

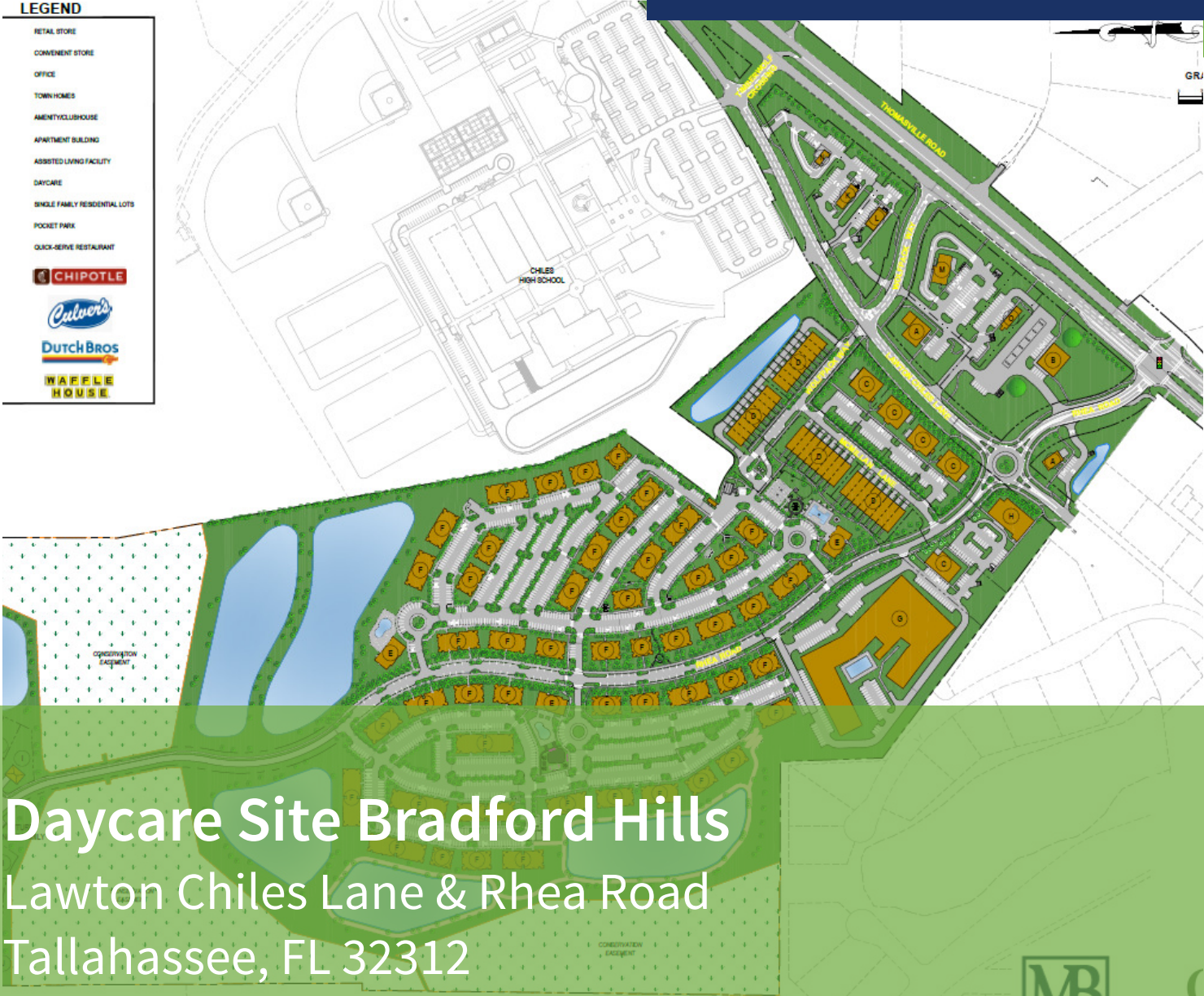


COMMERCIAL REAL ESTATE

LAND FOR SALE

LEGEND

- RETAIL STORE
- CONVENIENCE STORE
- OFFICE
- TOWN HOMES
- AMENITY CLUBHOUSE
- APARTMENT BUILDING
- ASSISTED LIVING FACILITY
- DAYCARE
- SINGLE FAMILY RESIDENTIAL LOTS
- POCKET PARK
- QUICK-SERVE RESTAURANT
- CHIPOTLE
- Culver's
- DUTCH BROS
- WAFFLE HOUSE



