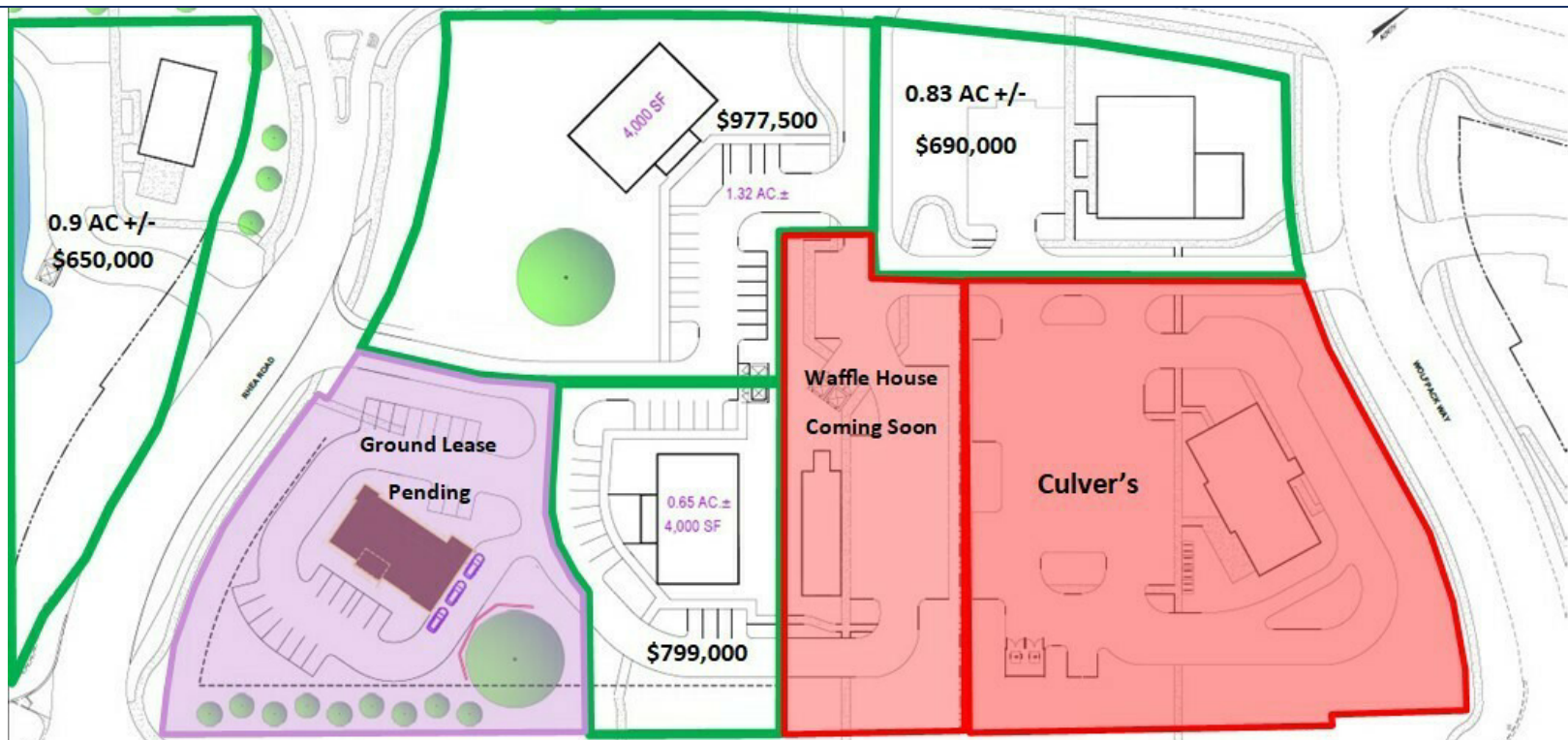




EXECUTIVE SUMMARY

BRADFORD HILLS

THOMASVILLE ROAD TALLAHASSEE, FL 32312



OFFERING SUMMARY

Lot 1:	0.90 Acres - \$650,000.00
Lot 2:	1.32 Acres - \$977,500
Lot 3:	0.83 Acres - \$690,000
Lot 4:	0.65 Acres - \$799,000
Lot 5:	1.1 Acres - Ground Lease Pending

