

Retail Property
FOR SALE



952 W THARPE ST

Tallahassee, FL 32303

CHRISTIAN PENNY

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer for sale a brand-new 800 SF outparcel located at the highly visible corner of W Tharpe Street and Old Bainbridge Road in Tallahassee, FL. Priced at \$980,000, this newly constructed building is being delivered vacant, providing an ideal opportunity for an owner-user or investor.

The property benefits from superb frontage and daily exposure to 28,500 vehicles along W Tharpe Street and 18,000 vehicles along Old Bainbridge Road, ensuring maximum visibility in a high-traffic trade corridor. Its strategic positioning within one of Tallahassee's most established commercial areas makes it well-suited for a variety of retail, service, or quick-serve restaurant uses.

PROPERTY HIGHLIGHTS

- Close proximity to FSU, FAMU, TCC, 2 high schools, and 1 middle school
- Corner outparcel with excellent visibility and access
- Daily traffic counts: 28,500 (Tharpe St) & 18,000 (Old Bainbridge Rd)
- Ideal for retail, service, or QSR users
- Strong trade area with established neighboring retailers

OFFERING SUMMARY

Sale Price:	\$980,000
Number of Units:	1
Lot Size:	0.2 Acres
Building Size:	800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	7,227	15,253
Total Population	3,284	14,458	33,261
Average HH Income	\$48,056	\$43,477	\$41,778

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Google

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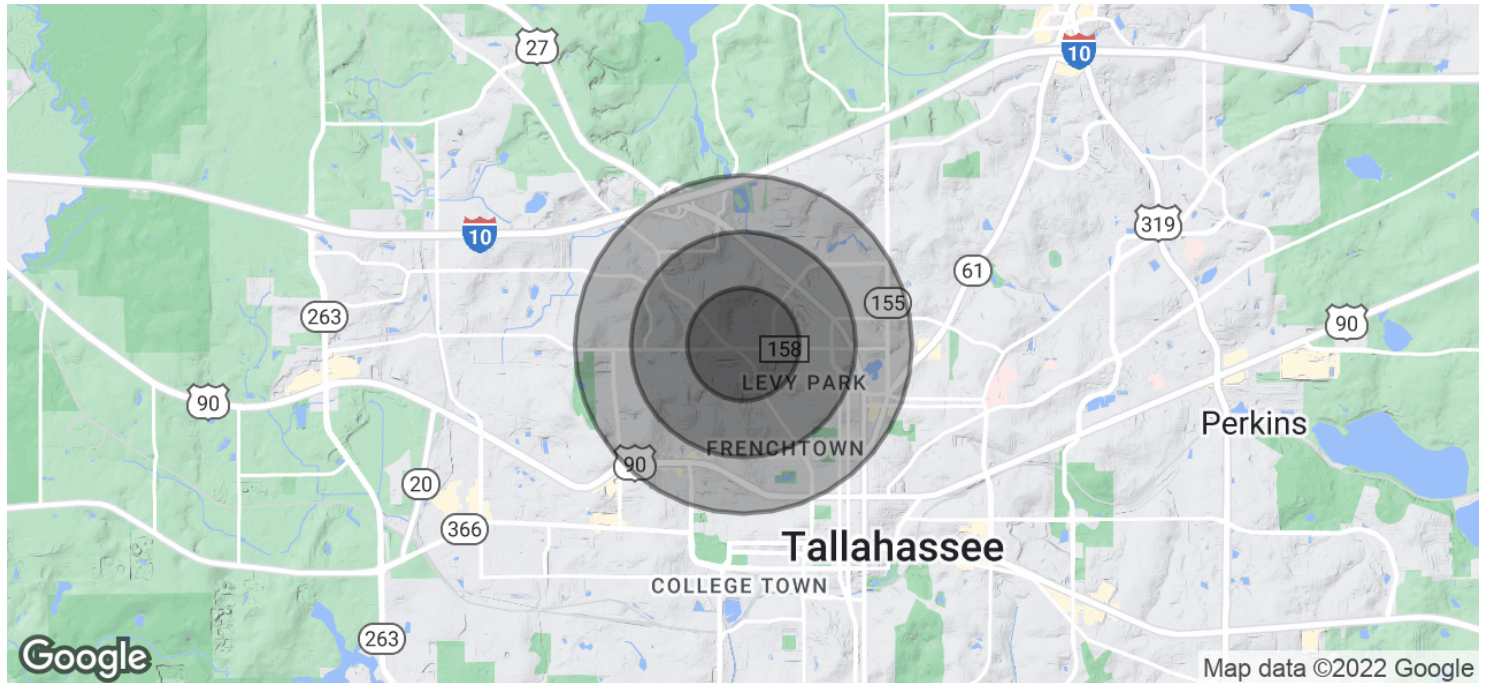
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,284	14,458	33,261
Average Age	26.5	28.9	28.0
Average Age (Male)	24.6	27.9	27.6
Average Age (Female)	27.0	30.9	29.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	7,227	15,253
# of Persons per HH	2.5	2.0	2.2
Average HH Income	\$48,056	\$43,477	\$41,778
Average House Value	\$162,385	\$200,376	\$161,806

* Demographic data derived from 2020 ACS - US Census

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