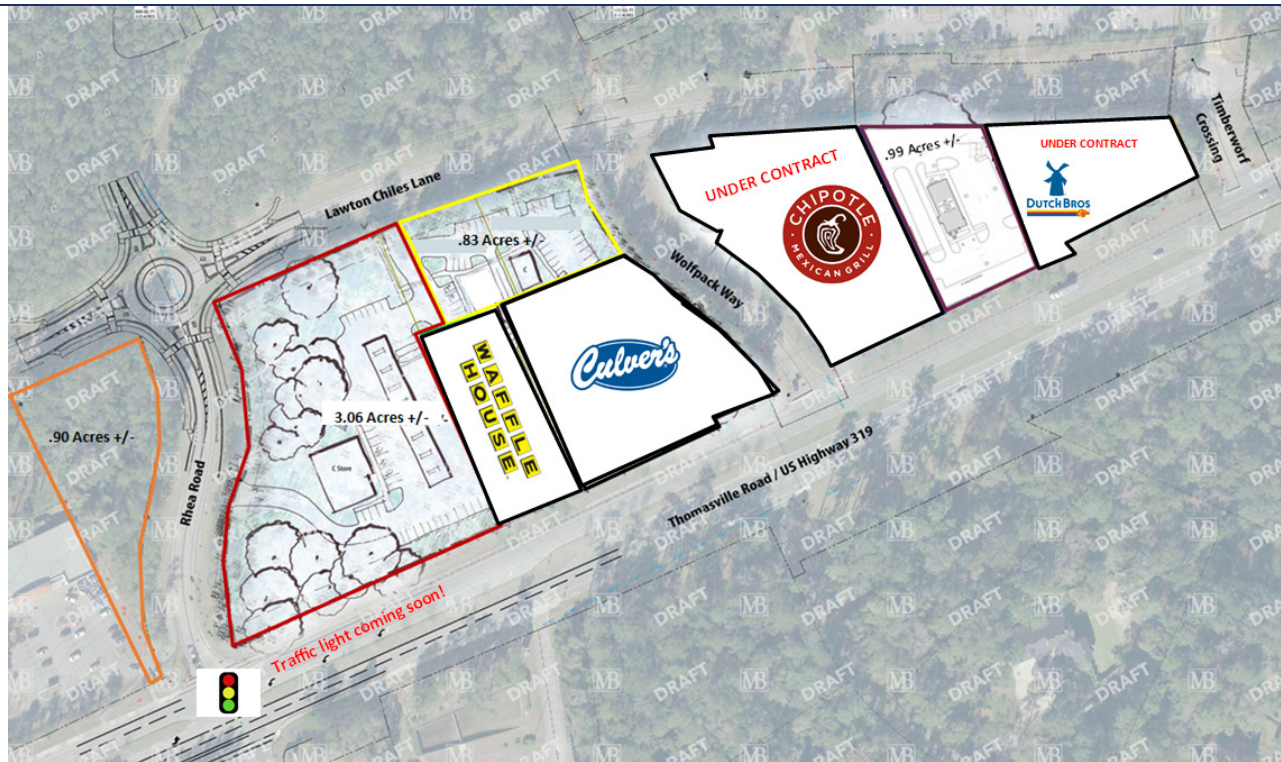




EXECUTIVE SUMMARY

BRADFORD HILLS

THOMASVILLE ROAD TALLAHASSEE, FL 32312



OFFERING SUMMARY

Lot 1:	1.1 Acres - \$1,500,000.00 (Under Contract)
Lot 2:	1.1 Acres - \$1,350,000.00 (Under Contract)
Lot 3:	0.90 Acres - \$650,000.00
Lot 4:	3.06 Acres - \$2,800,000.00

**Parcel can be subdivided -
Contact Listing Broker for more
Details**

Lot 5:	0.83 Acres - \$690,000.-00 Frontage on Lawton Chiles Ln
Lot 6:	0.99 Acres - \$1,250,000.00

PROPERTY OVERVIEW

Four parcels are available on Thomasville Road in Bradfordville (north Tallahassee). These pads are just off of what will be the signalized intersection of Thomasville Road and Rhea Road and located at the entrance to a 155-acre mixed-use project known as Bradford Hills that will consist of The Grove (a luxury apartment complex), a townhome component, 20 plus acres of retail and professional office uses, and a permitted site for a 160-bed assisted living facility. All utilities are to the property lines and offsite stormwater is allocated to the parcels. This project is also adjacent to Lawton Chiles High School, one of the top-rated high schools in the State of Florida with over 2,200 students in grades 9-12.

