



RETAIL | FOR LEASE

# Kerry Forest Parkway

2906 Kerry Forest Parkway | Tallahassee, FL 32309

**Building SF:** 3,700± SF | **Property Size:** 1.18± AC | **Asking Rate:** Negotiable

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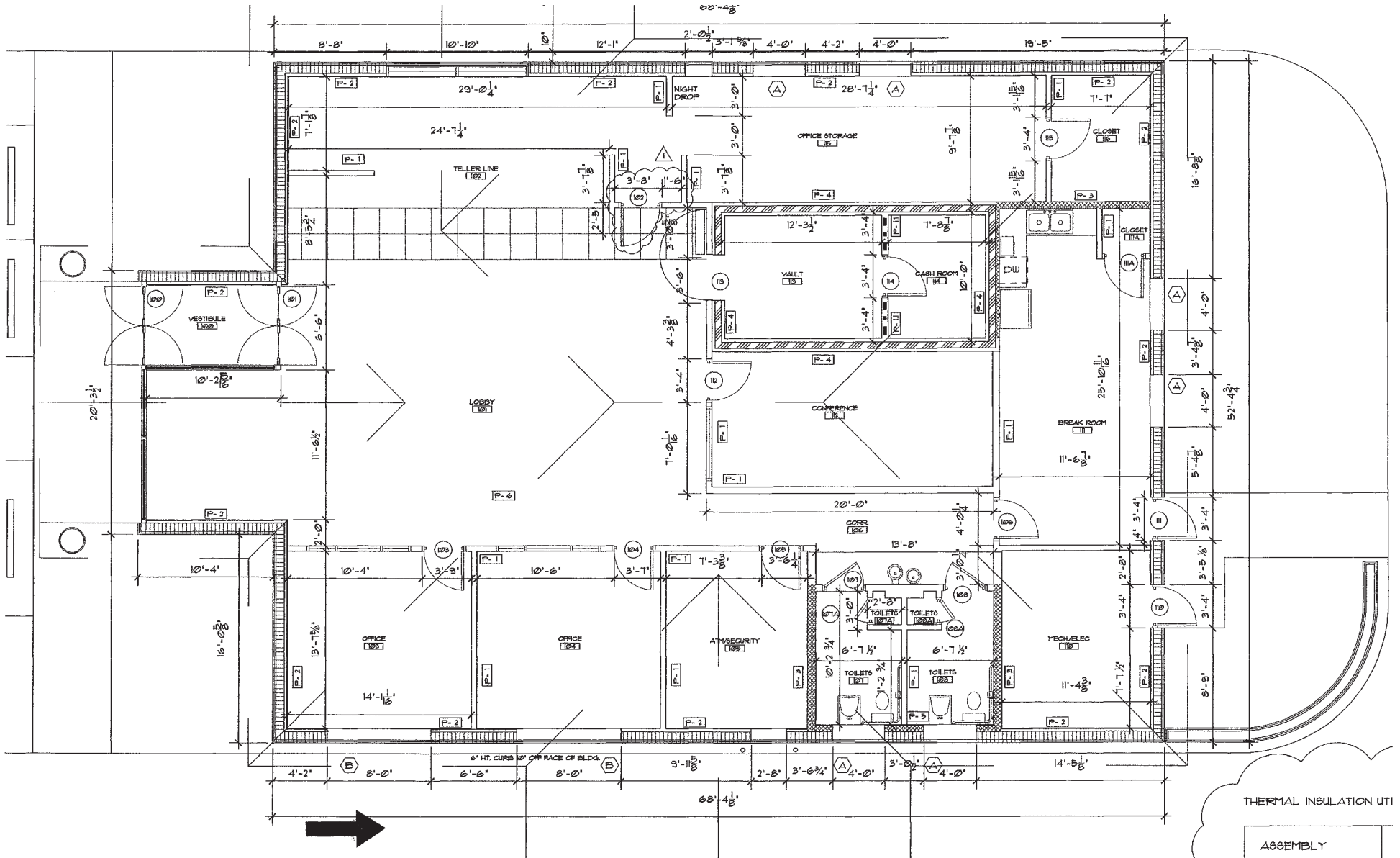


# Property Overview

Located in front of the thriving Northampton Shopping Center, this high-visibility property offers an exceptional commercial presence along Kerry Forest Parkway, just moments from the major Thomasville Road corridor. The site provides ample on-site parking for both customers and employees, ensuring convenience and easy access within this busy retail and service hub.