PROPERTY OVERVIEW

Four commercial outparcels are available at the entrance to Bradford Hills, a premier 155-acre mixed-use development in Bradfordville, North Tallahassee. Located at the signalized intersection of Thomasville Road (US 319) and Rhea Road, the parcels offer excellent visibility and access along one of the area's most traveled commercial corridors. The development is anchored by The Grove, a luxury apartment community, with additional residential phases planned, along with more than 20 acres designated for retail and professional office uses and a permitted 160-bed assisted living facility. All utilities are available to the property lines, and off-site stormwater capacity has been allocated to the parcels. The site is adjacent to Lawton Chiles High School, one of Florida's top-rated public high schools, and is surrounded by established residential neighborhoods and continued growth in the Bradfordville market.

Trey DeSantis
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SITE MAP

BRADFORD HILLS

THOMASVILLE ROAD , TALLAHASSEE, FL 32312

LEGEND

- RETAIL STORE
- CONVENIENT STORE
- OFFICE
- TOWN HOMES
- AMENITY CLUBHOUSE
- APARTMENT BUILDING
- ASSISTED LIVING FACILITY
- DAYCARE
- SINGLE FAMILY RESIDENTIAL LOTS
- POCKET PARK
- QUICK-SERVE RESTAURANT



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ADDITIONAL PHOTOS
BRADFORD HILLS
THOMASVILLE ROAD , TALLAHASSEE, FL 32312



