

# **Bradfordville Retail Spaces For Sale Or Lease**

*Space 1: \$26/ SF NNN or \$275,000*

*Space 2: \$24/ SF NNN or \$669,000*

**6800 Thomasville Rd Unit 104, Tallahassee, FL 32312**





# Offering Highlights

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- 2,944 Total SF
- Zoning: Bradfordville Commercial-2, a very limited commercial zoning district
- Traffic Count: 45,000 vpd
- Frontage: 391 FT on Thomasville Rd
- Strong Demographics



# Space 1

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Unique small space in  
Bradfordville commercial  
district. Flexible open space  
with ADA restroom. Great  
frontage. Ideal for salon,  
insurance office, boutique, gift  
shop



# Space 2

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2,152 square foot space in Bradfordville commercial district. Space is a former dance studio. Comprised of a reception area and 3 large open areas, storage, and one ADA restroom. Ideal for fitness, dance, salon, insurance, or retail.

Nearby neighbors include Target, Chick-fil-A, Walgreens, Starbucks, Wendy's, and more. Can be assembled with neighboring space for a total of 2944 square feet.



Property Location



Bradfordville Rd



Thomasville Rd



Bannerman Rd



# Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,879	28,887	50,097
2028 Population	2,926	28,906	49,916
Pop Growth 2023-2028	+ 1.63%	+ 0.07%	(0.36%)
Average Age	41	42	42
2023 Total Households	1,050	10,829	19,285
HH Growth 2023-2028	+ 1.52%	(0.03%)	(0.45%)
Median Household Inc	\$117,061	\$104,229	\$101,737
Avg Household Size	2.70	2.70	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$324,033	\$311,390	\$314,741
Median Year Built	1995	1991	1991

# Contact George Harrison For More Information

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