



EXECUTIVE SUMMARY

BRADFORD HILLS RETAIL PAD

THOMASVILLE ROAD, TALLAHASSEE, FL 32309



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	0.99 Acres
Zoning:	BC-1

PROPERTY OVERVIEW

0.99-acre parcel fronting Thomasville Road in Bradfordville (North Tallahassee). These pads are just off of what will be the signalized intersection of Thomasville Road and Rhea Road and located at the entrance to a 155- acre mixed-use project known as Bradford Hills that will consist of The Grove (a luxury apartment complex), a townhome component, 20 plus acres of retail and professional office uses, and a permitted site for a 160-bed assisted living facility. All utilities are to the property lines and offsite stormwater is allocated to the parcels. These parcels are also in front of Lawton Chiles High School, one of the top rated high schools in the State of Florida with over 2,200 students in grades 9-12.

LOCATION OVERVIEW

This property fronts Thomasville Road (HWY 319) the gateway into Tallahassee from Georgia and beyond and is surrounded by dense high-end residential and commercial uses. Join Publix, Target, Chic-Fil-A, Wendy's Zaxbys, Walgreens and numerous other retail and restaurant uses all in close proximity. Parcel is located in between two other retail pads that are under contract with Chipotle and Dutch Bros Coffee.

[Click Here for Zoning Information](#)

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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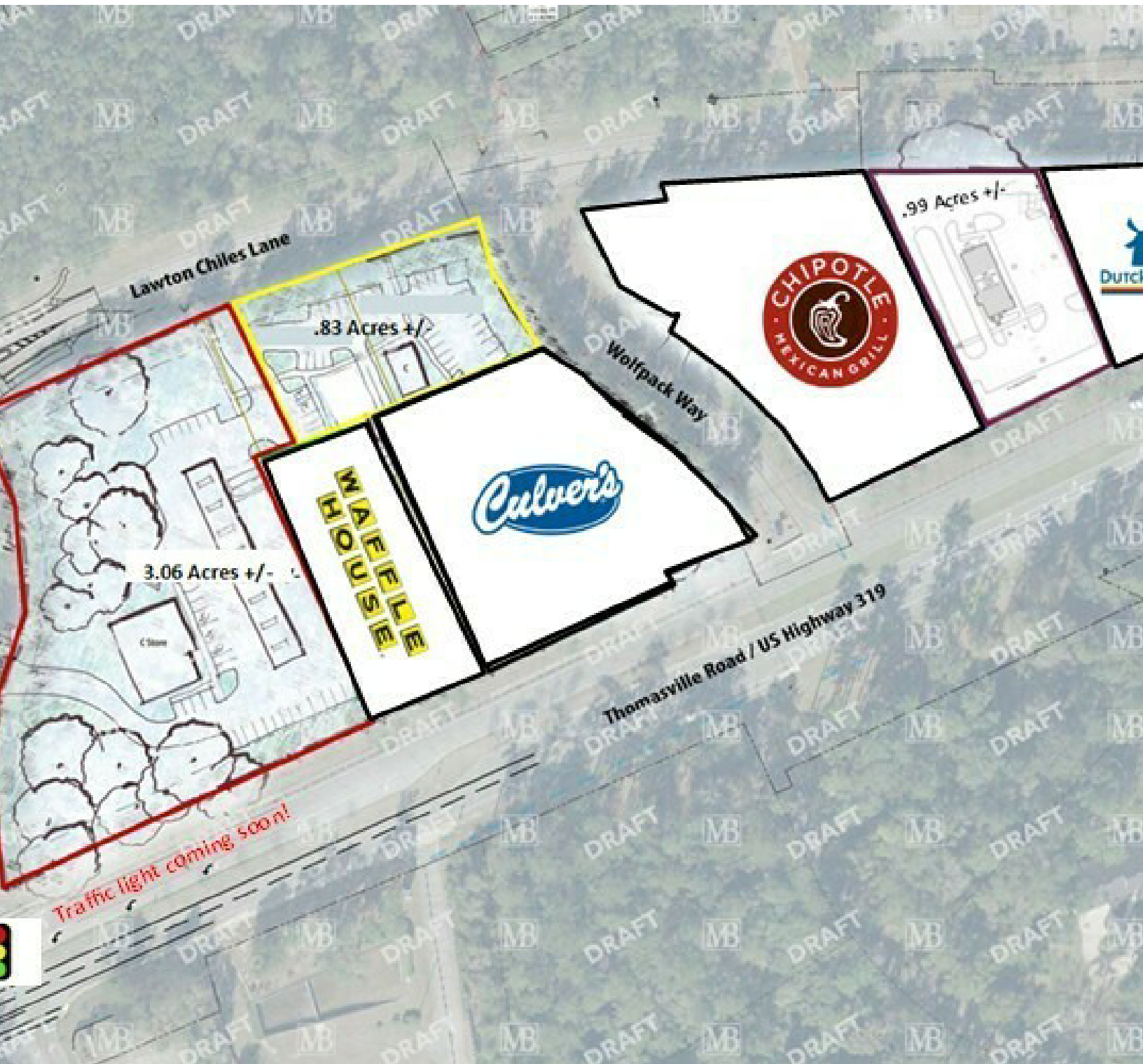