Daycare Site Bradford Hills

Lawton Chiles Lane & Rhea Road
Tallahassee, FL 32312



TREY DESANTIS
Partner/Sales Associate
850.766.6868
treyl@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

DAYCARE SITE BRADFORD HILLS

LAWTON CHILES LANE & RHEA ROAD, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	\$1,200,000.00
Lot Size:	1.61 +/- Acres
APN:	14-15-21-00A-0010
Zoning:	BC-1 (Bradfordville Commercial)

[Click for Zoning Information](#)

PROPERTY OVERVIEW

This property is ideal for a daycare, small school, or any other BC-1 zoned uses. 1.61-acre parcel located at the roundabout on Rhea Road and Lawton Chiles Lane at the main entrance to the Bradford Hills development, a 155-acre mixed-use project. Bradford Hills will consist of The Grove (a luxury apartment complex), a townhome component, 20+ 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. This project is also adjacent to Lawton Chiles High School, which is one of the top-rated high schools in the State of Florida with over 2,200 students. Property is just off of Thomasville Road in Bradfordville (north Tallahassee).

LOCATION OVERVIEW

Bradford Hills on Thomasville Road (HWY 319), the gateway into Tallahassee from Georgia and beyond. Surrounded by dense high-end residential and commercial uses. Join Publix, Target, Chic-Fil-A, Zaxby's, Walgreens, and numerous other retail and restaurant uses all in proximity.

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ADDITIONAL PHOTOS

DAYCARE SITE BRADFORD HILLS

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LEGEND

(A)	RETAIL STORE
(B)	CONVENIENCE STORE
(C)	OFFICE
(D)	TOWNHOMES
(E)	AMENITY/CLUBHOUSE
(F)	APARTMENT BUILDING
(G)	ASSISTED LIVING FACILITY
(H)	DAYCARE
(I)	SINGLE FAMILY RESIDENTIAL LOTS
(J)	POCKET PARK
(K)	QUICK-SERVICE RESTAURANT
(L)	CHIPOTLE
(M)	Culver's
(N)	Dutch Bros
(O)	WAFFLE HOUSE



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

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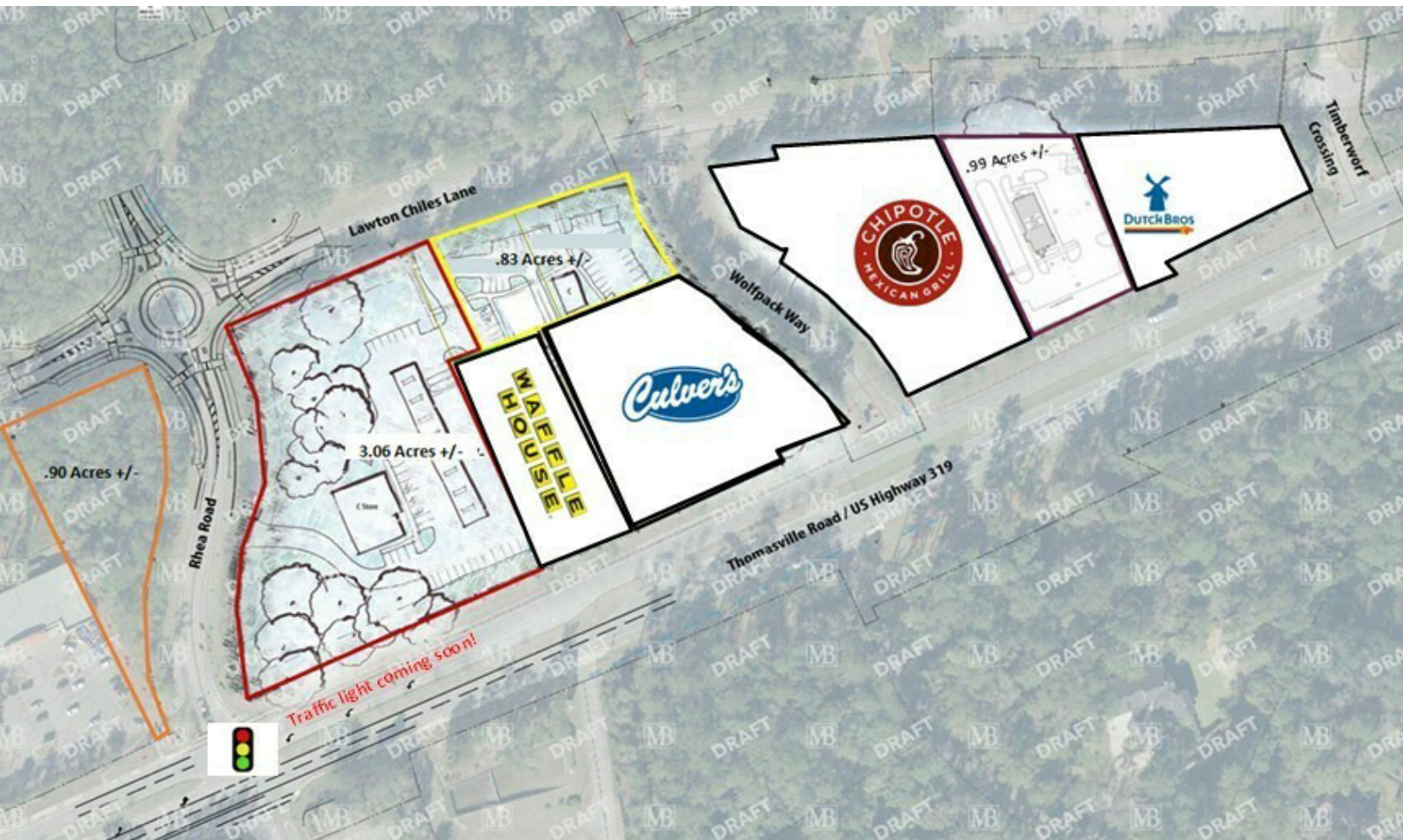




