

# 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

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- 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      |