

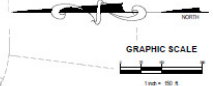


COMMERCIAL REAL ESTATE

LAND FOR SALE

LEGEND

(A)	RETAIL STORE
(B)	CONVENIENT STORE
(C)	OFFICE
(D)	TOWNHOMES
(E)	APARTMENT/LODGE
(F)	APARTMENT BUILDING
(G)	ASSISTED LIVING FACILITY
(H)	DAYCARE
(I)	SINGLE FAMILY RESIDENTIAL LOTS
(J)	POCKET PARK
(K)	QUICK-SERVE RESTAURANT
(L)	CHIPOTLE
(M)	Culver's
(N)	Dutch Bros
(O)	WAFFLE HOUSE



Approved 160-Bed Assisted Living Facility

Lawton Chiles Lane
Tallahassee, FL 32312



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EXECUTIVE SUMMARY

APPROVED 160-BED ASSISTED LIVING FACILITY

LAWTON CHILES LN, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	\$4,400,000.00
Lot Size:	24.65 Acres
APN:	14-15-20-002-0000
Zoning:	PUD

[Click for Zoning Information](#)

PROPERTY OVERVIEW

24.65 acres approved and vested for a 160-bed assisted/independent living project (ALF site) in The Grove at Bradford Hills, a 155-acre mixed use development. Bradford Hills will also consist of an 800-unit luxury apartment complex known as The Grove (a luxury apartment complex), a townhome and single-family component, and 20+ acres of retail and professional office uses. All utilities are to the property lines and stormwater is allocated to the parcel. This project is also adjacent to Chiles High School, a top-rated high school in the State of Florida with over 2,200 students. The subject site is just off Thomasville Road beyond the roundabout at Rhea and Lawton Chiles Lane in Bradfordville (north Tallahassee).

LOCATION OVERVIEW

The Bradford Hills development on Thomasville Road (HWY 319), is the gateway into Tallahassee from Georgia and beyond. This development is surrounded by dense high-end residential and commercial uses like Publix, Target, and numerous restaurants, retail, medical, and professional offices. This fully vested site has utilities and infrastructure in place. Contact the listing agent today to discuss this amazing opportunity.



ADDITIONAL PHOTOS

APPROVED 160-BED ASSISTED LIVING FACILITY

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

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Retail pad availability with frontage on Thomasville Rd. Signalized intersection coming soon!