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Retail pad availability with frontage on Thomasville Rd. Signalized intersection coming soon!

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BRADFORD HILLS RETAIL MAP

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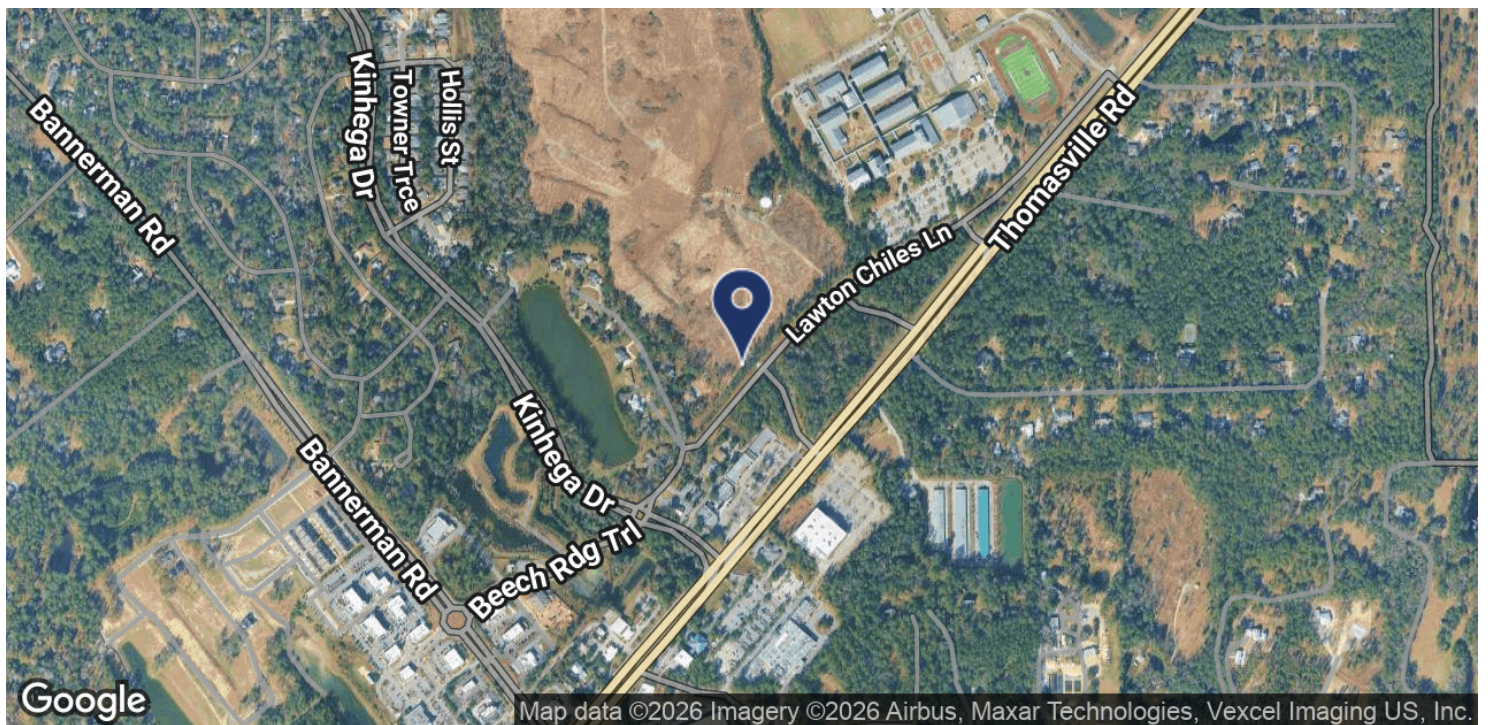
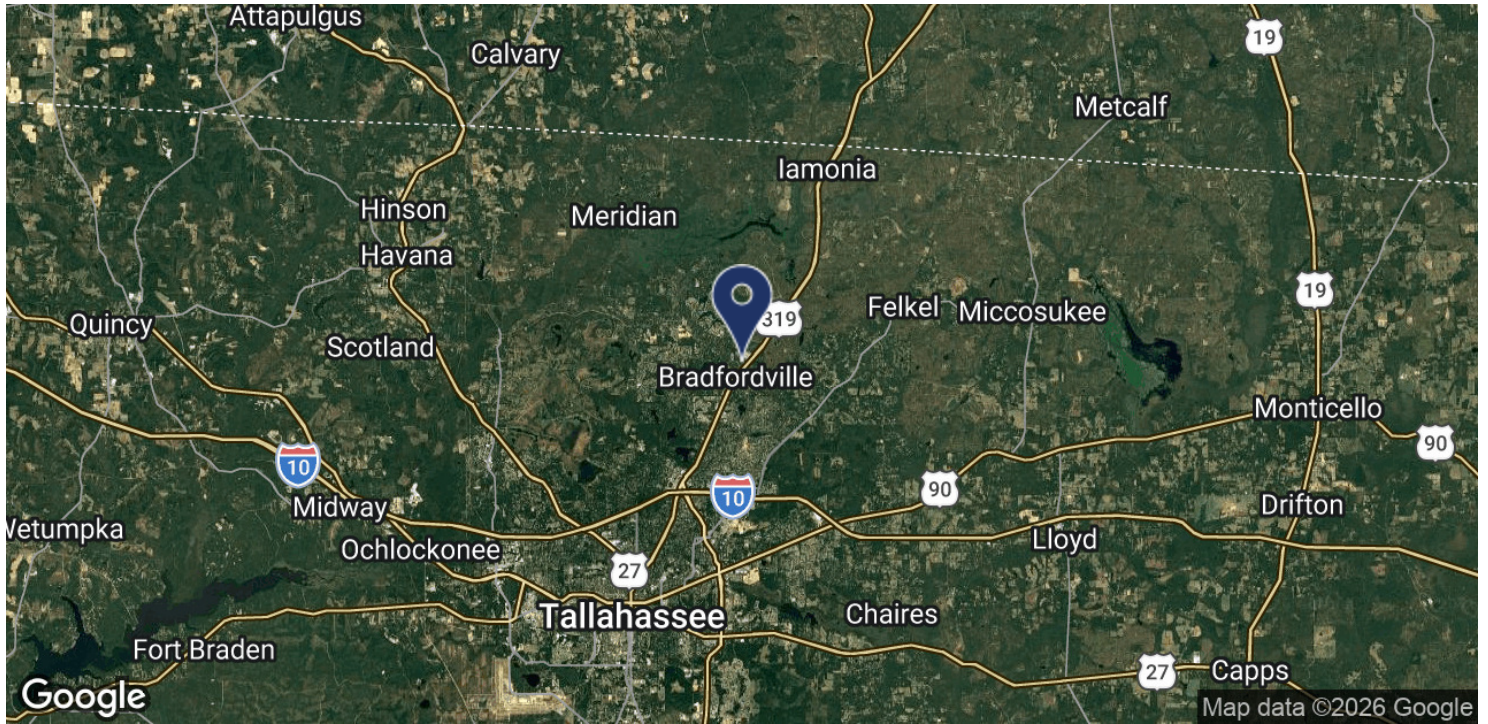
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LOCATION MAP

