



Ox Bottom

Meadows Portfolio.

Four lots at Thomasville Rd & Ox Bottom—anchored by Trulieve, Surcheros's Tex-Mex, and Starbucks.

2728 Ox Bottom Road • Tallahassee, FL 32312

TRACY WATERS

850.545.2282 • twaters@teampcg.com

MAKENA GONZALEZ

813.520.1321 • mgonzalez@teampcg.com

ISABELLA DIMEO

407.590.7773 • bdimeo@teampcg.com

A 4-Lot Trulieve & Starbucks Portfolio.

Four assembled Thomasville Rd lots offered as one \$13M sale.

Premier Commercial Group is pleased to offer a rare 4-lot portfolio sale at Ox Bottom Meadows — a nationally anchored retail development at the hard-corner intersection of Ox Bottom Rd and Thomasville Rd. The offering combines four assembled lots: Lot 1, a 4,500 SF multi-tenant building fully leased to Trulieve and Surcherro's Tex-Mex; Lot 2, a future 1,500–2,000 SF pad directly behind Trulieve; Lot 3, a 2,500 SF drive-thru pad; and Lot 4, a single-tenant 2,425 SF drive-thru building leased to Starbucks. Combined Y1 rent from the three leased tenants totals \$553,750, with two additional pads available for lease-up. Behind the project, 300 brand-new apartments are under construction — adding hundreds of walkable rooftops. Priced at \$13,000,000.

AT A GLANCE

Portfolio Price	\$13,000,000
Total Lots	4 (assembled)
Y1 Combined Rent	\$553,750 NNN
Lot 1	Trulieve • Surcherro's — 4,500 SF
Lot 2	Rear pad — 1,500–2,000 SF
Lot 3	Drive-thru pad — 2,500 SF
Lot 4	Starbucks drive-thru — 2,425 SF
Rear of Project	300 apartments — U/C

\$13M PORTFOLIO

3 LOTS — 1 SALE

3 NATIONALS

TRULIEVE • SURCHERO'S • STARBUCKS

300 APARTMENTS

UNDER CONSTRUCTION BEHIND

PORTFOLIO OFFERING

Four Thomasville Rd lots offered as one \$13M sale — anchored by Trulieve, Surcherro's Tex-Mex, and Starbucks, with future pad upside.



Why the Ox Bottom Portfolio.

Six reasons this 4-lot Thomasville Rd portfolio stands apart.

01 Trulieve HQ-Market Anchor

Lot 1 is anchored by Trulieve, headquartered in Tallahassee — strong executive support for the location and meaningful corporate commitment to the asset.

02 Single-Tenant Starbucks Drive-Thru

Lot 3 is a 2,425 SF single-tenant Starbucks drive-thru — credit-tenant income from one of the nation's most recognized brands.

03 Surchero's Co-Tenant on Lot 1

Lot 1 also includes Surchero's Tex-Mex — a growing regional fast-casual co-tenant delivering additional daily traffic.

04 Two Development Upsides

Lot 1 has a rear pad that can hold a 1,500–2,000 SF building, and Lot 2 is a 2,500 SF drive-thru pad ready for a new tenant — two clear paths to additional NOI.

05 300 New Apartments Behind

300 brand-new apartments are under construction directly behind the project — hundreds of new walkable rooftops delivering in the next 12–24 months.

06 Killearn / Bradfordville Trade Area

Serves the affluent Killearn, Bradfordville, and Ox Bottom submarkets — 5-mile HHI of \$139,587 and 51,500 VPD on Thomasville Rd.

INVESTMENT THESIS

Stabilized Trulieve + Starbucks credit income plus two pad-development levers — on Tallahassee's most dominant retail corridor. \$13,000,000.

Four Lots. One Portfolio.

Trulieve + Surchero's · rear pad · drive-thru pad · single-tenant Starbucks.

