



EXECUTIVE SUMMARY

2.5 ACRES TARGET SHADOW SITES

BRADFORDVILLE ROAD, TALLAHASSEE, FL 32309



OFFERING SUMMARY

Sale Price: 2.5 AC - \$1,500,000.00

Lot Size: 2.5 Acres

APN: 14-22-26 C-0012

Traffic Count: Bradfordville Rd.: 10,600
Thomasville Rd.: 46,012

PROPERTY HIGHLIGHTS

- Commercially zoned, 2.5 acre site across from Target on Bradfordville Rd in Tallahassee, FL.
- A portion of stormwater can be placed in the County pond.
- Water/Sewer available.
- Owner will Build-to-Suit for any qualified tenant.

Brad Parker
850.566.2629
brad@tlgproperty.com

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

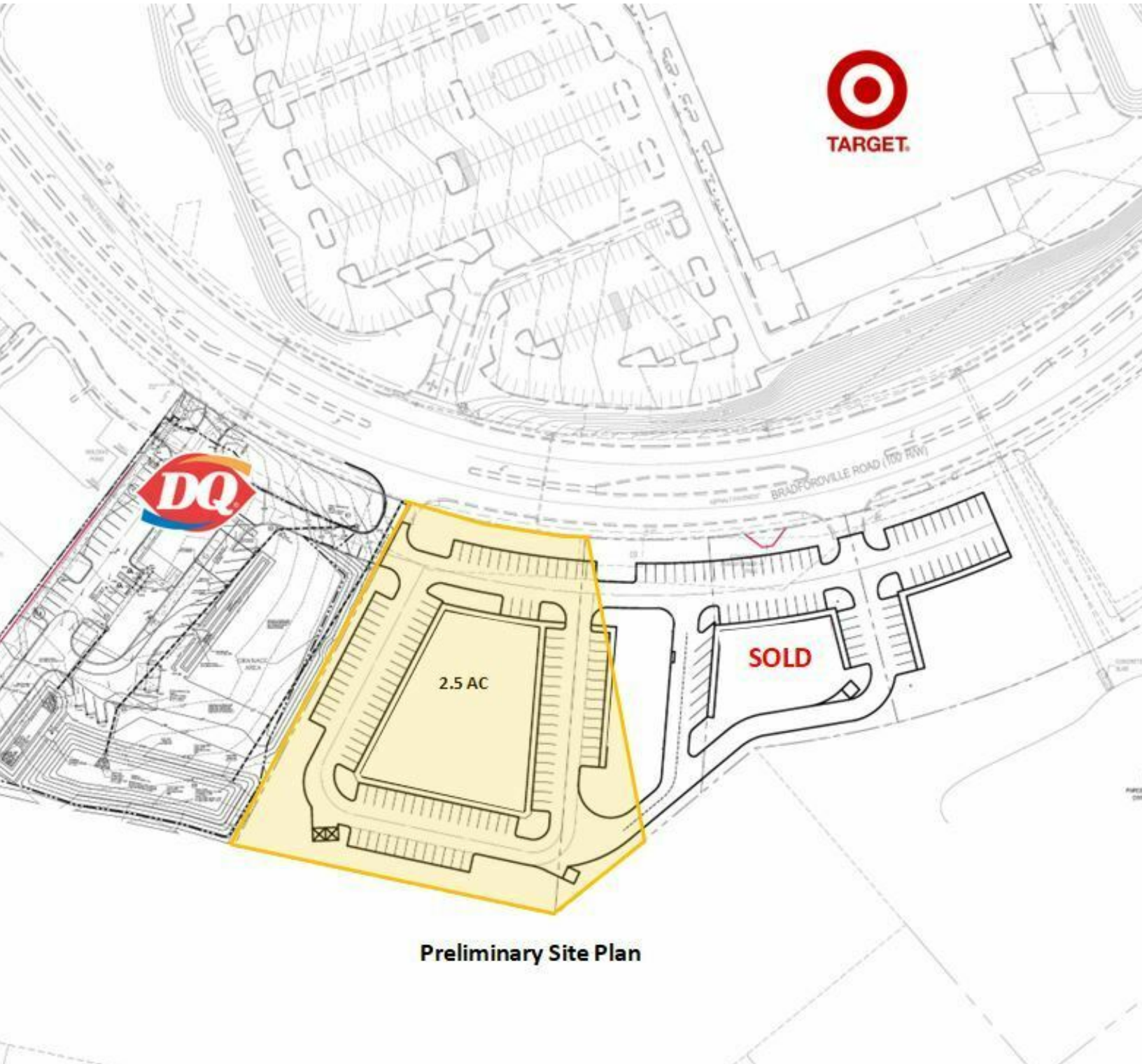




PRELIMINARY SITE PLAN

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Preliminary Site Plan

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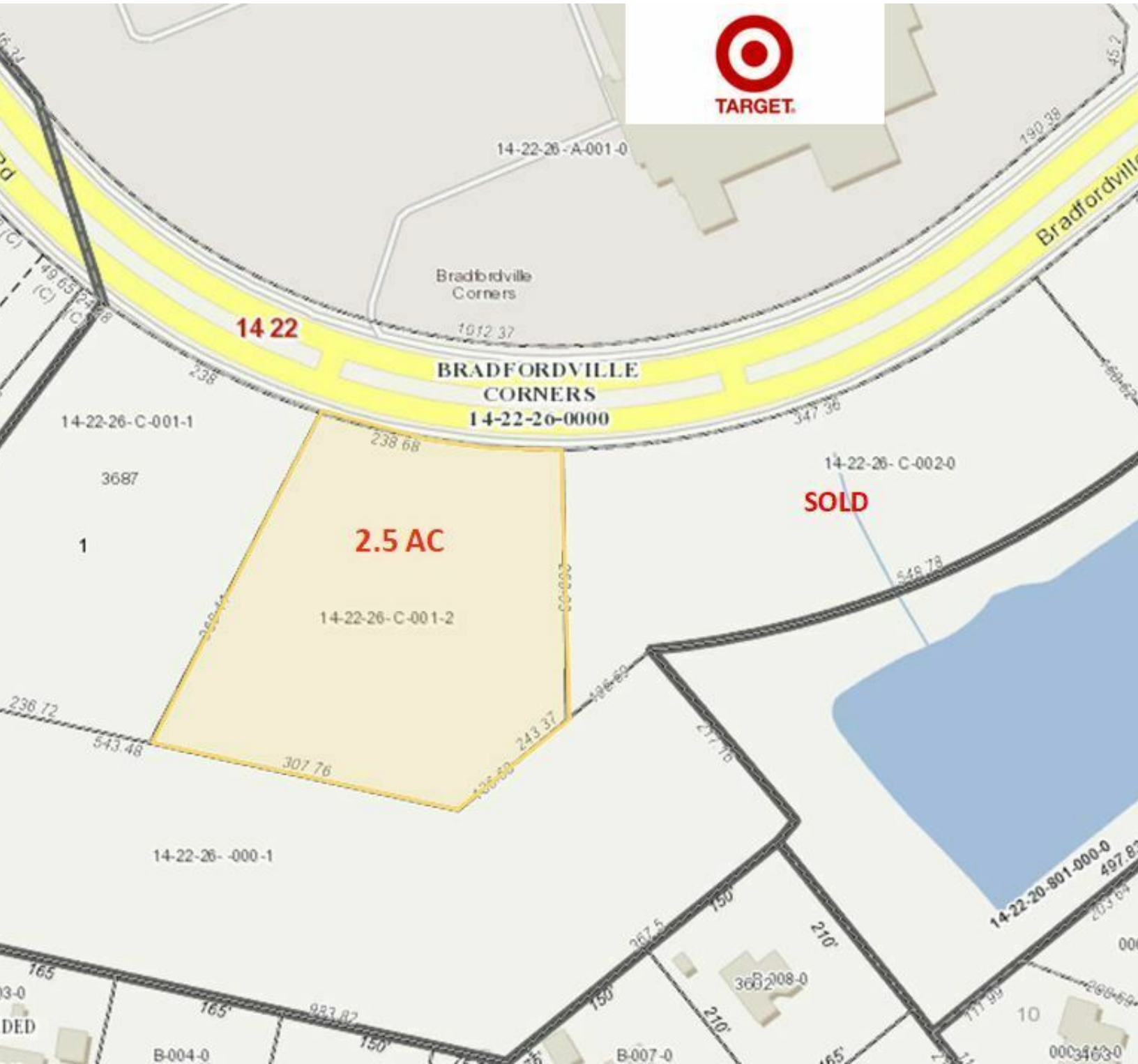




