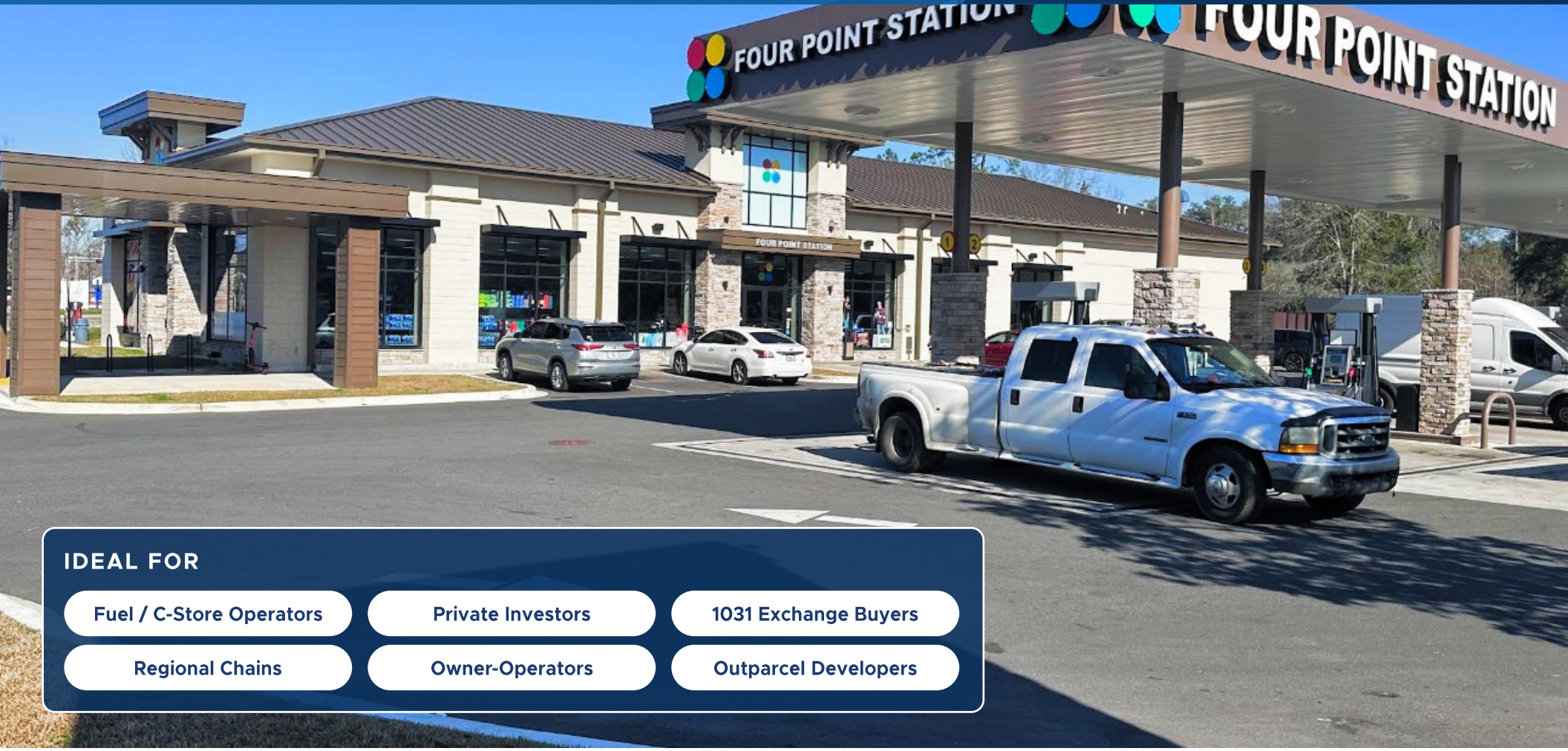
FUEL STATION & CONVENIENCE STORE

With Adjacent 0.48± AC Development Parcel

2720 W Tennessee Street, Tallahassee, FL 32304

FOR SALE

$10,700,000



IDEAL FOR

- Fuel / C-Store Operators
- Private Investors
- 1031 Exchange Buyers
- Regional Chains
- Owner-Operators
- Outparcel Developers

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

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CMB Commercial is pleased to offer Four Point Station, a 2023-built fuel and convenience asset at 2720 W Tennessee Street in Tallahassee, together with an adjacent 0.48-acre vacant, developable parcel. Combined, the offering totals ±2.52 acres on one of Tallahassee's highest-traffic commercial corridors, minutes from Florida State University and I-10.

Investment Highlights

- **New construction:** 2023-built, institutional-quality asset with minimal near-term capital needs
- **Multiple revenue streams:** fuel, full convenience store and drive-thru
- **Irreplaceable corridor:** W Tennessee St (US 90) links the FSU area, downtown and I-10
- **Excess land:** 0.48± AC parcel for an outparcel, expansion or future sale
- **Barrier to entry:** limited fuel-ready sites and new fuel entitlements in the corridor



Price	**$10,700,000**
Address	**2720 W Tennessee St, Tallahassee, FL 32304**
Building Size	**7,686 SF**
Year Built	**2023 (new construction)**
Improved Use	**Fuel station, convenience store, drive-thru**
Fueling Positions	**10**
Adjacent Parcel	**±0.48 AC, vacant & developable**
Combined Site	**±2.52 AC**
Frontage	**W Tennessee St (SR 263 / US 90)**
Submarket	**W Tennessee St corridor / FSU area**
Financials	**Available with signed NDA**

LOCATION & MARKET OVERVIEW

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Tallahassee is Florida's capital and the seat of Leon County, anchored by state government employment and two major universities, Florida State University and Florida A&M University. W Tennessee Street is one of the city's primary east–west commercial corridors, carrying dense student, faculty and commuter traffic between the FSU campus, downtown and the I-10 interchange.