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RETAILER MAP

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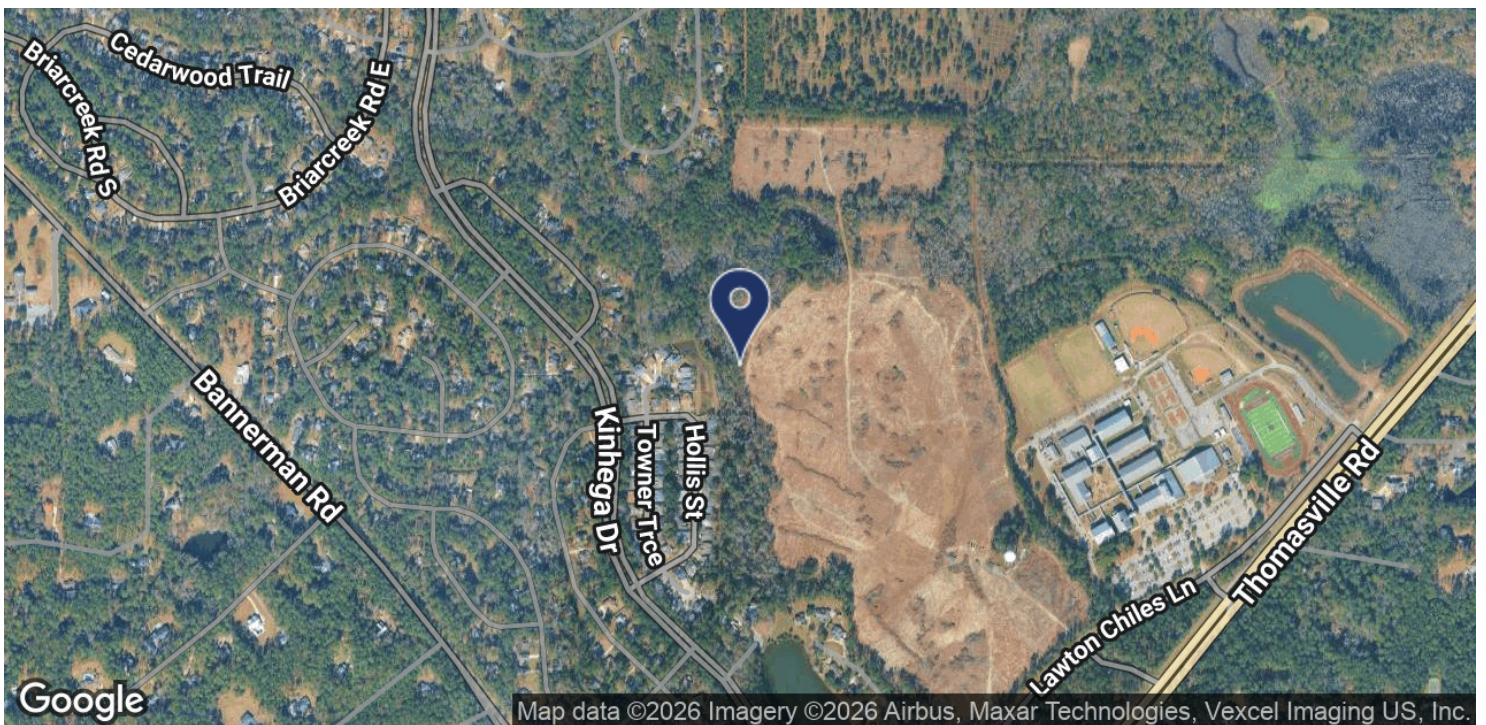
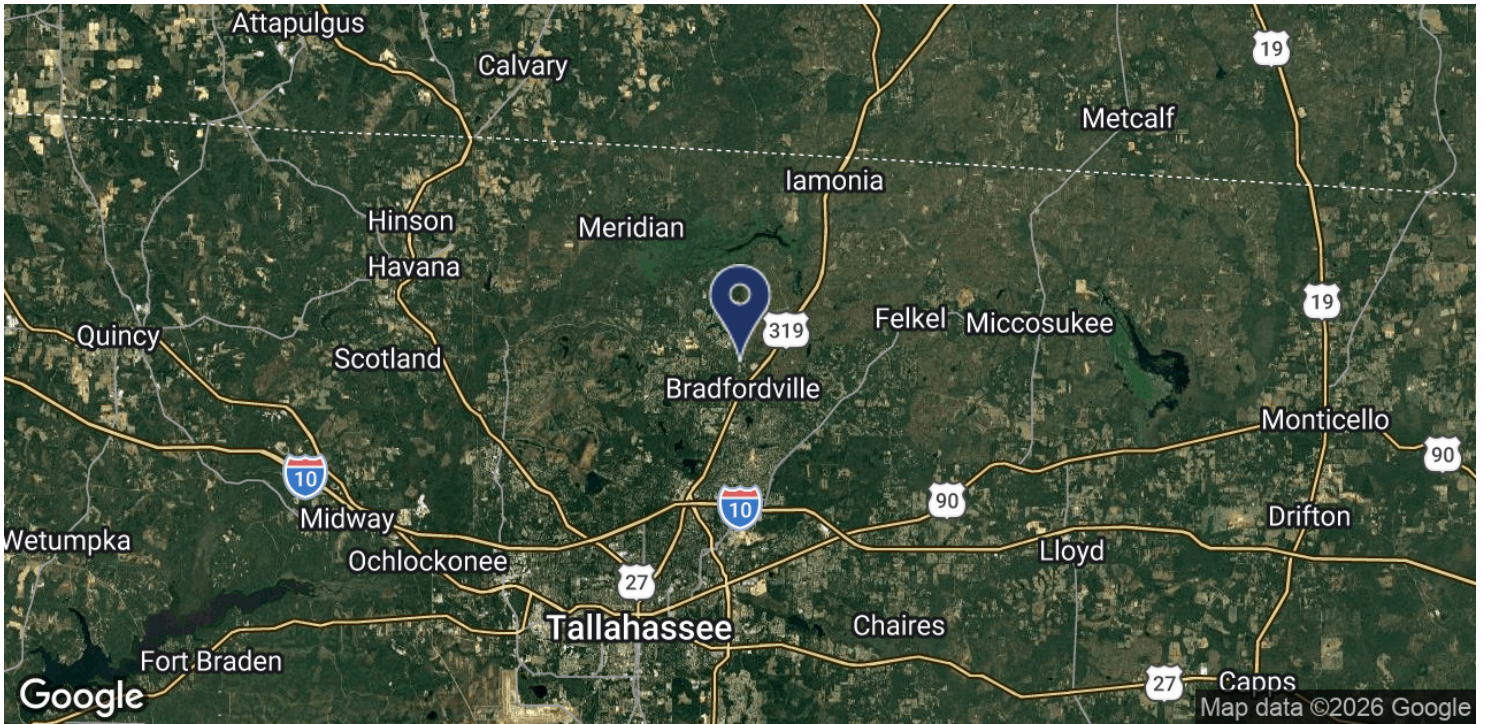
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LOCATION MAP