PARCEL MAP

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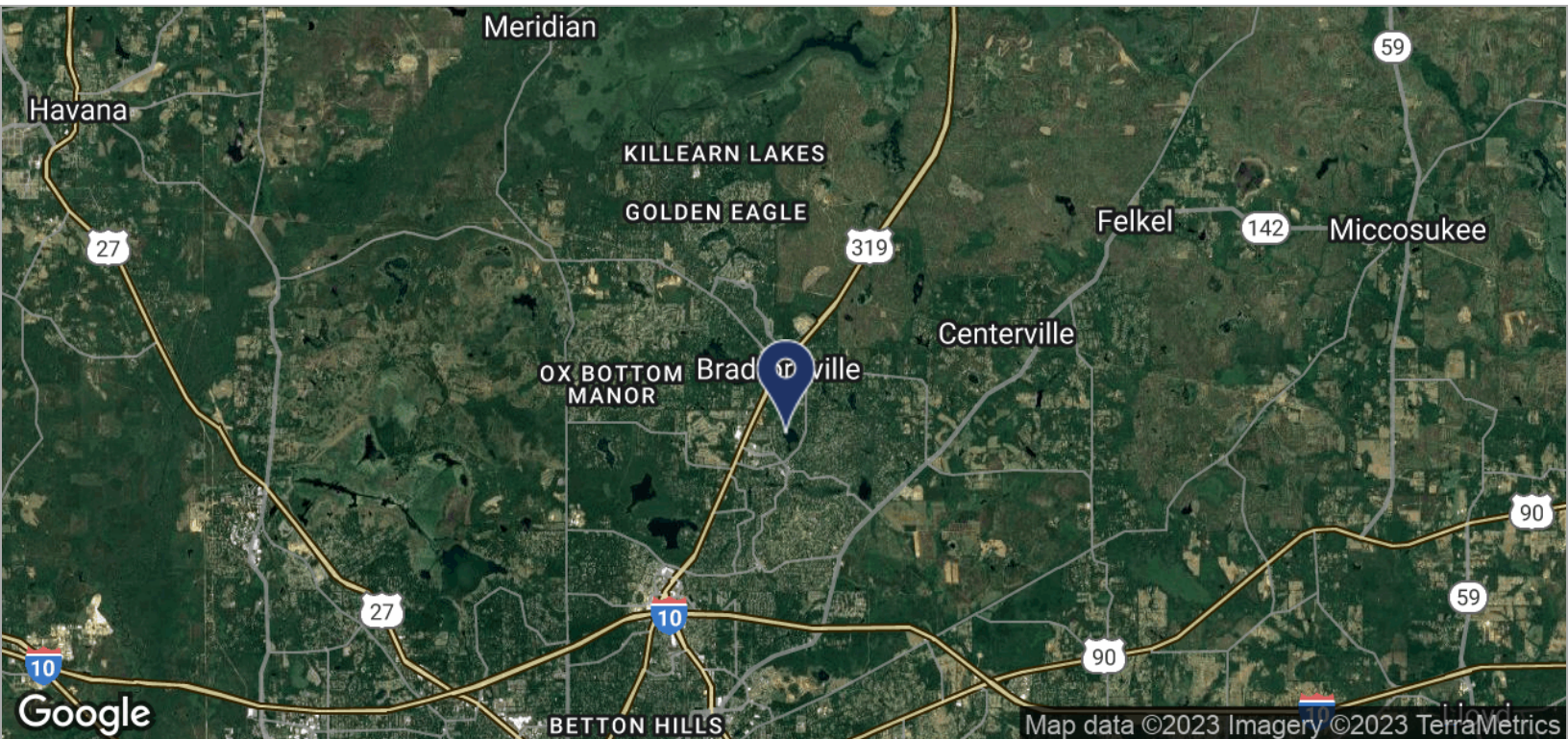
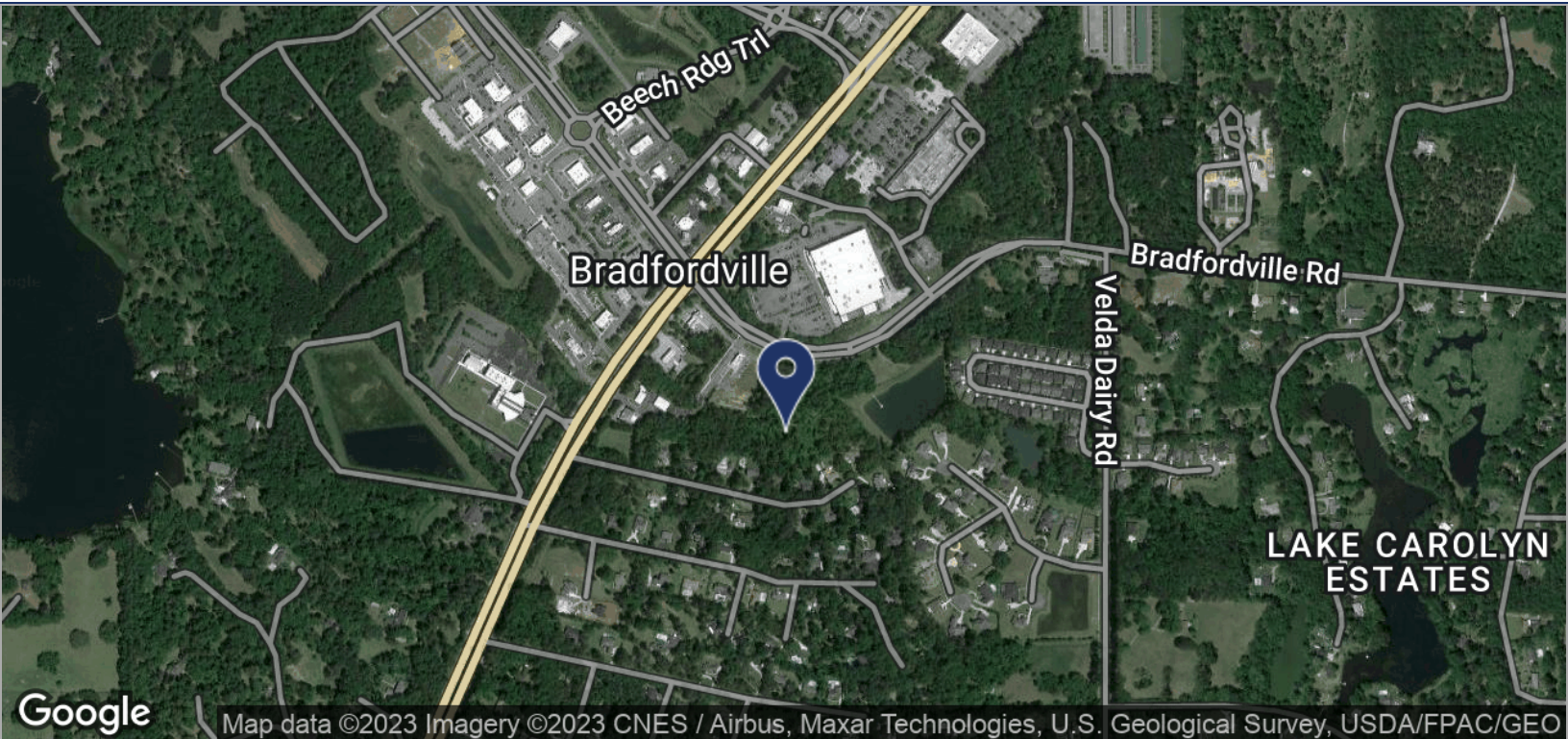




