

Land Property
FOR LEASE



OX BOTTOM MEADOWS

2728 Ox Bottom Rd, Tallahassee, FL 32312

CHRISTIAN PENNY

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PREMIER COMMERCIAL GROUP

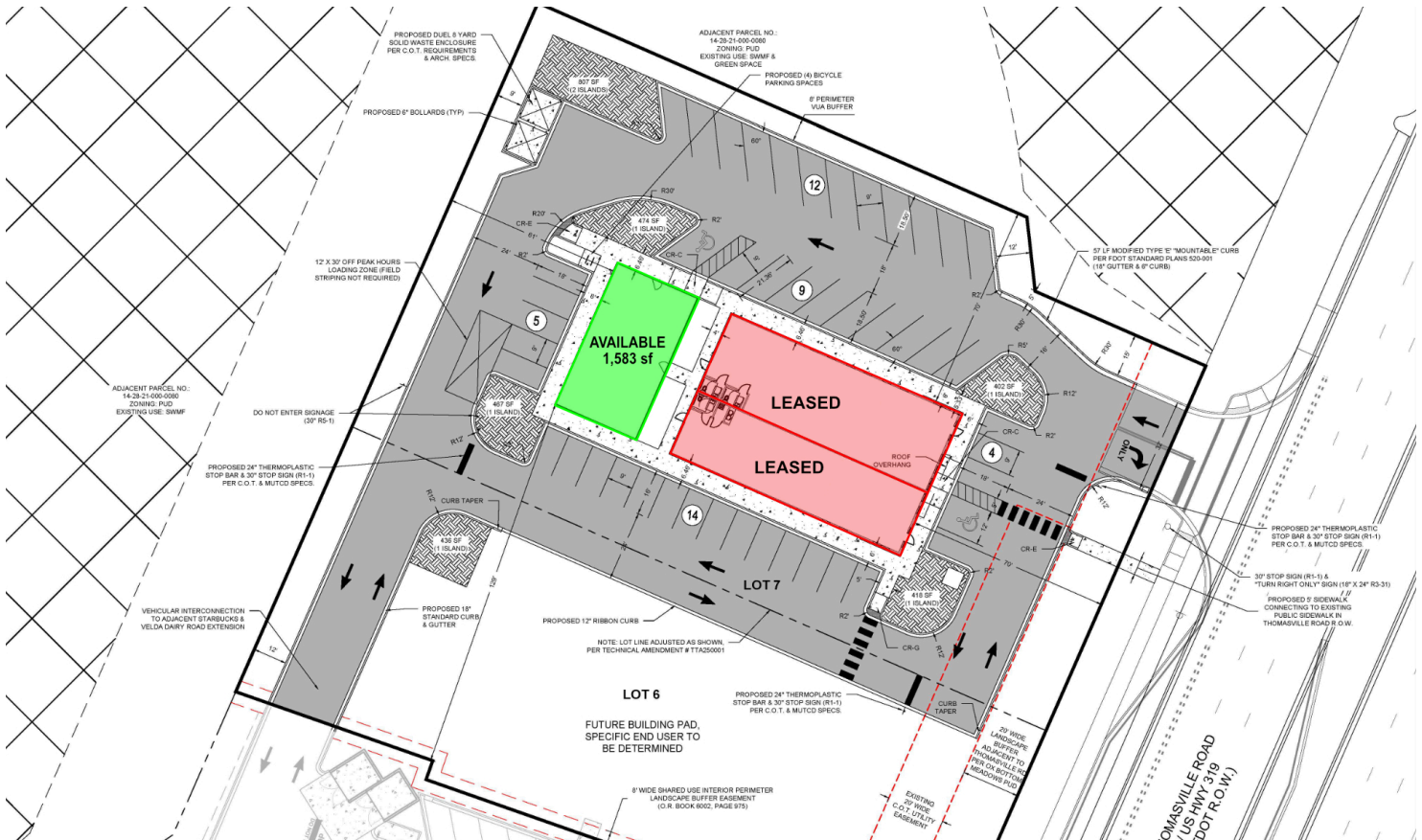
4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a prime retail development at the high-traffic intersection of Ox Bottom Rd. and Thomasville Rd. in Tallahassee, Florida. This dynamic project features five retail pads, offering opportunities for fast-food drive-thrus, sit-down restaurants, retail stores, bank sites, and more.

