

2491 Care Drive | Tallahassee, FL

Second Generation Restaurant Opportunity

Retail For Lease or Sale

Blake Hunter
Executive Vice President
+1 850 264 2159
blake.hunter@colliers.com

Robby Holihan
Executive Vice President
+1 407 375 3159
robby.holihan@colliers.com

Yessenia Marcof
Associate
+1 813 732 1707
yessenia.marcof@colliers.com

Colliers

Property Overview

- ±5,136 SF freestanding second generation restaurant building on ±1.43 acres.
- Prime Tallahassee location within an established medical and professional services corridor.
- Excellent visibility and access from Capital Circle NE (51,166 AADT) at the intersection of SR-261 and Care Drive.
- Convenient access to Downtown Tallahassee, Florida State University, and the State Capitol Complex.
- Ample on-site parking with 91 spaces available and monument signage opportunity with strong surrounding demographics.
- Across from HCA Florida Capital Hospital, a 288-bed facility with 1,400+ employees and 500+ providers, drawing traffic from patients, visitors and the surrounding medical community.
- Surrounded by national retailers including ***Publix, Lowe's, Smoothie King, Panda Express, Firehouse Subs, and McDonald's, and Dunkin'.***

Neighboring Retailers

Publix · Smoothie King · Firehouse Subs · Dunkin' · Lowe's · Panda Express · McDonald's · HCA Florida Healthcare

Area Demographics

	Population	Daytime Population	Average HH Income	Households
1 Mi	8,533	14,174	$94,776	3,824
3 Mi	52,890	64,557	$121,709	24,527
5 Mi	154,385	195,885	$105,276	66,579

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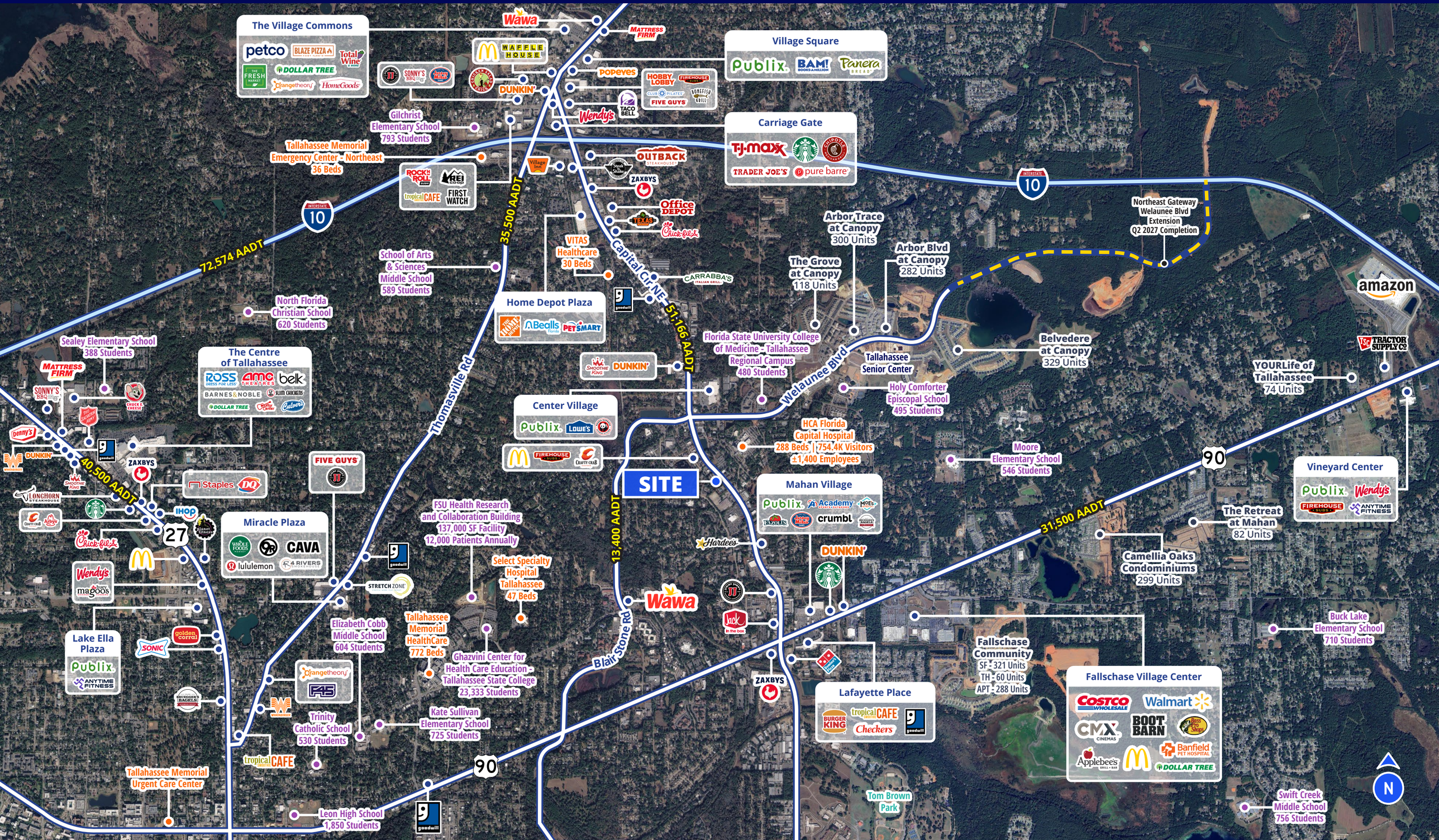
Market Overview