ADDITIONAL PHOTOS

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OVERLAY

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SITE PLAN

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Phase 1 of The Grove is officially complete and tenants have begun moving in!

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RETAILER MAP

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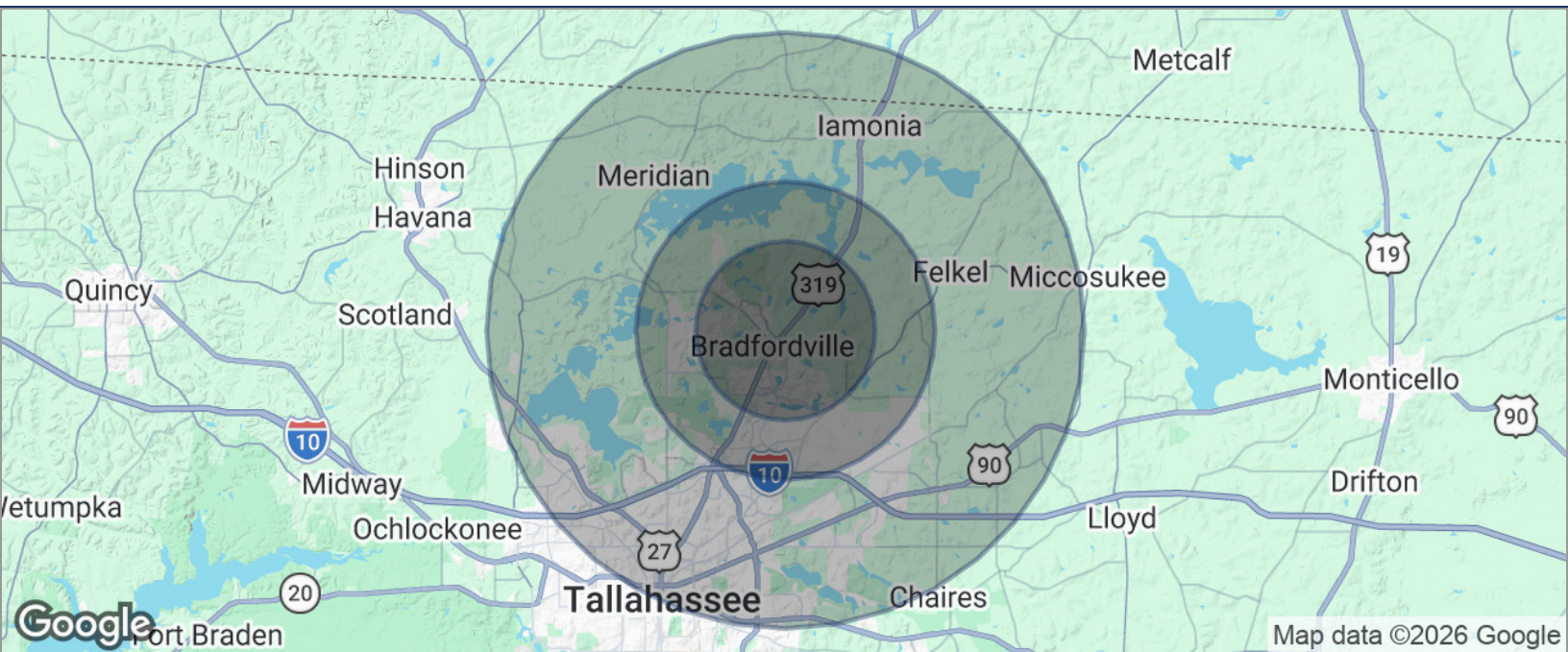
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DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	23,283	46,396	168,396
MEDIAN AGE	42.0	42.2	39.2
MEDIAN AGE (MALE)	42.1	41.2	37.5
MEDIAN AGE (FEMALE)	42.6	43.2	40.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,227	18,505	75,438
# OF PERSONS PER HH	2.5	2.5	2.2
AVERAGE HH INCOME	\$119,339	\$117,147	\$84,877
AVERAGE HOUSE VALUE	\$296,464	\$297,695	\$236,533

* Demographic data derived from 2020 ACS - US Census

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