Currently, only two spaces remain available:

- Parcel 1: 1,583 SF building on the back half of Parcel 1, available for lease at \$135,000 NNN with build-to-suit options.
- Parcel 2: Up to 2,400 SF with drive-thru, available for ground lease at \$110,000 NNN pad site

This development is anchored by nationally recognized tenants, including a leading coffee brand, a major medical dispensary, a well-known car wash company, a popular Mexican restaurant, and others, ensuring strong foot traffic and visibility.

PROPERTY HIGHLIGHTS

- Fantastic location with frontage on Thomasville Rd. - the busiest in the area
- Surrounded by many local and national tenants and residential neighborhoods

OFFERING SUMMARY

Lease Rate: \$110,000 - \$135,000 /yr NNN
Ground Lease or Build to Suit

Available SF: 1,583 - 2,400 sf

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,914	28,036	111,902
Total Population	4,708	65,120	247,480
Average HH Income	\$125,341	\$110,656	\$69,454

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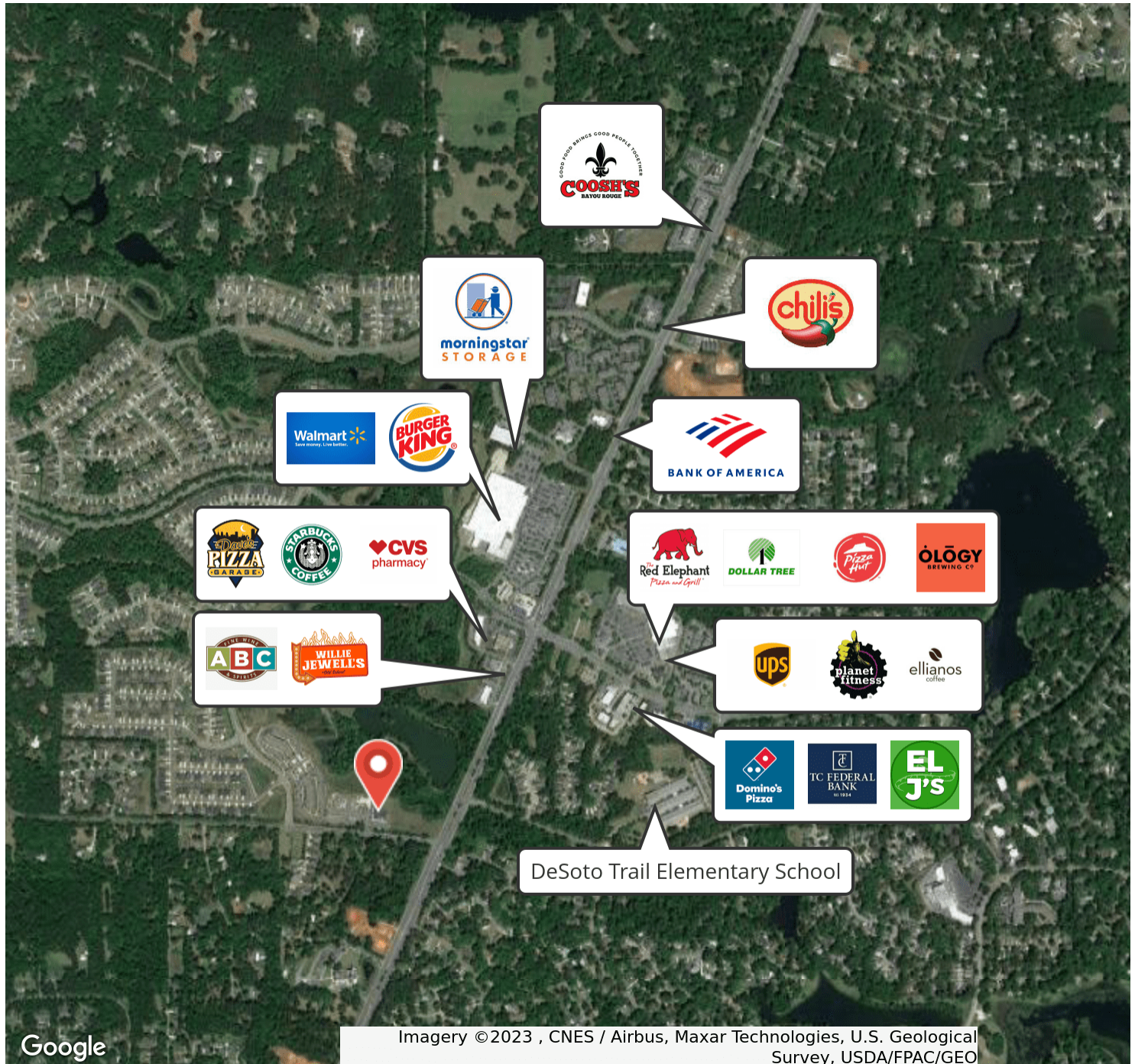