LOCATION MAPS

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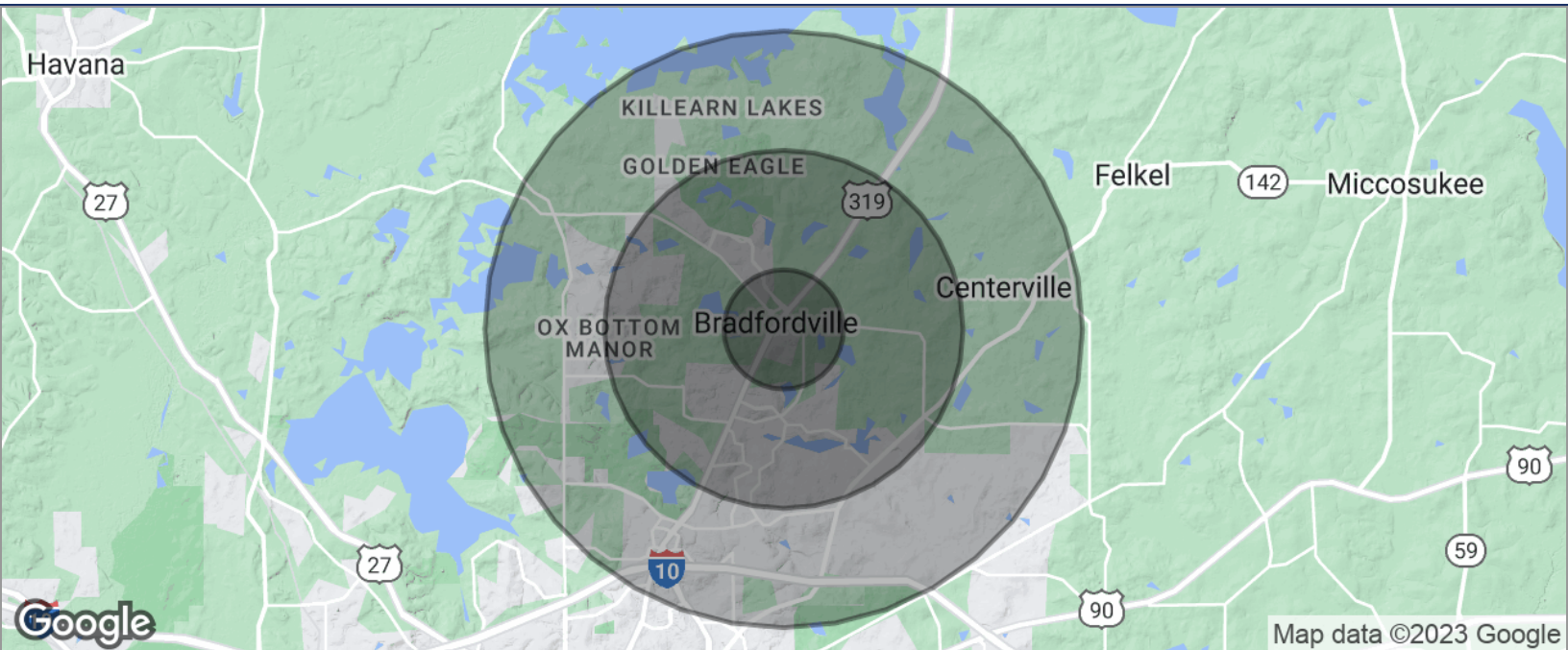




DEMOGRAPHICS MAP

2.5 ACRES TARGET SHADOW SITES

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,860	27,106	52,048
MEDIAN AGE	38.7	41.2	40.7
MEDIAN AGE (MALE)	38.5	40.9	40.1
MEDIAN AGE (FEMALE)	38.9	41.6	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	983	9,951	19,906
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$117,268	\$112,597	\$106,852
AVERAGE HOUSE VALUE	\$506,873	\$396,011	\$356,142

* Demographic data derived from 2020 ACS - US Census

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