Formerly operating as a bank, the building features existing drive-thru lanes and secure interior areas— assets that make it ideally suited for financial institutions as well as adaptable for retail or professional office use. Surrounded by established, high-income residential neighborhoods and benefiting from heavy daily traffic, 2906 Kerry Forest Parkway offers an outstanding opportunity for businesses seeking strong exposure, accessibility and a built-in customer base.

# Floor Plan



# Photo Gallery



# Aerial



**SUBJECT PROPERTY**

SHERWIN-WILLIAMS.  
 Hazel Sky  
 ÒLOGY BREWING CO  
 NORTHAMPTON Animal Clinic  
 Emerald Garden  
 JERRY'S CIGAR SHOP

planet fitness  
 DOLLAR TREE  
 EL VIROLOGO  
 Up Bowl  
 SCA FOR HORSES!  
 ups  
 Red Elephant Pizza & Grill  
 CHENS MASSAGE CLINIC

PEOPLESOUTH BANK

TC FEDERAL BANK EST. 1934

EL JALISCO Great Food, Great Time

## Northampton Shopping Center Metrics

Source: Placer AI (April 2026)

|                 |        |                 |        |
|-----------------|--------|-----------------|--------|
| Visits          | 1.4M   | Avg. Dwell Time | 48 min |
| Visits/SF       | 3.71   | Panel Visits    | 123.7K |
| Size/SF         | 370.4K | Visits YoY      | -0.6%  |
| Visitors        | 163.7K | Visits Yo2Y     | +16.3% |
| Visit Frequency | 8.39   | Visits Yo3Y     | +88.7% |

# Trade Area



DeSoto Trail Elementary

Montford Middle School



Killearn Country Club

Killearn Estates

Logos for: THE FRESH MARKET, HomeGoods, SUPERCUTS, Total Wine & MORE, CHASE, TIJUANA FLATS

Market Square

Logos for: FirstWatch, Island Fin Poke, ROCK N ROLL, Connors Steak & Seafood, REI CO-OP, BEIGNETS & BREW