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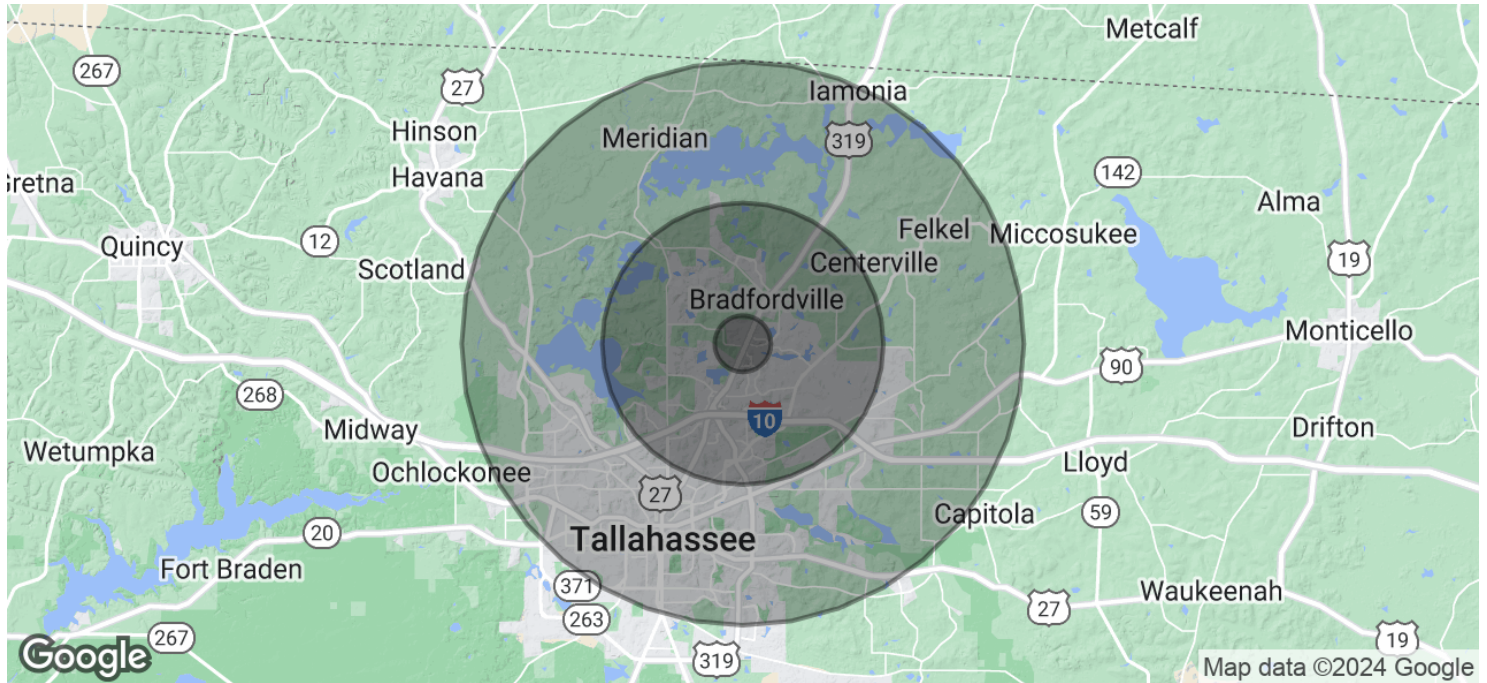
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,708	65,120	247,480
Average Age	41.0	44.1	35.2
Average Age (Male)	40.5	42.1	34.1
Average Age (Female)	41.2	45.2	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,914	28,036	111,902
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$125,341	\$110,656	\$69,454
Average House Value	\$305,627	\$285,710	\$192,413

* Demographic data derived from 2020 ACS - US Census

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