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ADDITIONAL PHOTOS

BRADFORD HILLS

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

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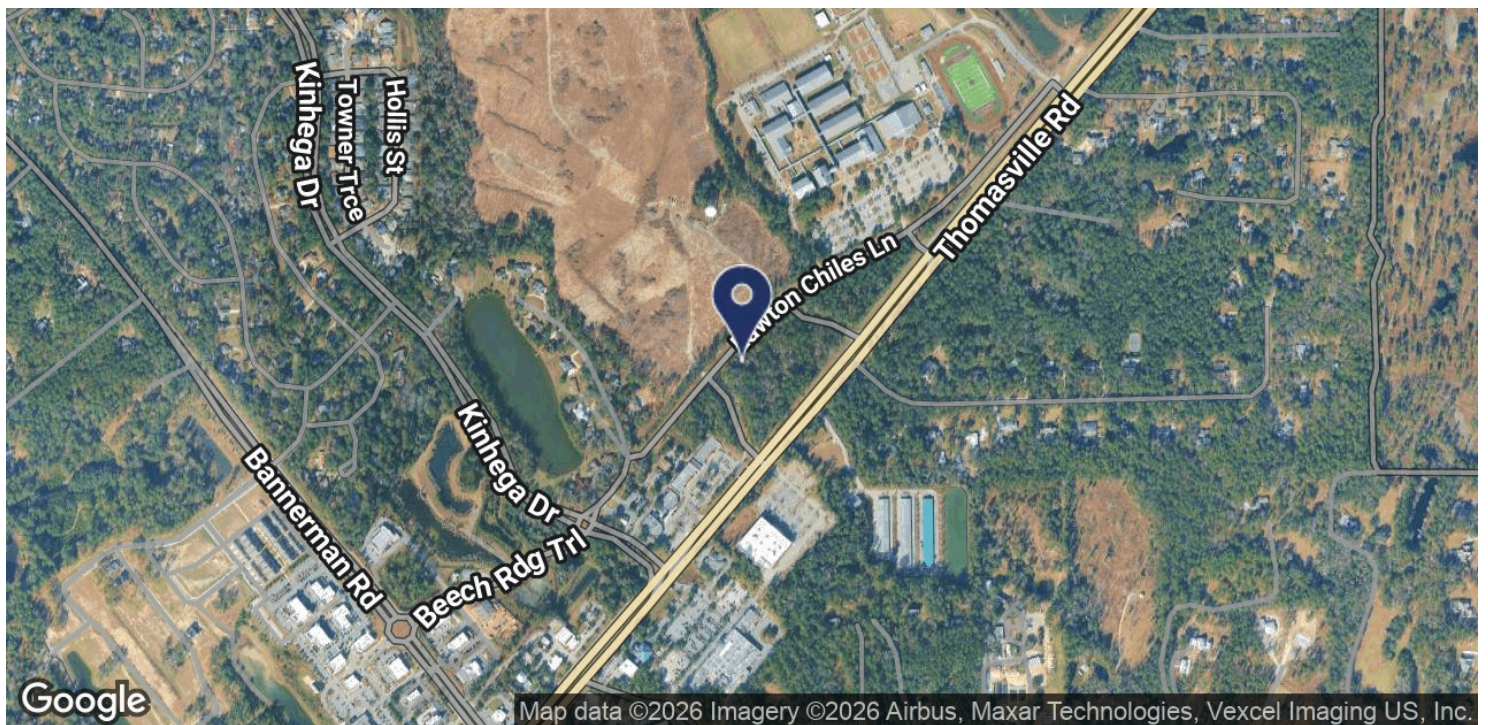
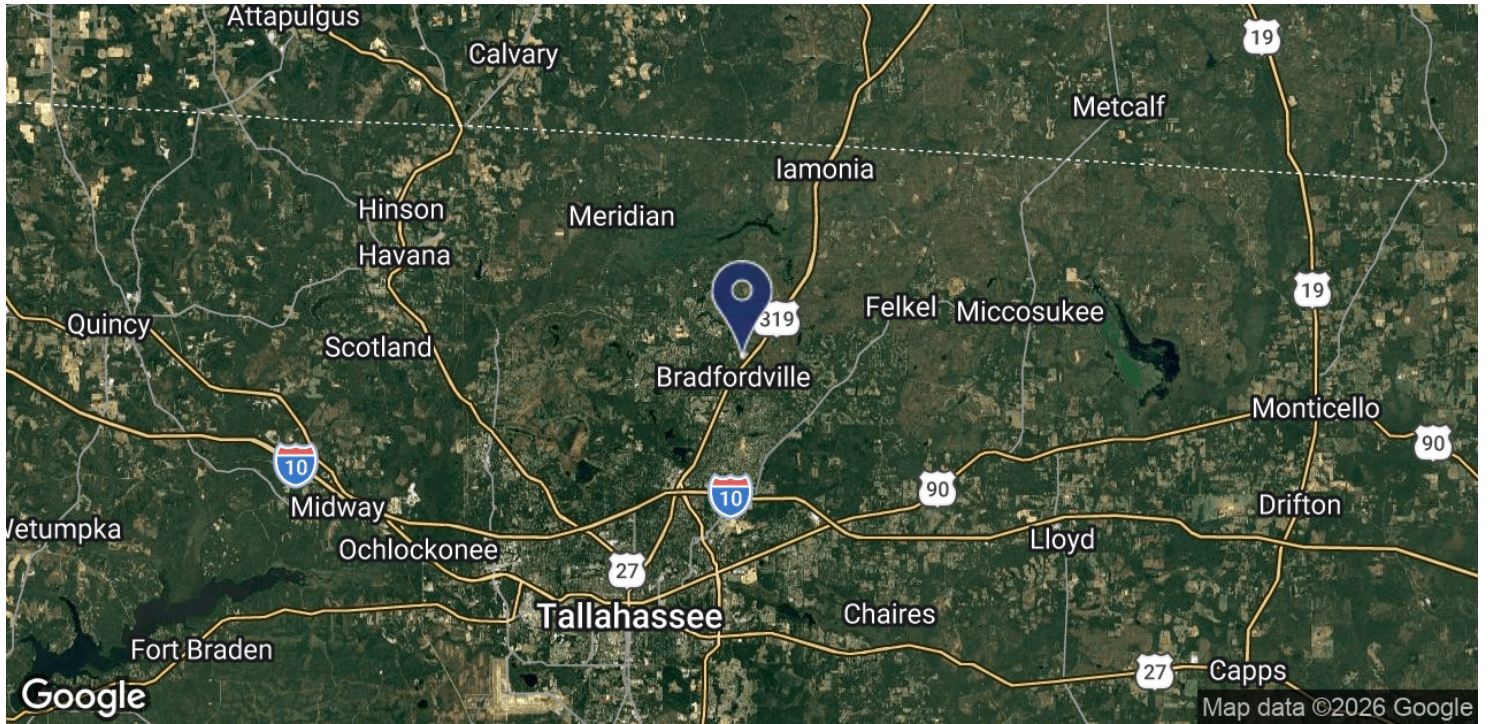