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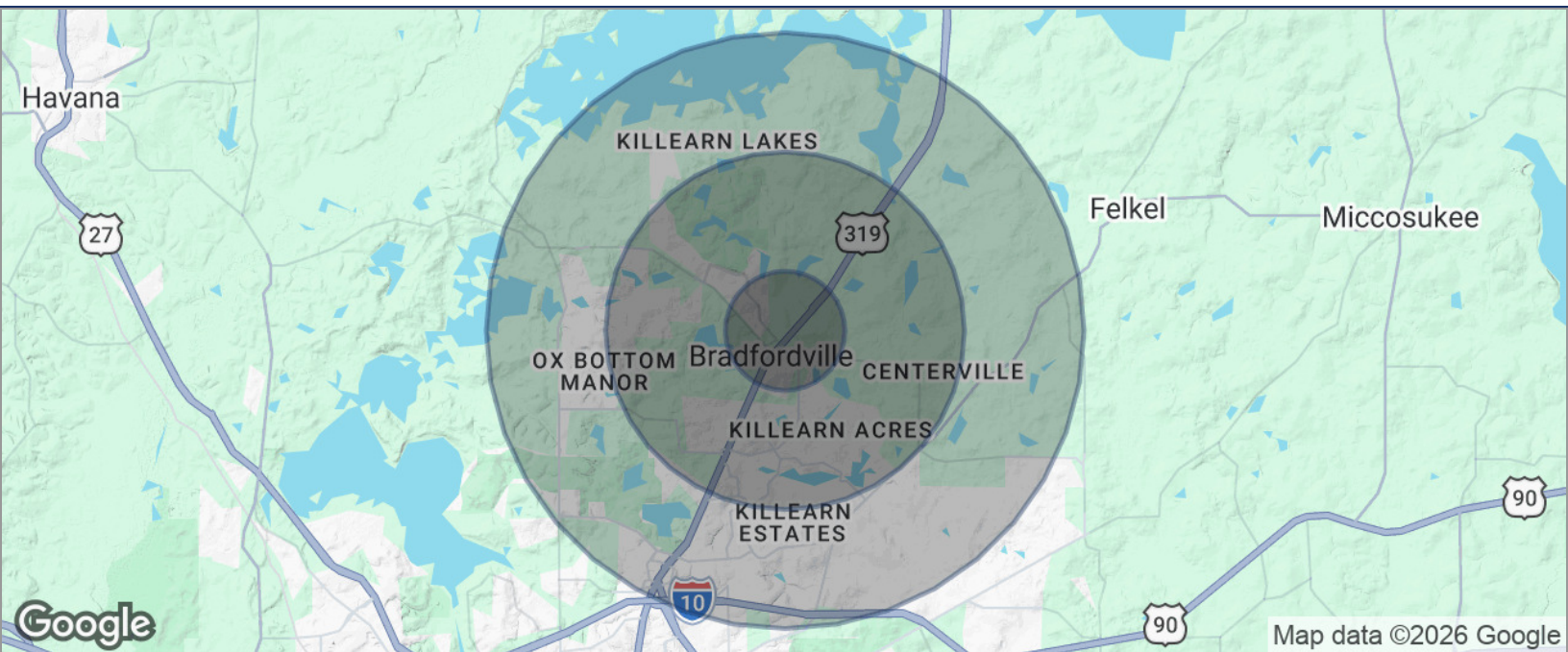




DEMOGRAPHICS MAP

DAYCARE SITE BRADFORD HILLS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,198	27,992	50,952
MEDIAN AGE	41	43	43
MEDIAN AGE (MALE)	40	42	42
MEDIAN AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	807	10,527	19,702
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$142,321	\$151,311	\$146,643
AVERAGE HOUSE VALUE	\$408,752	\$443,771	\$441,443

* Demographic data derived from 2020 ACS - US Census

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