LOT 1**FULLY LEASED****4,500 SF***Multi-tenant retail — Trulieve + Surchero's Tex-Mex***STATUS**

Fully leased

BLDG

4,500 SF

TENANT 1

Trulieve — corporate

TENANT 2

Surchero's Tex-Mex

USE

Multi-tenant retail

Y1 RENT

\$318,750 combined

LOT 2**PAD — AVAILABLE****1,500 – 2,000 SF***Rear pad — directly behind Trulieve***STATUS**

Available

POSITION

Rear pad, behind Trulieve

PAD SIZE

1,500–2,000 SF future bldg

BEST USE

QSR · Coffee · Retail

DELIVERY

Call for details

UPSIDE

Additional NOI lever

LOT 3**DRIVE-THRU — AVAILABLE****2,500 SF***Drive-thru pad — development-ready***STATUS**

Available

POSITION

Drive-thru pad

PAD SIZE

2,500 SF future bldg

BEST USE

QSR · Coffee · Dessert

DELIVERY

Call for details

UPSIDE

Second NOI lever

LOT 4**LEASED — STARBUCKS****2,425 SF***Single-tenant Starbucks drive-thru — corporate lease***STATUS**

Leased — Starbucks

BLDG

2,425 SF drive-thru

TENANT

Starbucks (corporate)

USE

Coffee drive-thru

CREDIT

National corporate

Y1 RENT

\$235,000 NNN

In-Place Lease Details.

Starbucks · Trulieve · Surcherro's — combined Y1 rent of \$553,750 NNN.

CORPORATE LEASE Starbucks	CORPORATE LEASE Trulieve	FRANCHISEE + 4 PGs Surcherro's
Y1 RENT (NNN) \$235,000	Y1 RENT (NNN) \$200,000	Y1 RENT (NNN) \$118,750
TERM 10 years	TERM 10 years	TERM 12 years
COMMENCEMENT May 2026	COMMENCEMENT April 2026	COMMENCEMENT December 2026
ESCALATIONS 10% every 5 years	ESCALATIONS 3% annual	ESCALATIONS 2% annual
CREDIT Corporate national	CREDIT Corporate (HQ Tallahassee)	CREDIT Multi-store franchisee, expanding — 4 personal guarantees
BUILD-OUT Tenant did own build-out	BUILD-OUT Tenant did own build-out	BUILD-OUT Tenant did own build-out
DELIVERY Dark shell	DELIVERY Dark shell	DELIVERY Dark shell

COMBINED Y1 RENT
\$553,750 NNN combined Y1 rent from Starbucks + Trulieve + Surcherro's — with contractual escalations across all three leases and two lease-up pads remaining.



TALLAHASSEE, FL 32312

Thomasville Rd — Tallahassee's most dominant retail corridor.

On Thomasville Road — Tallahassee's Most Dominant Corridor.

01

300 New Apartments

300 brand-new apartments are under construction directly behind the project — hundreds of new rooftops delivering in the next 12–24 months.

02

Killlearn / Ox Bottom Rooftops

Serves the affluent Killlearn, Ox Bottom, and Bradfordville submarkets — 5-mile HHI of \$139,587 and a sticky long-term customer base.

03

Thomasville Rd Corridor

One of the most dominant retail corridors in the Florida Panhandle — with ~51,500 vehicles per day past the front door.

DEMOGRAPHICS

Affluent, established, and still growing.

69,392 PEOPLE

POPULATION IN 5 MILES

\$139,587 AHI

AVG HH INCOME IN 5 MILES

51,500 VPD

THOMASVILLE RD TRAFFIC

	1 MILE	3 MILES	5 MILES
Total Population	6,980	35,034	69,392
Total Households	2,763	13,928	28,163
Average HH Income	\$150,221	\$137,764	\$139,587

Source: 2023 American Community Survey (ACS)

In Good Company.

The retail and dining mix at Ox Bottom Meadows and beyond.

