



COMMERCIAL REAL ESTATE

COMMERCIAL BUILDINGS AND LOT FOR SALE



Commercial Buildings - Bradfordville

7117-7119 Beech Ridge Trail
Tallahassee, FL 32312

BRYAN CURETON

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TLG REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

BRADFORDVILLE AREA

7117-7119 BEECH RIDGE TRAIL, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	\$1,400,000.00
Total Acreage	1.77 AC +/-
Building Size:	7117: 3,749 sf 7119: 4,159 sf
APN:	7117: 140350 0027 7119: 140350 0026 Access Rd: 140350 0033 Vacant Lot: 140350 0029
Zoning:	BC-2 (Bradfordville Commercial Pedestrian)

PROPERTY OVERVIEW

Four parcels including two buildings and a vacant lot each connected by a shared paved drive. Great opportunity for a variety of uses. Zoning allows for both commercial or residential and is conveniently located in the booming Bradfordville Commercial Corridor. Both buildings have been recently painted.

Ideal for small school or daycare, studio or office use.

****Buildings Sold As-Is****

LOCATION OVERVIEW

Located in the desirable NE area of Tallahassee and just off of Thomasville Rd. Property is in proximity to Chiles High School, the I-10 Interchange and Bannerman Crossings. Parcels are adjacent to the new Bradford Hills development which will include an abundance of residential and retail locations.

[Click Here for Zoning Information](#)

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FLOOR PLAN

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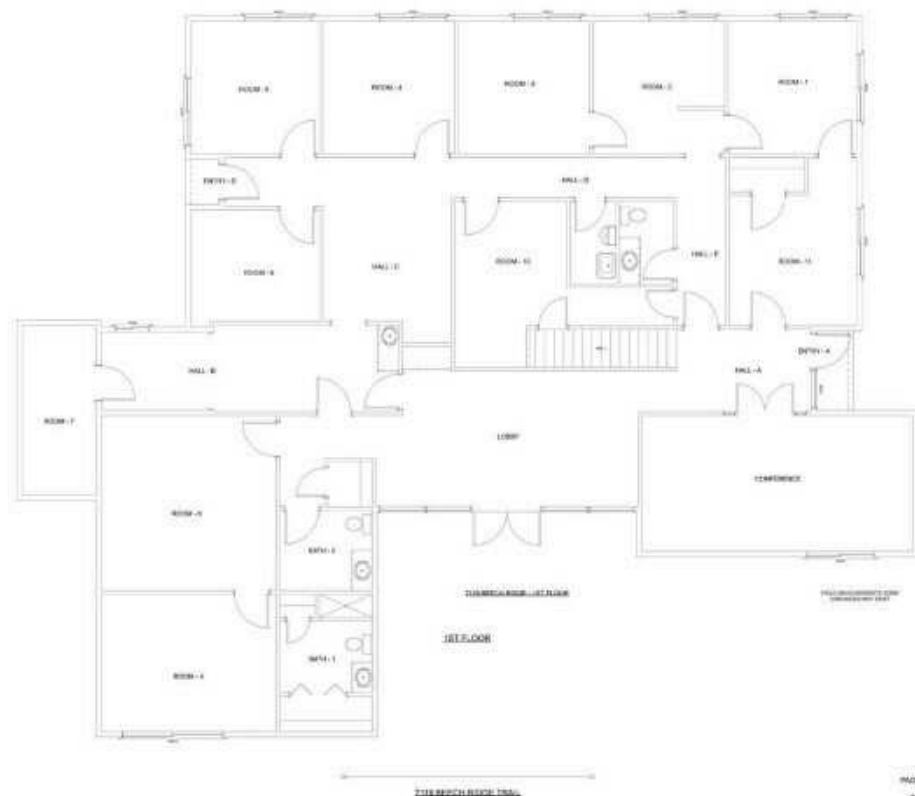
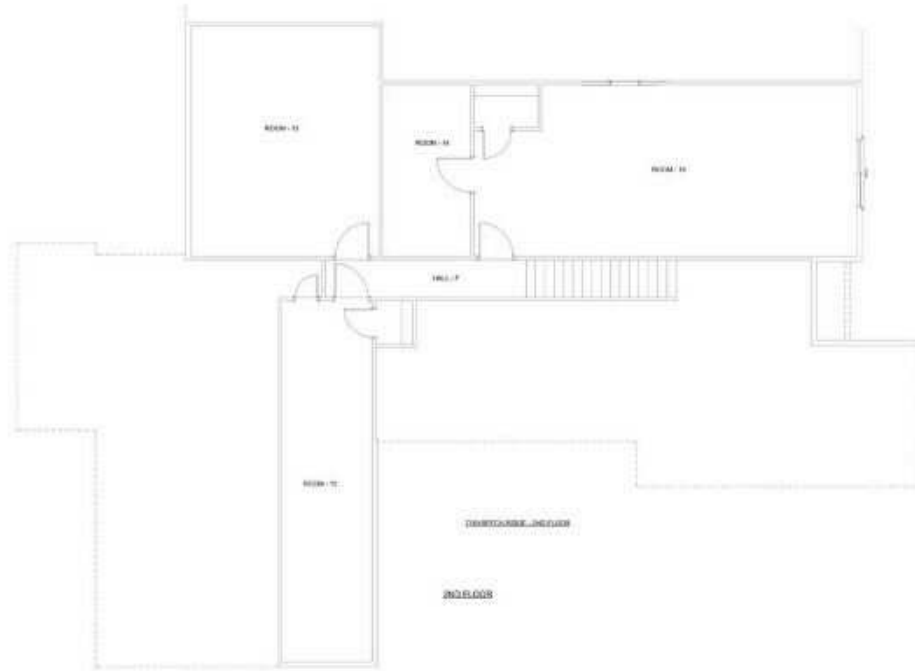