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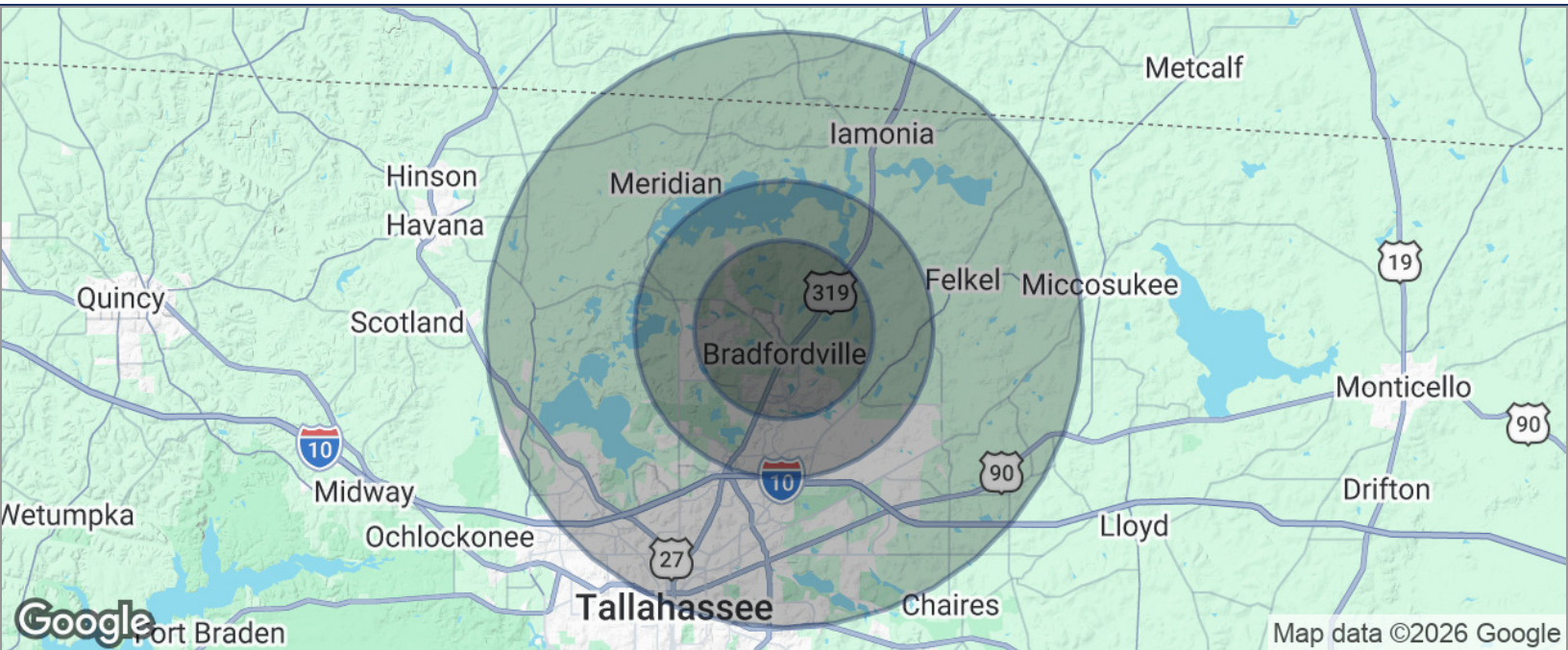




DEMOGRAPHICS MAP

APPROVED 160-BED ASSISTED LIVING FACILITY

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,549	45,909	160,751
MEDIAN AGE	42	43	40
MEDIAN AGE (MALE)	41	42	39
MEDIAN AGE (FEMALE)	43	44	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,852	17,389	65,706
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$156,389	\$152,614	\$111,806
AVERAGE HOUSE VALUE	\$451,516	\$449,835	\$359,557

* Demographic data derived from 2020 ACS - US Census

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