LOCATION OVERVIEW

Bradford Hills on Thomasville Road (HWY 319), the gateway into Tallahassee from Georgia and beyond. Surrounded by dense high-end residential and commercial uses. Join Publix, Target, Chic-Fil-A, Wendy's, Zaxby's, Walgreen's, and numerous other retail and restaurant uses all in close proximity.

Trey DeSantis
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

BRADFORD HILLS

THOMASVILLE ROAD , TALLAHASSEE, FL 32312



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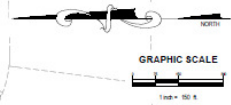
SITE MAP

BRADFORD HILLS

THOMASVILLE ROAD , TALLAHASSEE, FL 32312

LEGEND

A	RETAIL STORE
B	CONVENIENCE STORE
C	OFFICE
D	TOWNHOMES
E	APARTMENT BUILDING
F	APARTMENT BUILDING
G	ASSISTED LIVING FACILITY
H	DAYCARE
I	SINGLE FAMILY RESIDENTIAL LOTS
J	POCKET PARK
K	QUICK SERVICE RESTAURANT
L	CHIPOTLE
M	Calver's
N	Dutch Bros
O	Waffle House



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ADDITIONAL PHOTOS

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

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RETAILER MAP BRADFORD HILLS

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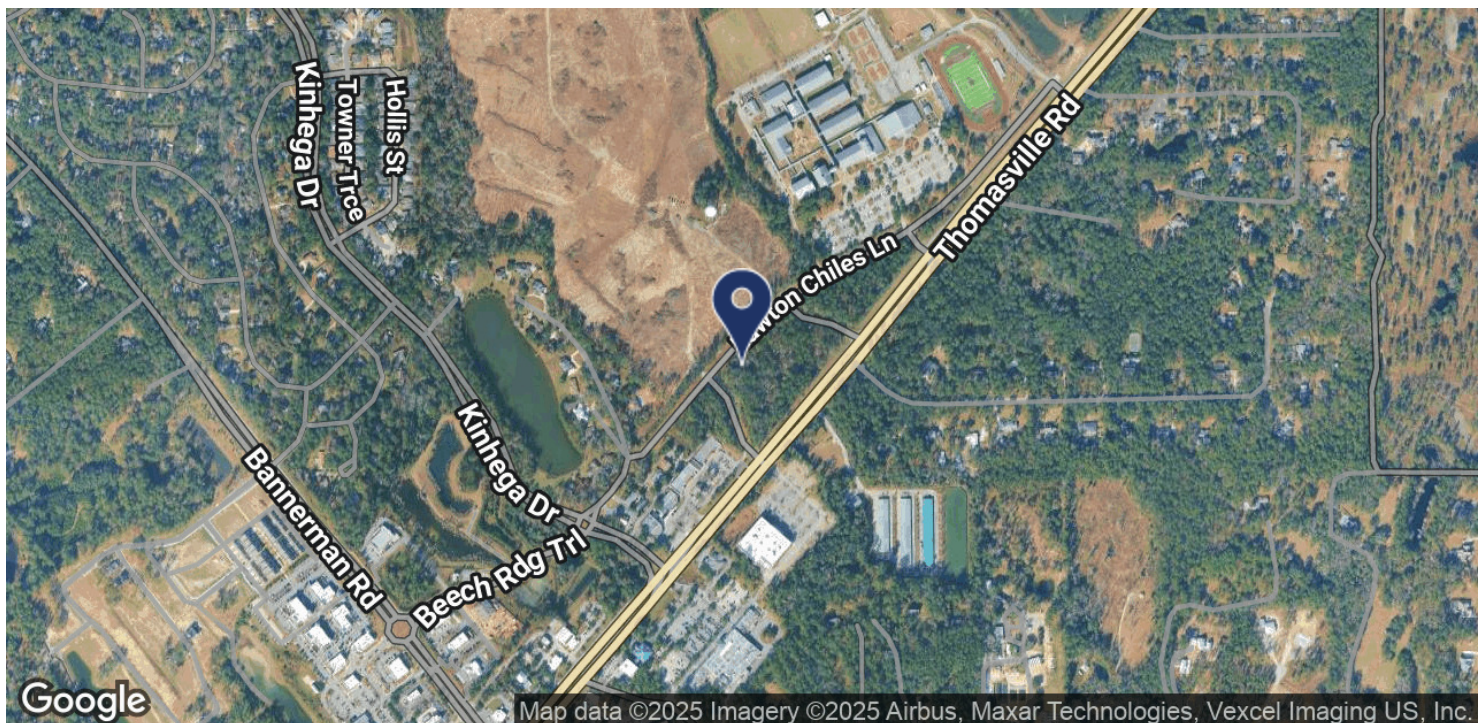
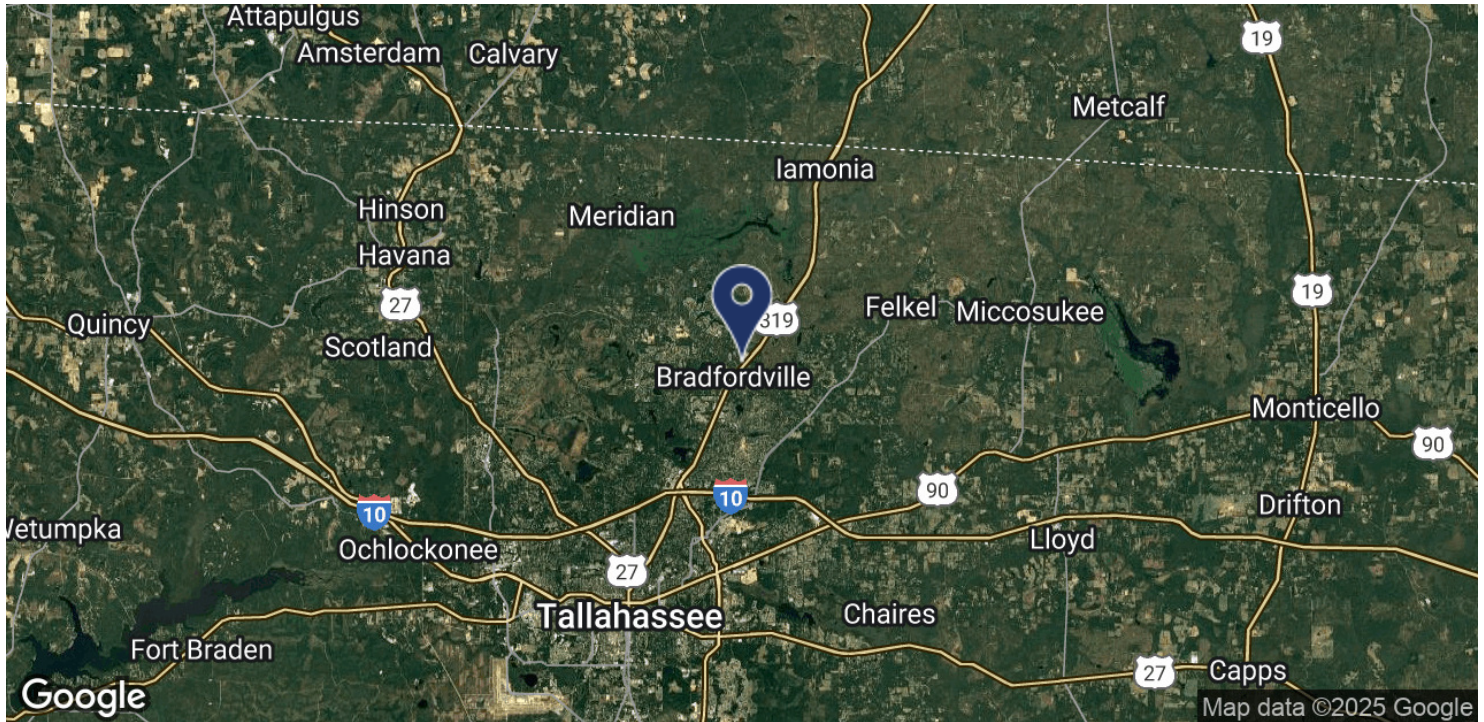