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BRADFORDVILLE RETAILER MAP BRADFORDVILLE AREA

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PARCEL MAP

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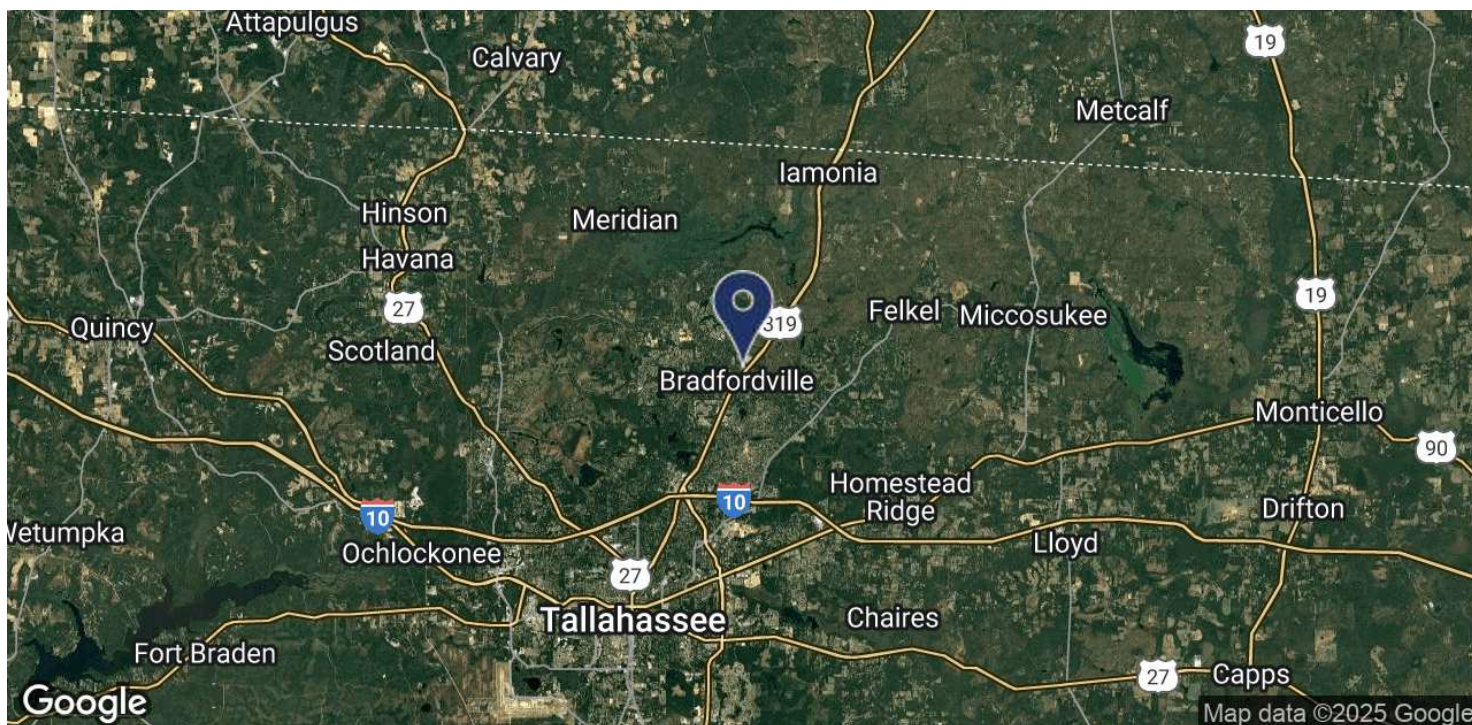
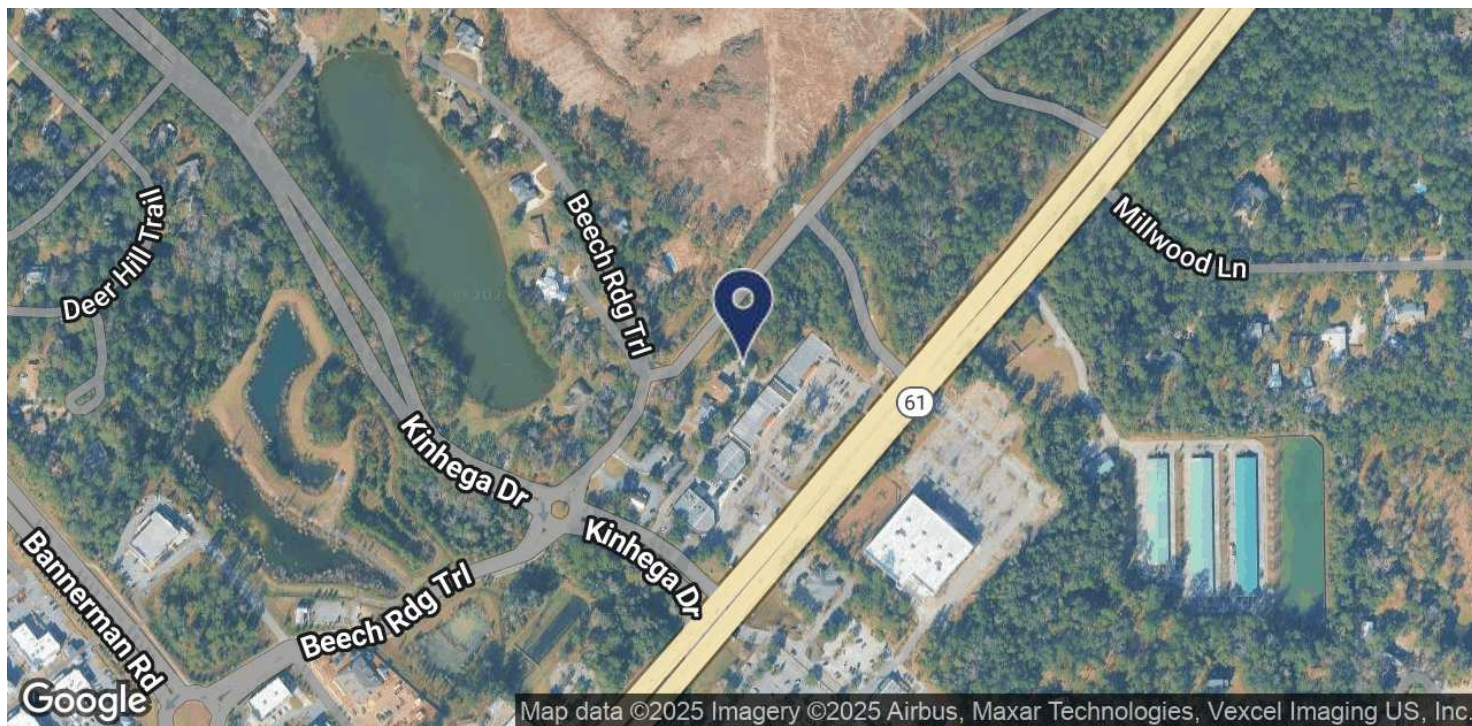




