

Renovated Bradfordville Restaurant

For Sale

\$1,875,000

Executive Summary



**6800 Thomasville Rd #102, Tallahassee, FL
32312**

Former Hurricane Wings space. Interior is presently going through a total renovation. Space will be delivered as a white box. Outdoor entertainment area with stage and bar. Buyer can create a custom layout for their desired concept. Rare opportunity for restaurant space at the epicenter of the Bradfordville commercial corridor in Tallahassee's bustling north side. Nearby neighbors include Publix, Target, Chick Fil A, Walgreens, Starbucks, Dunkin, Zaxby's and more.



Offering Highlights

- Asking Price: \$1,875,000
- 4,432 SF
- Land Area: 6.50 Acres
- Zoning: BC-2
- Traffic Count: 39,500
- Frontage: 391 FT on Thomasville Rd
- Strong Demographics
- Large outdoor seating/entertainment area

Outdoor Bar, Stage, & Dining Area



Indoor Bar & Entry



Kitchen Area Construction



Aerial Location Maps



Demographics near 6800 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