Tallahassee continues to strengthen its position as one of North Florida's premier retail destinations, supported by a diverse economy driven by state government, higher education, and healthcare. The market benefits from a stable employment base and consistent consumer activity, generating strong demand for retail, restaurant, medical, and service-oriented users. Continued residential growth and commercial investment have attracted a growing mix of national retailers throughout the northeast Tallahassee corridor, reinforcing the area's role as a key shopping, dining, and healthcare hub serving the broader region.



Trade Area

2491 Care Drive | Tallahassee, FL



Mid Zoom

2491 Care Drive | Tallahassee, FL

School of Arts & Sciences Middle School 589 Students

VITAS Healthcare 30 Beds

CARRABBA'S ITALIAN GRILL

Capital Cir NE

Thomasville Rd - 35,500 AADT

Florida State University College of Medicine - Tallahassee Regional Campus 480 Students

MAVIS TIRES & BRAKES

SMOOTHIE KING DUNKIN'

PANDA EXPRESS CHINESE KITCHEN

LOWE'S

Publix

Welaunee Blvd

The Grove at Canopy 118 Units

Arbor Trace at Canopy 300 Units

Arbor Blvd at Canopy 282 Units

Tallahassee Senior Center

Belvedere at Canopy 329 Units

Northeast Gateway Welaunee Blvd Extension Q2 2027 Completion

Holy Comforter Episcopal School 495 Students

HCA Florida Capital Hospital 288 Beds | 754.4K Visitors ±1,400 Employees

FIREHOUSE SUBS

CRAFTY CRAB

SITE

51,166 AADT

Moore Elementary School 546 Students

90

13,400 AADT

Hardee's

Mahan Village

Publix · Academy Sports + Outdoors · MOEs · EZ Duks · Jersey Mike's · crumbl · Einstein Bros Bagels

DUNKIN'

31,500 AADT

Camellia Oaks Condominiums 299 Units

The Retreat at Mahan 82 Units

FSU Health Research and Collaboration Building 137,000 SF Facility 12,000 Patients Annually

Select Specialty Hospital - Tallahassee 47 Beds

Wawa

Blair Stone Rd

Jack in the box

Tallahassee Memorial HealthCare 772 Beds

Ghazvini Center for Health Care Education - Tallahassee State College 23,333 Students

ZAXBYS

Lafayette Place

BURGER KING · tropical CAFE · Checkers · goodwill

Fallschase Village Center

COSTCO WHOLESALE · Walmart · CMX CINEMAS · BOOT BARN · Pet Supplies Plus · Applebee's · Banfield PET HOSPITAL · DOLLAR TREE