LOCATION MAP

BRADFORD HILLS

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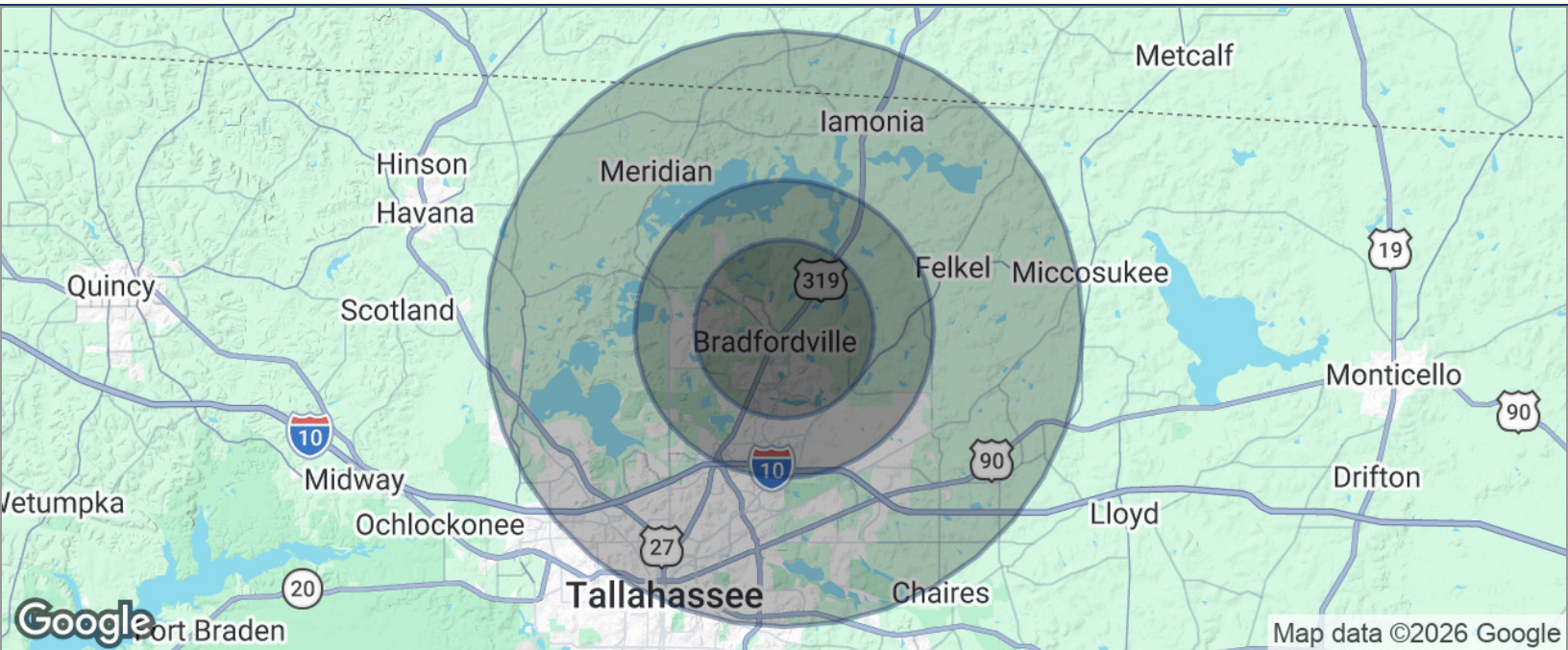




DEMOGRAPHICS MAP

BRADFORD HILLS

THOMASVILLE ROAD , TALLAHASSEE, FL 32312



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,684	50,929	160,421
MEDIAN AGE	43	43	40
MEDIAN AGE (MALE)	42	42	39
MEDIAN AGE (FEMALE)	44	44	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,438	19,682	65,524
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$150,328	\$146,670	\$111,703
AVERAGE HOUSE VALUE	\$444,058	\$441,541	\$359,162

* Demographic data derived from 2020 ACS - US Census

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