Fuel and convenience demand here is non-discretionary (daily commuter fill-ups, campus-adjacent trips and pass-through volume) and largely insulated from e-commerce.

Government & Institutional Base

State government offices and two major universities anchor consistent, recession-resistant demand.

Corridor Visibility

Heavy signalized traffic between the FSU campus, downtown Tallahassee and I-10.

Constrained New Supply

Few large, signalized, fuel-ready sites remain in the corridor, supporting replacement-cost value for modern stations.

Excess Land Optionality

The 0.48-acre parcel offers expansion or outparcel potential not available at most competing stations.

INCLUDED DEVELOPMENT PARCEL

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Built-In Upside

The vacant 0.48± AC parcel adjoining the station gives a buyer options most fuel acquisitions don't offer.

0.48± AC
±20,909 SF

Vacant
Developable

Potential Uses

- **QSR / coffee drive-thru outparcel**
- **Express car wash**
- **Retail or service pad**
- Ground lease for added income
- Expanded parking / site circulation
- Hold for future value or resale

Uses subject to zoning and City of Tallahassee approvals. Buyer to verify.

DEMOGRAPHICS

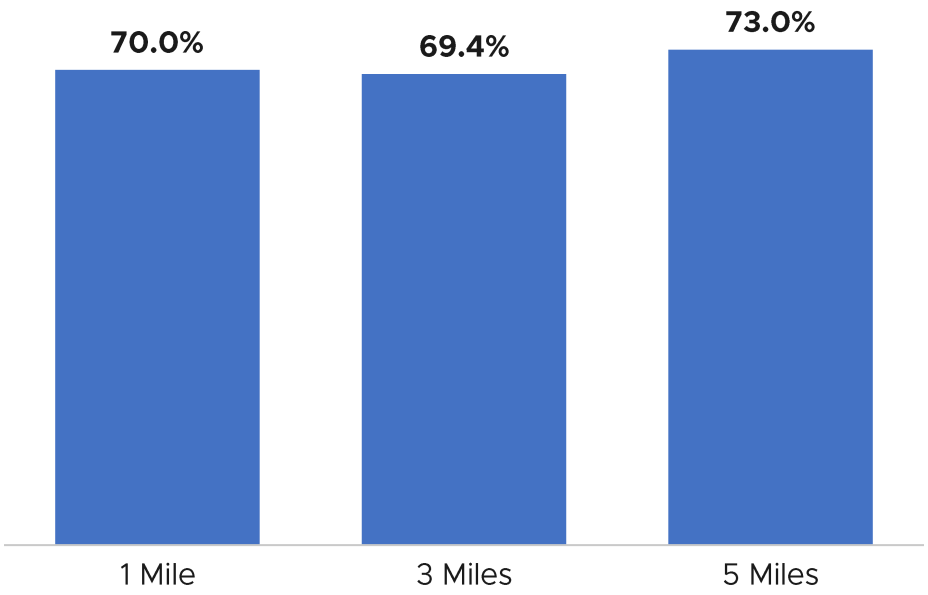
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1-Mile Radius	
Population	12,533
Households	5,155
Median HH Income	$44,521
Median Age	24.0

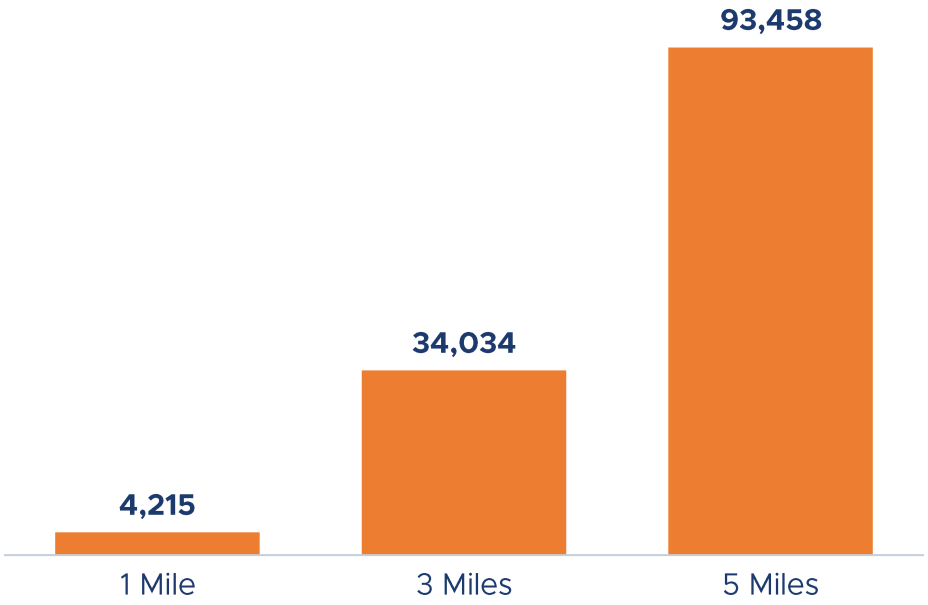
3-Mile Radius	
Population	87,343
Households	34,769
Median HH Income	$46,520
Median Age	26.1

5-Mile Radius	
Population	143,678
Households	59,171
Median HH Income	$56,235
Median Age	29.2

% Any College (13+ Years) by Radius



Daytime Employees by Radius



TRADE AREA MAP

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