



## EXECUTIVE SUMMARY

# THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS

RHEA ROAD, TALLAHASSEE, FL 32312

**OFFERING SUMMARY**

|                       |                  |
|-----------------------|------------------|
| <b>Available SF:</b>  | 1,215 - 1,437 SF |
| <b>Lease Rate:</b>    | \$28 SF/yr (NNN) |
| <b>Year Built:</b>    | 2027             |
| <b>Building Size:</b> | 9,894 SF         |
| <b>Zoning:</b>        | BC-1             |
| <b>APN:</b>           | 14152100A0020    |

**PROPERTY OVERVIEW**

COMING SOON! Expected in Q1 of 2027, the office/retail bays at The Grove at Bradford Hills will offer a unique opportunity for additional store fronts in the up and coming development. The bottom floor will consist of four spaces available for lease, while the second floor will be home to the landlord's property management offices.

**LOCATION OVERVIEW**

Bradford Hills is a 155-acre mixed-use development located on Thomasville Road (Hwy 319), one of Tallahassee's primary corridors and the gateway into the city from Georgia. The project includes The Grove luxury apartments, a townhome component, 20+ acres of retail and professional office development, 100+/- single-family lots, and a permitted site for a 160-bed assisted living facility. Nearby retailers include Publix, Target, Chick-fil-A, Zaxby's, Walgreens, and numerous other national and regional businesses.

[Click Here for Zoning Information](#)

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## AVAILABLE SPACES

# THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS

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**Lease Rate:** \$28 SF/YR (NNN)

**Total Space** 1,215 - 1,437 SF

**Lease Type:** NNN

| SPACE | LEASE RATE    | LEASE TYPE | SIZE (SF) | TERM       |
|-------|---------------|------------|-----------|------------|
| Bay 1 | \$28.00 SF/YR | NNN        | 1,437 SF  | Negotiable |
| Bay 2 | \$28.00 SF/YR | NNN        | 1,233 SF  | Negotiable |
| Bay 3 | \$28.00 SF/YR | NNN        | 1,215 SF  | Negotiable |
| Bay 4 | \$28.00 SF/YR | NNN        | 1,215 SF  | Negotiable |

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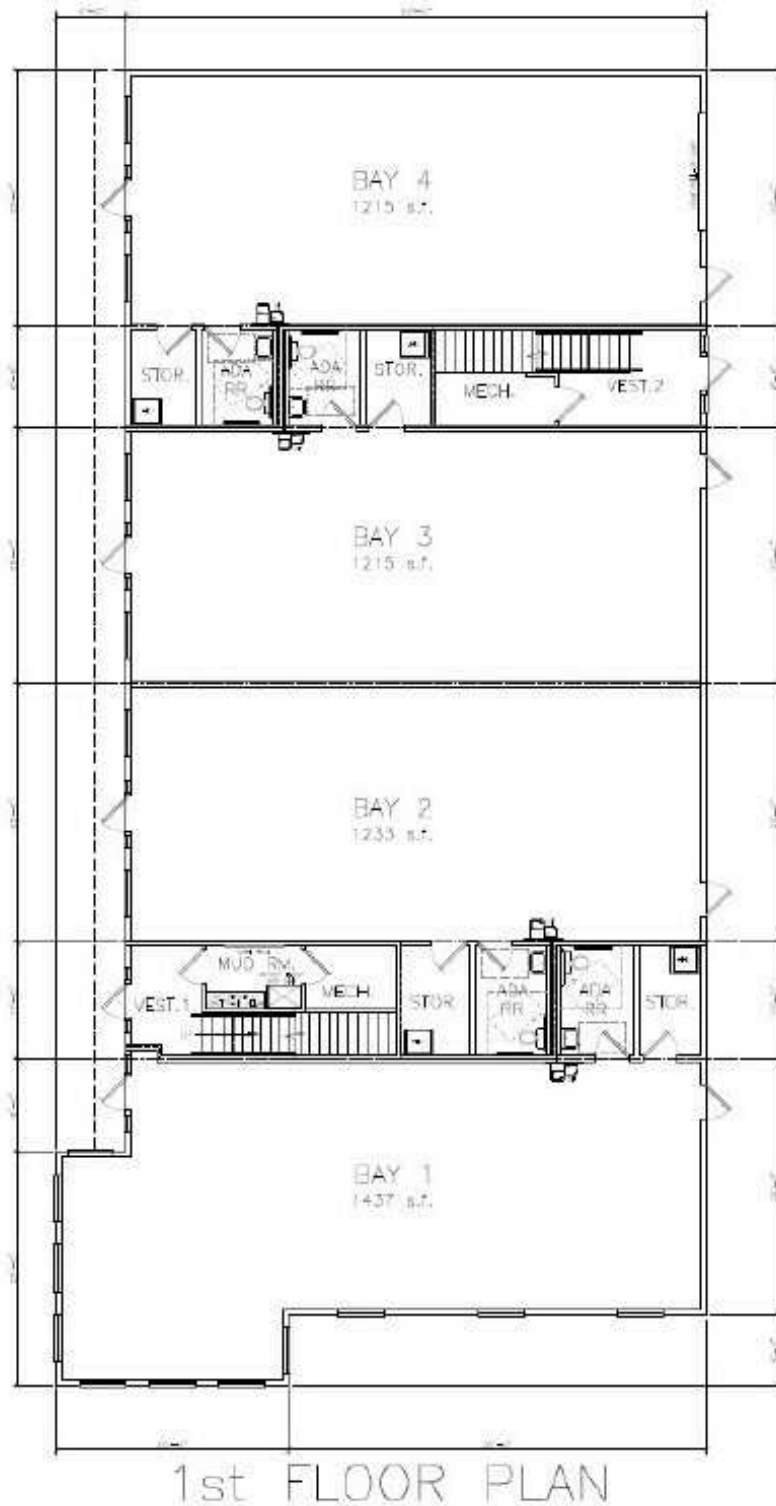
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## ADDITIONAL PHOTOS

# THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS RHEA ROAD, TALLAHASSEE, FL 32312



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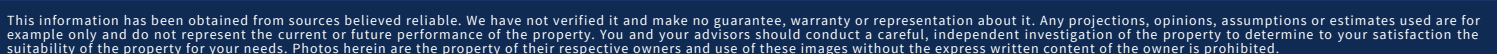


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THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS  
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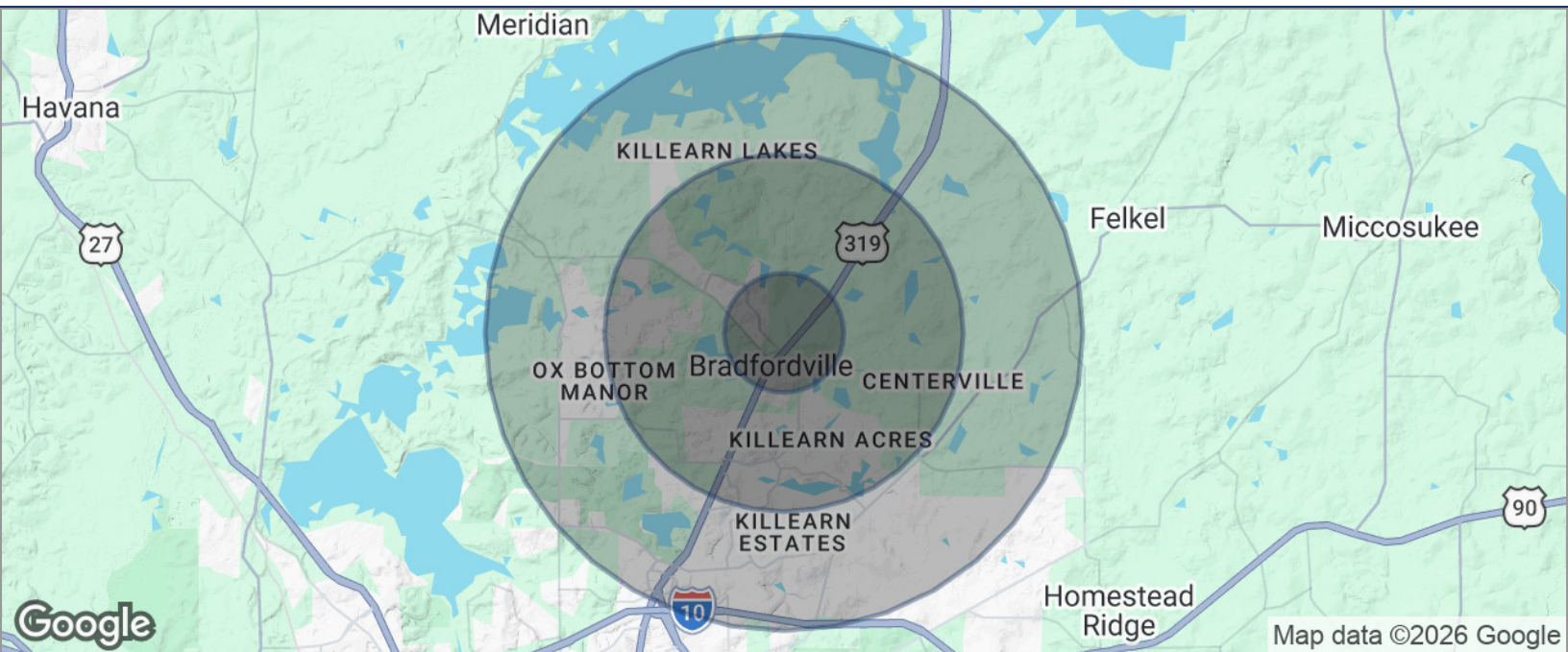




## DEMOGRAPHICS MAP

# THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS

RHEA ROAD, TALLAHASSEE, FL 32312



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 1,878     | 24,339    | 48,071    |
| MEDIAN AGE          | 39.8      | 42.6      | 42.8      |
| MEDIAN AGE (MALE)   | 39.7      | 42.4      | 40.5      |
| MEDIAN AGE (FEMALE) | 40.0      | 43.3      | 44.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 748       | 9,401     | 18,368    |
| # OF PERSONS PER HH | 2.5       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$137,376 | \$143,014 | \$143,310 |
| AVERAGE HOUSE VALUE | \$363,998 | \$401,943 | \$409,015 |

\* Demographic data derived from 2020 ACS - US Census

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