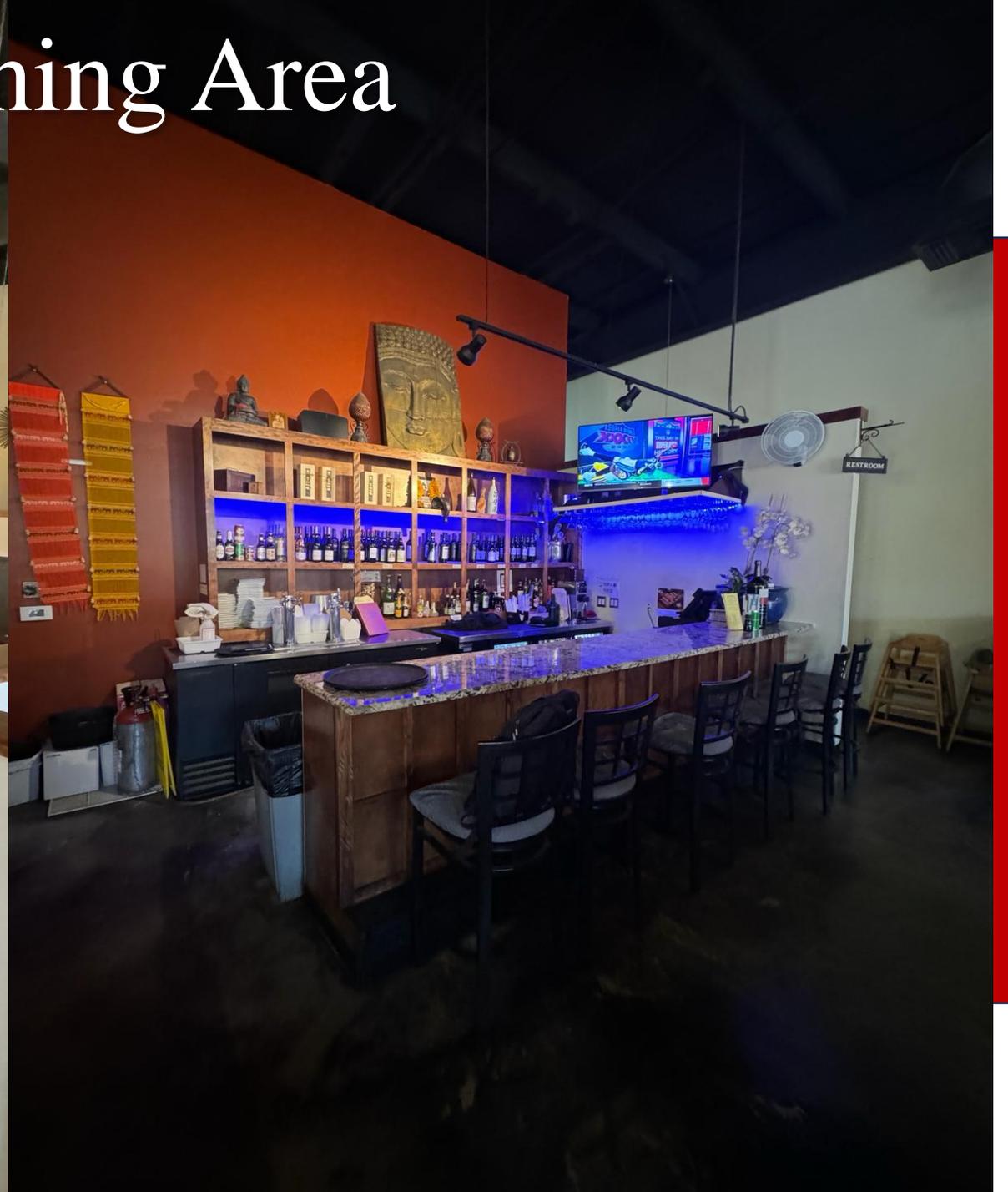
Offering Highlights



- Asking Price: \$925,000.00
- Great for Investment / Owner User
- 3,015 SF
- Land Area: 6.50 Acres
- Zoning: BC-2
 - Allows various retail and commercial uses within a small geographical area. Very busy center.
- Traffic Count: 39,500
- Frontage: 391 FT on Thomasville Rd



Bar & Dining Area



Kitchen



Aerial Location Maps



Demographics near 6808 Thomasville Rd

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,879	28,887	50,097
2028 Population	2,926	28,906	49,916
Pop Growth 2023-2028	+ 1.63%	+ 0.07%	(0.36%)
Average Age	41	42	42
2023 Total Households	1,050	10,829	19,285
HH Growth 2023-2028	+ 1.52%	(0.03%)	(0.45%)
Median Household Inc	\$117,061	\$104,229	\$101,737
Avg Household Size	2.70	2.70	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$324,033	\$311,390	\$314,741
Median Year Built	1995	1991	1991