Logos for: FIREHOUSE SUBS, HOBBY LOBBY, CVS pharmacy, Met's southwest grill, ups

Tallahassee Pediatric Dentistry



Carriage Gate

Logos for: TRADER JOE'S TJ-maxx, FedEx, HAND & STONE

Logos for: THE HOME DEPOT, PETSMART, O'Reilly AUTO PARTS, Ted's BOURBON GRILL





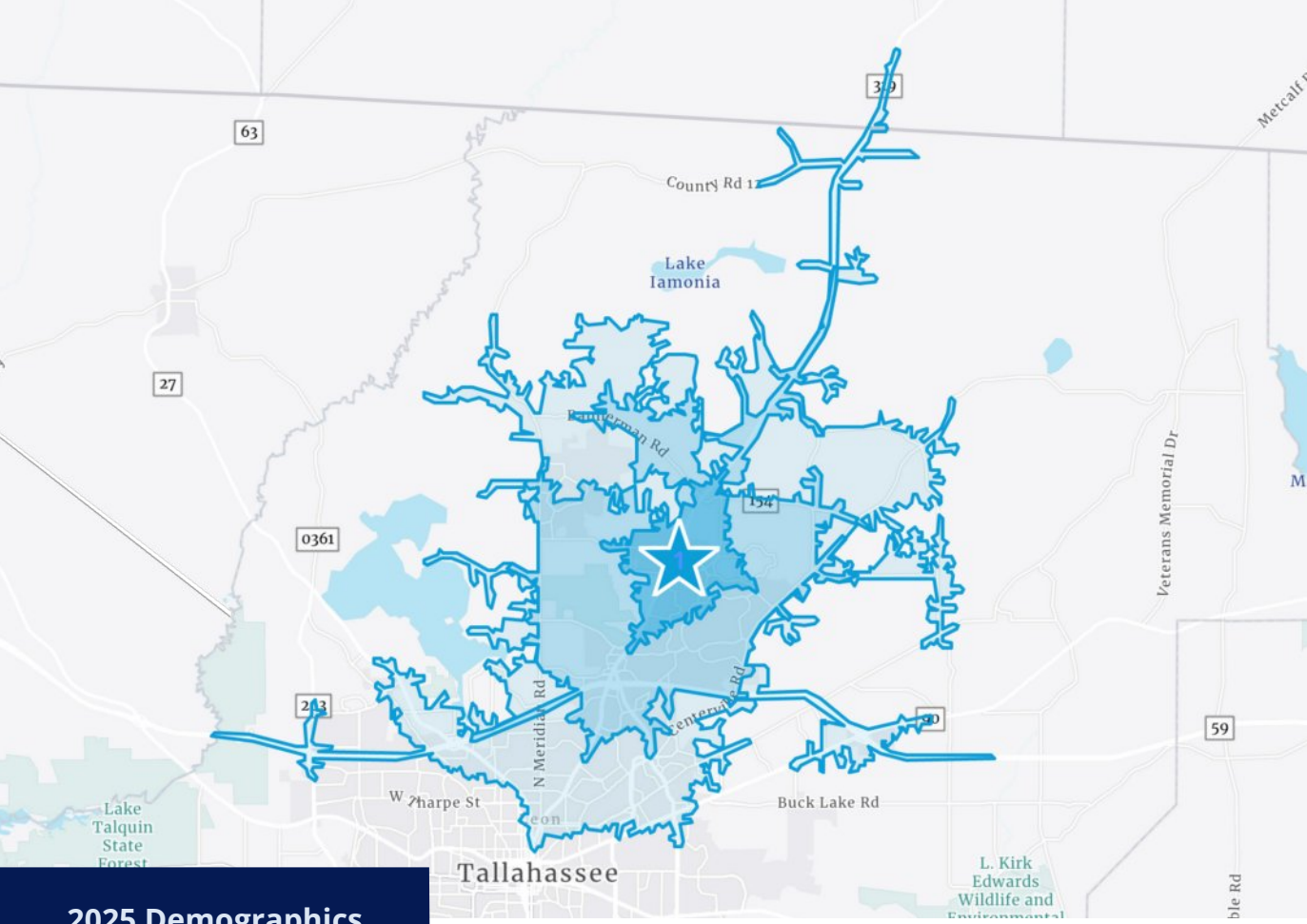
# KILLEARN

One of the city's most established and desirable suburban communities, known for its rolling hills, lakes and more than 4,000 acres of green space woven through Killlearn Estates and Killlearn Acres.

Originally developed in the 1960s as Tallahassee's first major planned community, Killlearn was designed with underground utilities, preserved natural landscapes and an amenity-rich layout that continues to attract long-term residents. Its location along Thomasville Road places it adjacent to the Market District and directly across from Alfred B. Maclay Gardens State Park, offering convenient access to recreation, retail and major commuter routes.

Demographically, Killlearn is one of Tallahassee's strongest consumer bases. The area is home to approximately 33,962 residents with a median household income of \$110,162 and a largely family-oriented population, with more than 70% of households classified as family units. Lifestyle analysis shows a predominance of affluent, college-educated professionals with high homeownership rates and strong spending power. The local housing market is active and competitive, featuring a median home price of \$372,000, rising rental demand with median rents at \$2,275 per month and low inventory—indicators of a stable, high-value community that supports robust commercial activity.

The area's quality of life further enhances its commercial appeal. Residents enjoy 11 private parks, miles of trails, lake access and proximity to top-rated public schools including DeSoto Trail Elementary, Montford Middle School and Lawton Chiles High School—all A-rated institutions. The Killlearn Country Club, historically known for hosting PGA and LPGA events is undergoing a complete restoration adding to the area's long-term value. With its affluent demographics, stable housing market and strategic commercial corridor location, Killlearn stands out as one of Tallahassee's most promising markets for retail, office, medical and mixed-use investment.



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**2025 Demographics**



**Population**

|        |  |        |
|--------|--|--------|
| 5 Min  |  | 11,932 |
| 10 Min |  | 42,534 |
| 15 Min |  | 89,289 |



**Average HH Income**

|        |  |           |
|--------|--|-----------|
| 5 Min  |  | \$153,543 |
| 10 Min |  | \$146,605 |
| 15 Min |  | \$139,020 |



**Households**

|        |  |        |
|--------|--|--------|
| 5 Min  |  | 4,904  |
| 10 Min |  | 17,249 |
| 15 Min |  | 37,654 |



**Daytime Population**

|        |  |        |
|--------|--|--------|
| 5 Min  |  | 9,945  |
| 10 Min |  | 38,272 |
| 15 Min |  | 90,667 |

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