



COMMERCIAL REAL ESTATE

LAND FOR SALE



# 1.3 AC Bannerman Rd and Thomasville Rd Retail Opportunity

Bannerman Road and Thomasville Road, Tallahassee, FL 32312

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EXECUTIVE SUMMARY

# 1.3 AC BANNERMAN RD AND THOMASVILLE RD RETAIL OPPORTUNITY

BANNERMAN ROAD AND THOMASVILLE ROAD, TALLAHASSEE, FL 32312



## OFFERING SUMMARY

**Sale Price:** \$1,400,000

**Available SF:** Up to 8,000 SF proposed with Drive Thru

**Lot Size:** 1.3 Acres

**APN:** 142229-A0030

## PROPERTY HIGHLIGHTS

- NEGOTIABLE RATE based upon square footage
- 18,700 AADT on Bannerman Rd
- 39,500 AADT on Thomasville Rd
- Excellent visibility and access
- Offered as lease, ground lease, or build-to-suit
- Across from Chick-fil-a and Walgreens

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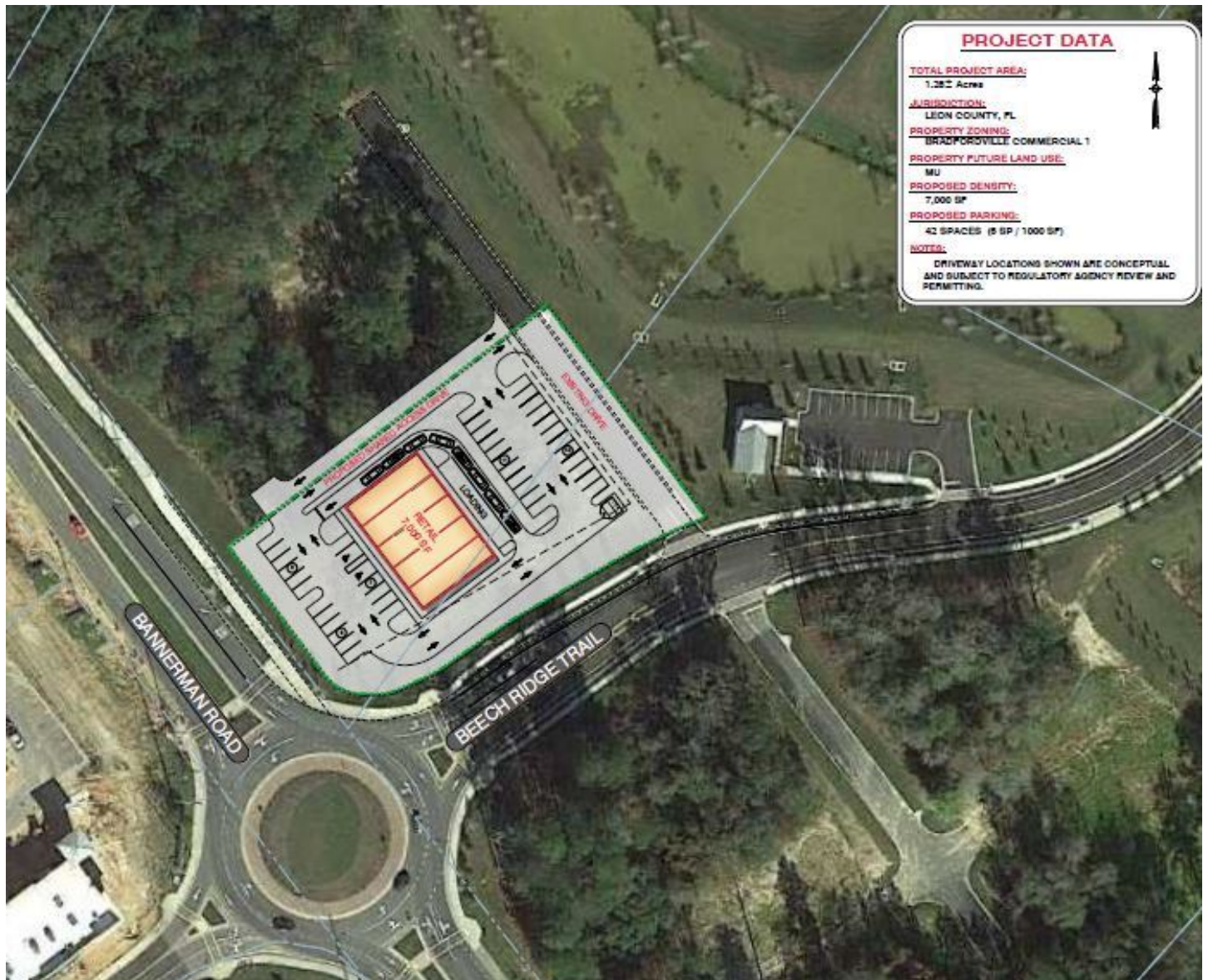




ADDITIONAL PHOTOS

# 1.3 AC BANNERMAN RD AND THOMASVILLE RD RETAIL OPPORTUNITY

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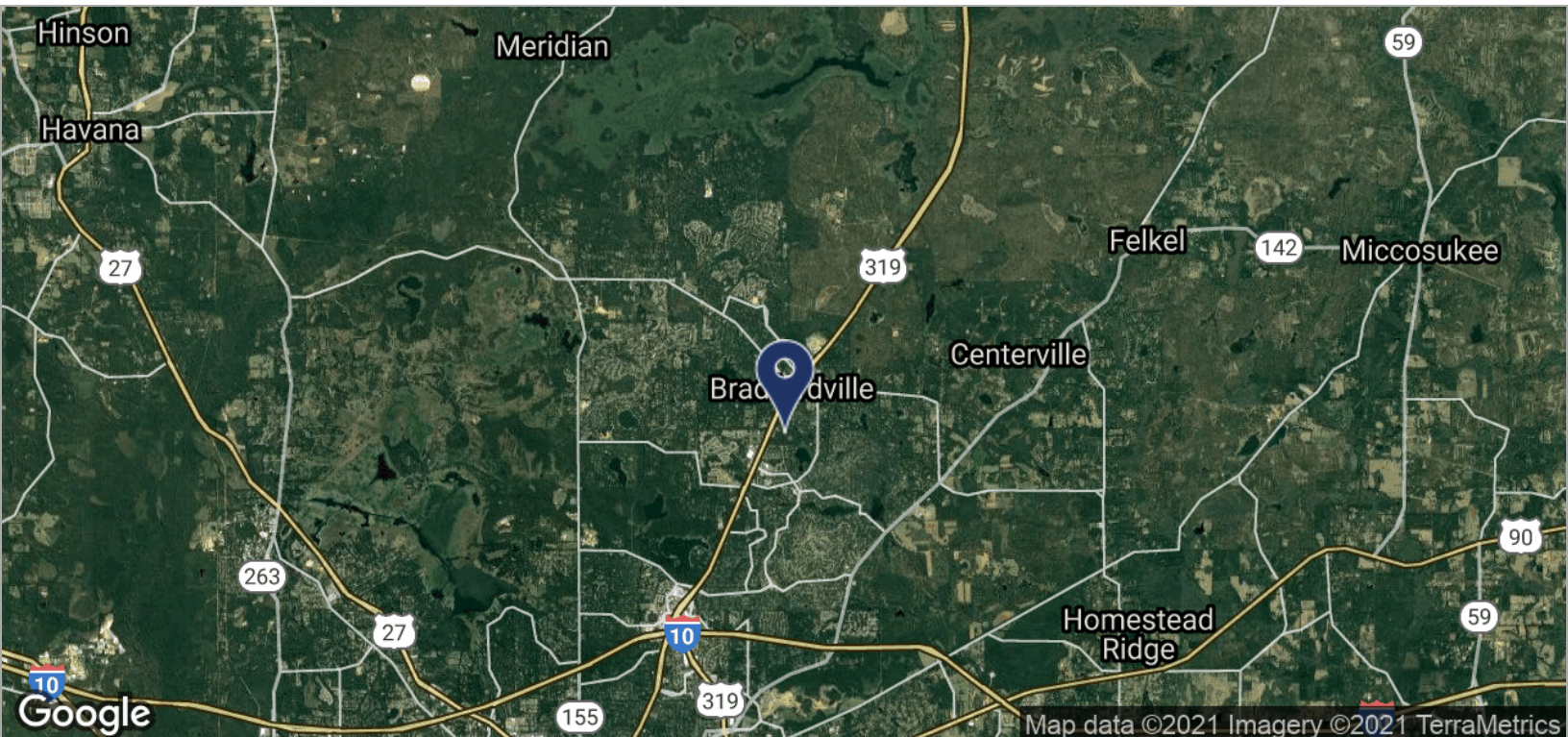
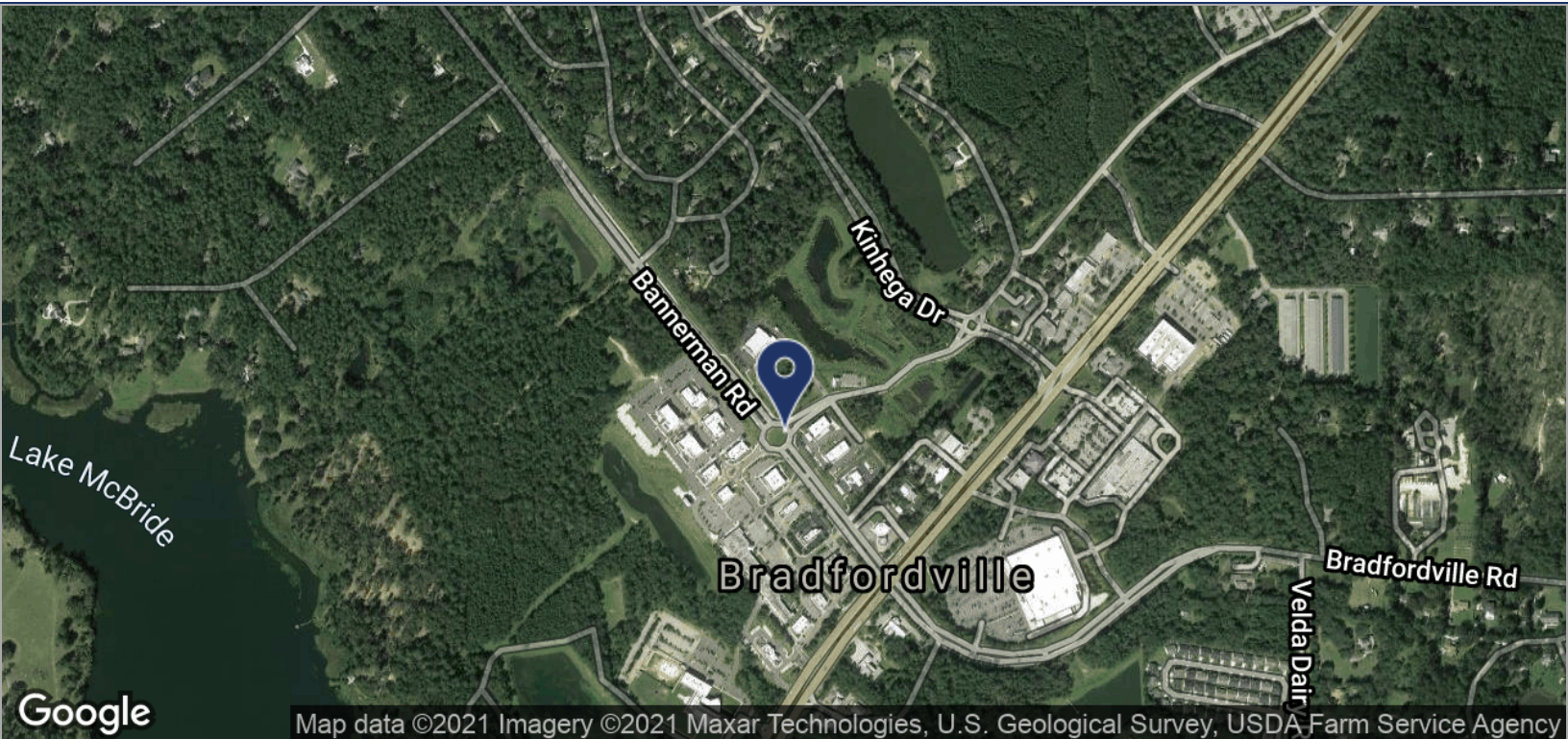




LOCATION MAPS

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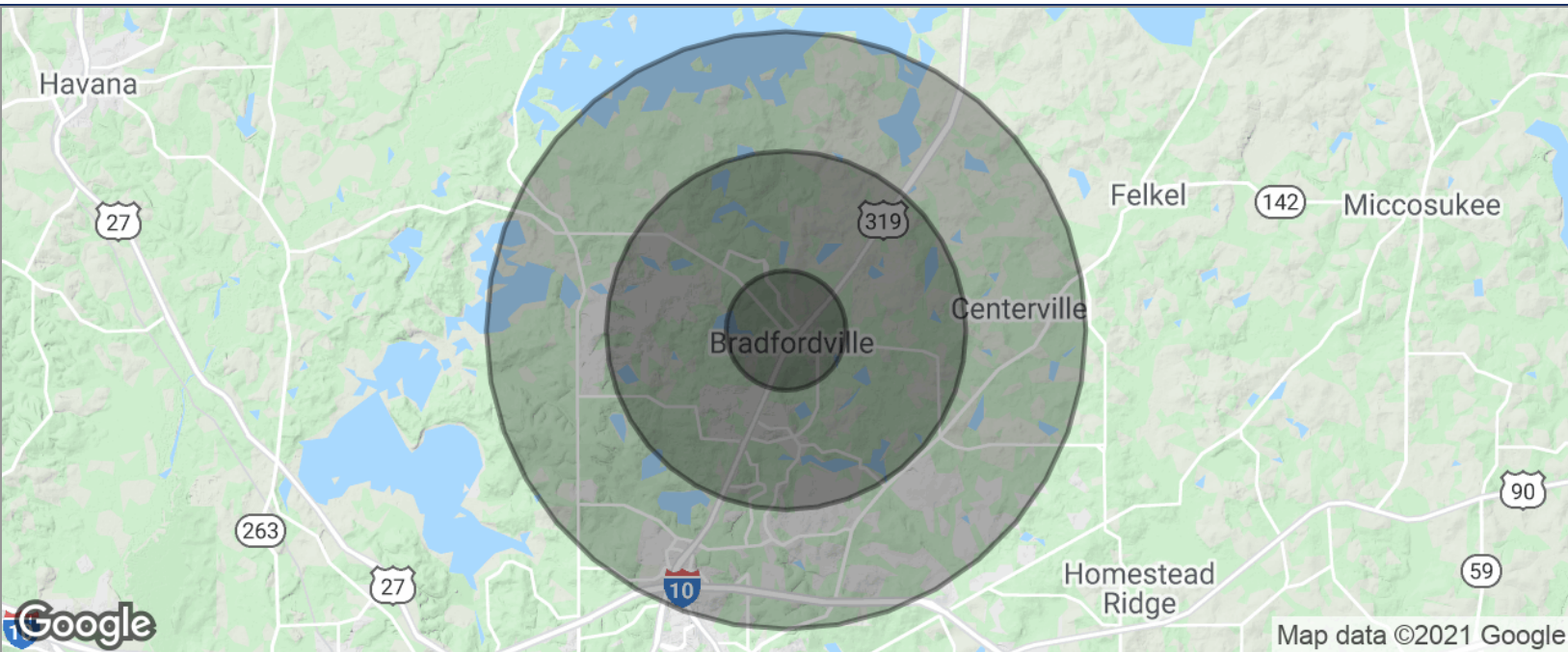




DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,481	26,054	51,003
MEDIAN AGE	39.6	40.9	40.6
MEDIAN AGE (MALE)	39.2	40.5	40.1
MEDIAN AGE (FEMALE)	39.8	41.3	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	862	9,440	19,446
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$119,040	\$113,900	\$107,142
AVERAGE HOUSE VALUE	\$506,996	\$412,960	\$359,384
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	84.6%	85.9%	84.2%
% BLACK	9.9%	9.1%	10.5%
% ASIAN	2.7%	2.6%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	0.1%	0.2%	0.2%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	5.6%	5.3%	4.7%

\* Demographic data derived from 2010 US Census

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