Fallschase Community

SF - 321 Units

TH - 60 Units

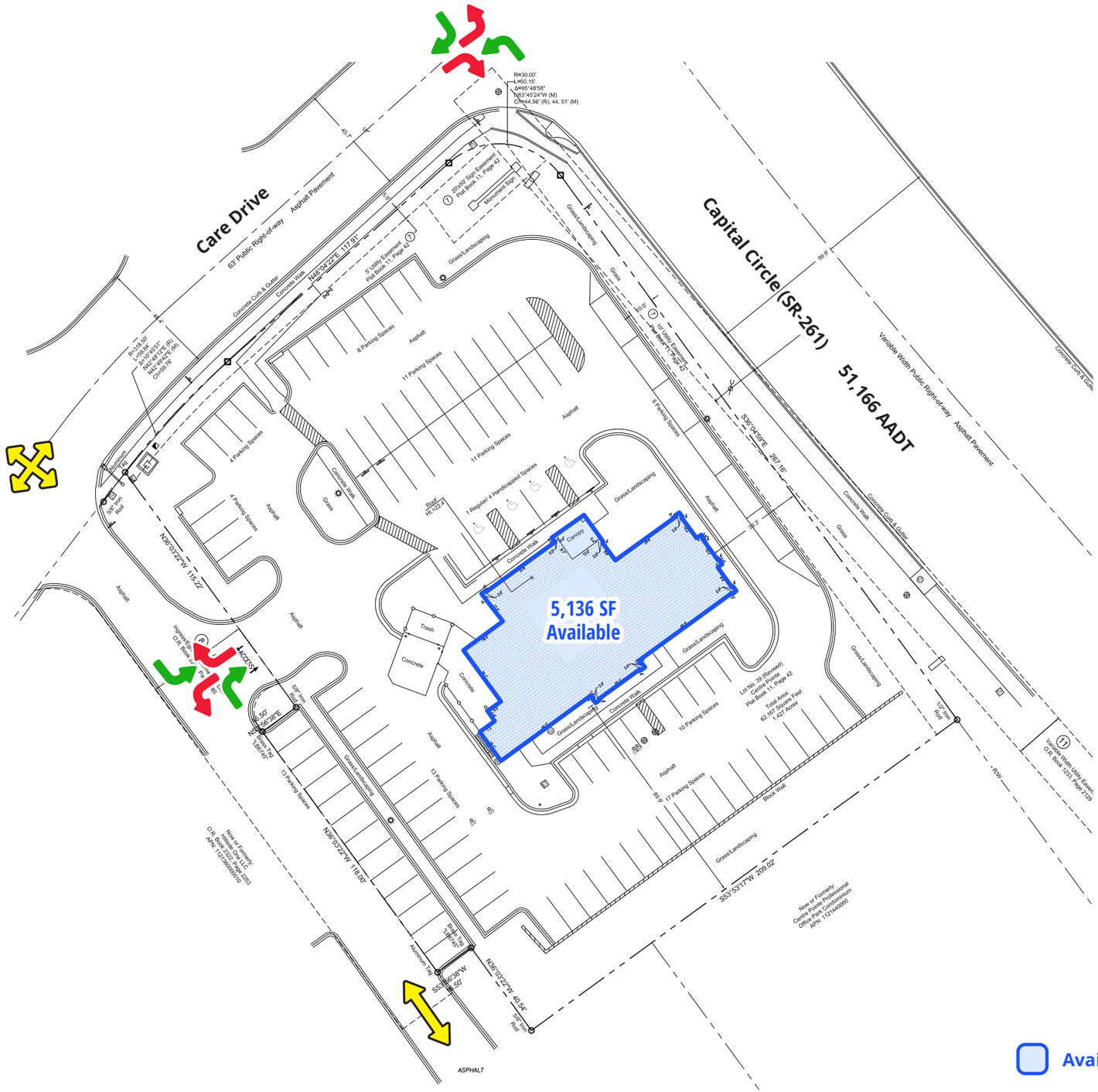
APT - 288 Units

N

Site Plan

Retail For Lease or Sale

- **±1.43 AC pad** with existing ±5,136 SF freestanding building
- **Second generation** restaurant building
- **Signalized hard-corner location** with multiple access points
- **Ample on-site parking** with approximately 91 spaces available
- **Monument signage opportunity** along major roadway frontage



Contact Us

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