LOCATION MAP

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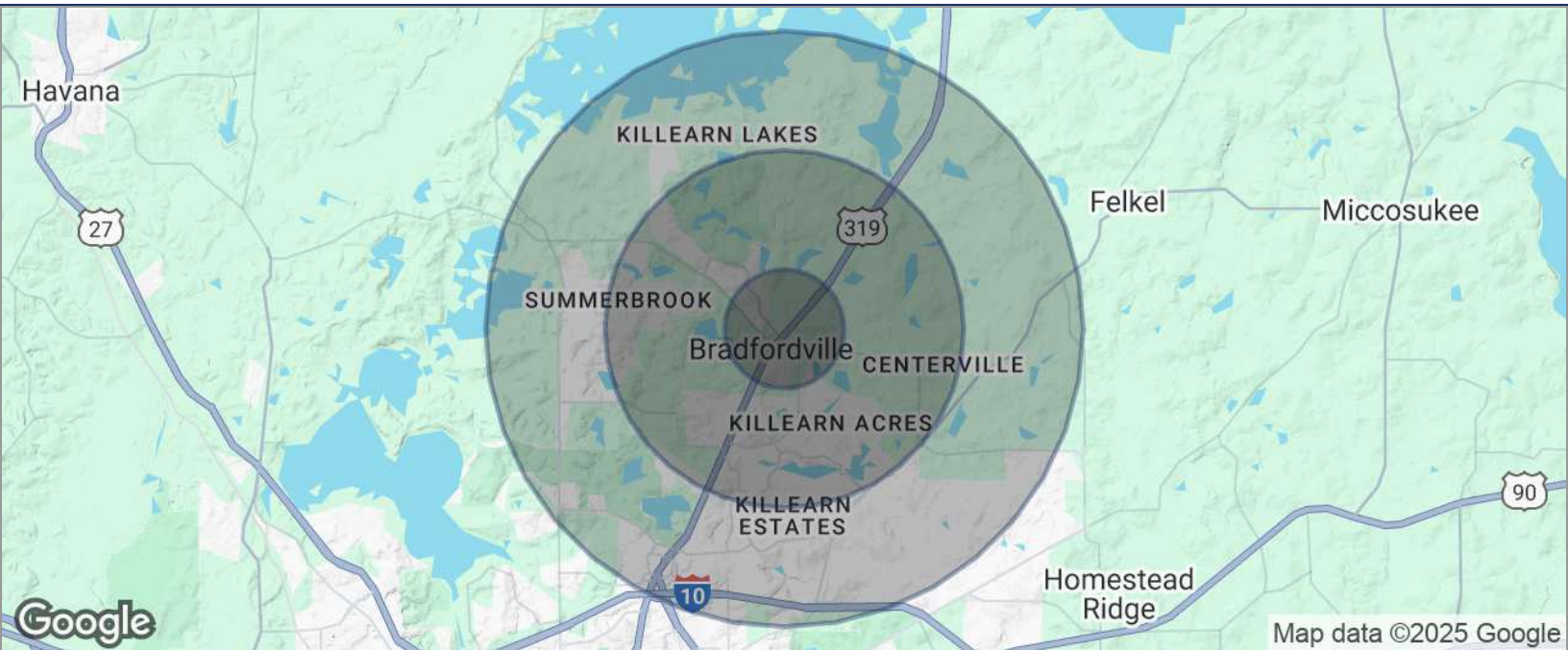




DEMOGRAPHICS MAP

BRADFORDVILLE AREA

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,856	24,885	47,617
MEDIAN AGE	41.5	42.3	42.3
MEDIAN AGE (MALE)	41.7	42.2	41.3
MEDIAN AGE (FEMALE)	40.3	43.0	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	763	9,870	19,180
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$117,965	\$119,470	\$116,064
AVERAGE HOUSE VALUE	\$281,549	\$298,521	\$294,079

* Demographic data derived from 2020 ACS - US Census

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