ON-SITE ANCHOR TENANTS

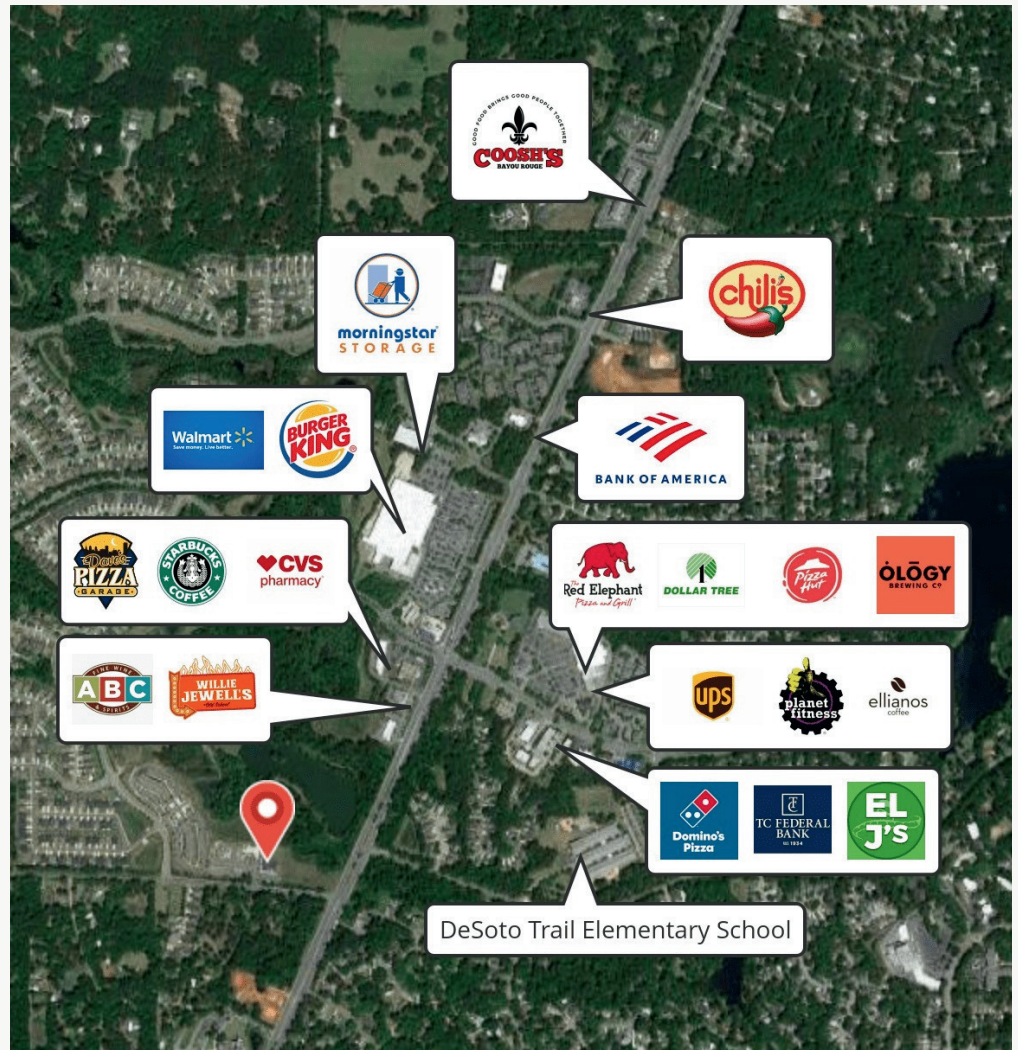
Trulieve
Starbucks
Surchero's Tex-Mex
SunStop
Red Rapids

NEARBY NATIONALS

Publix
Chick-fil-A
Walgreens
CVS Pharmacy
Chevron
Panera Bread

DINING & QSR

Chipotle
First Watch
Five Guys
Bruster's
Sonic
Ace Hardware



THOMASVILLE ROAD

*Tallahassee's most dominant retail corridor —
affluent rooftops, hard-corner intersections, and rising rents.*

Six Pads. One Premier Address.



A Closer Look.

The pads, the plaza, and the corridor.



LET'S TALK

Let's talk about the Ox Bottom Portfolio.

*\$13,000,000 · 4 lots · Trulieve + Surchero's + Starbucks — \$553,750
combined Y1 NNN rent, two pad upsides, 300 apartments behind.*



COMMERCIAL ADVISOR
Tracy Waters

850.545.2282

twaters@teampcg.com



COMMERCIAL ADVISOR
Isabella Dimeo

407.590.7773

bdimeo@teampcg.com



COMMERCIAL ADVISOR
Makena Gonzalez

813.520.1321

mgonzalez@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida