

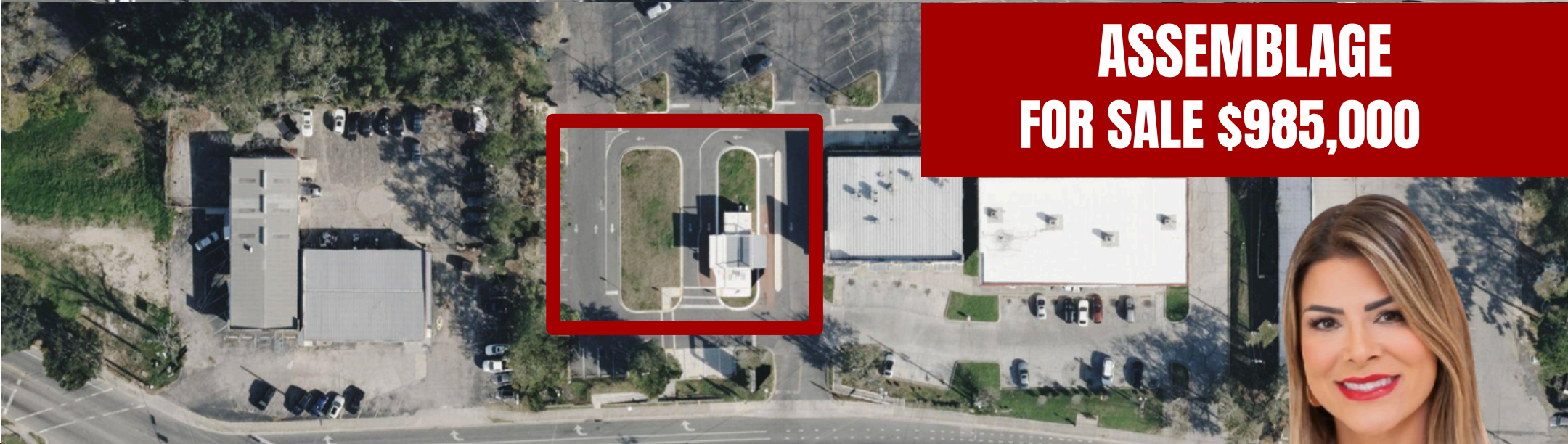
952 & 954 W THARPE ST PORTFOLIO OF 2 ASSETS FOR SALE



SITE 1
FOR SALE \$750,000
ALSO AVAILABLE FOR LEASE



SITE 2
FOR SALE \$299,000



ASSEMBLAGE
FOR SALE \$985,000

Contact Fernanda Biselli- MBA:
COMMERCIAL REAL ESTATE BROKER



(850) 210-2558



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SITE 1

- Address: 952 W Tharpe St
- Size: ±800 SF freestanding building
- Concept: Drive-thru “grab and go” with dual drive-thru lanes
- Uses: Coffee, prepared food, beverage, quick-service concepts
- Location: Signalized intersection of Old Bainbridge Rd & W Tharpe St with high visibility and excellent access
- Traffic Count: Total of 40,000+ VPD
- Nearby: Florida State University, Florida A&M University, Tallahassee State College, dense residential neighborhoods + established retail
- Traffic: Strong daytime and evening activity

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SITE 2

- Address: 954 W Tharpe St
- Lot size: 13,068 SQF
- Zoning: C-2
- Existing utility infrastructure in place
- Cross parking and reciprocal access between parcels
- Shared access and strong ingress/egress
- Opportunity to operate as a single commercial development

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