LOCATION MAP

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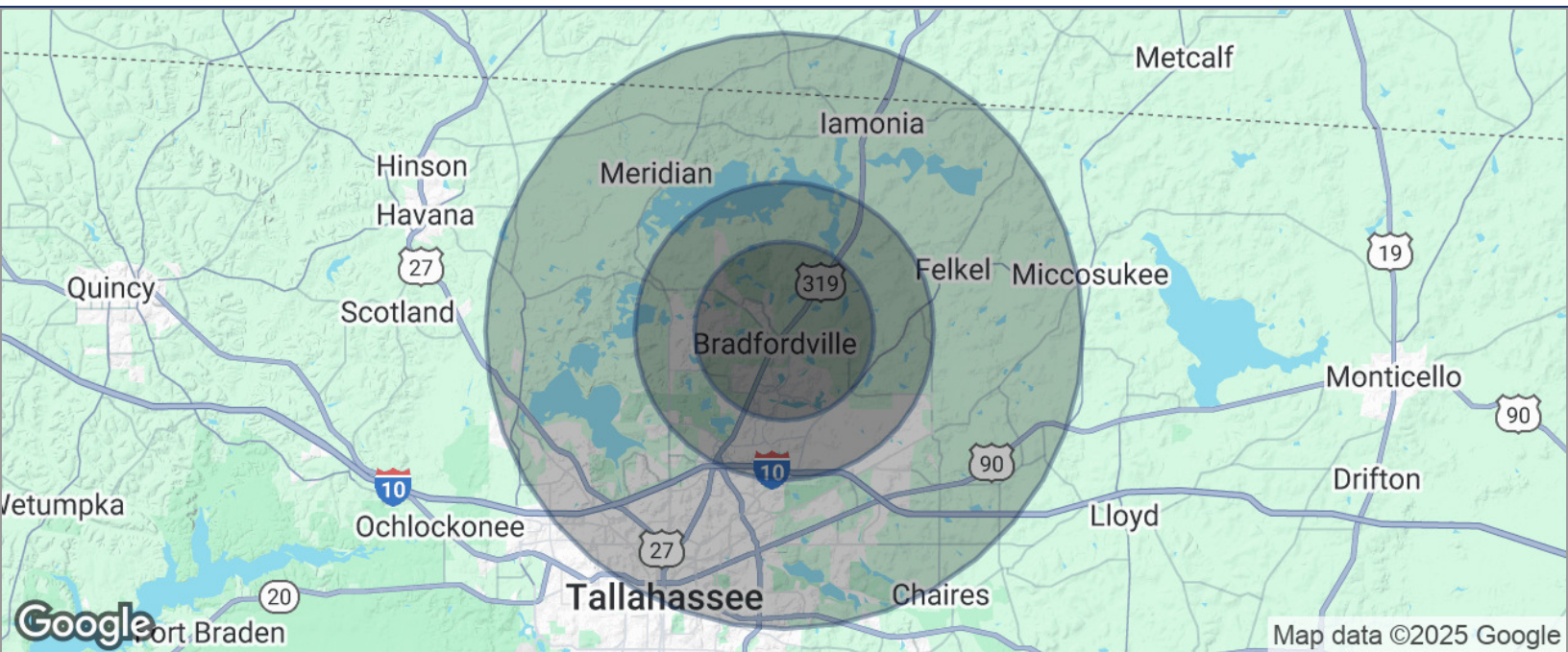




DEMOGRAPHICS MAP

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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