

Bradfordville Individual Spaces

Bradfordville Commons Retail Condominiums

For Sale

6800 Thomasville Rd, Tallahassee, FL 32312



Contact George Harrison for More Information:

George Harrison

850-556-4694

georgeharrisonbroker@gmail.com





Offering Highlights

- Long term established tenants
- Great rental history
- Triple Net Leases
- Zoning: BC-2
- Traffic Count: 40,000 vpd
- Frontage: 391 FT on Thomasville Rd
- Strong Demographics
- Rare opportunity to own a quality investment in the Bradfordville commercial corridor

Tenant Information

Burn Boot Camp:

- 3,343 SF
- Leased through October 2027
- Price: \$850,000
- Cap Rate: 7%



Artistry Dance Alliance:

- 2,887 SF
- Leased through October 2026
- Price: \$879,000
- Cap Rate: 7%



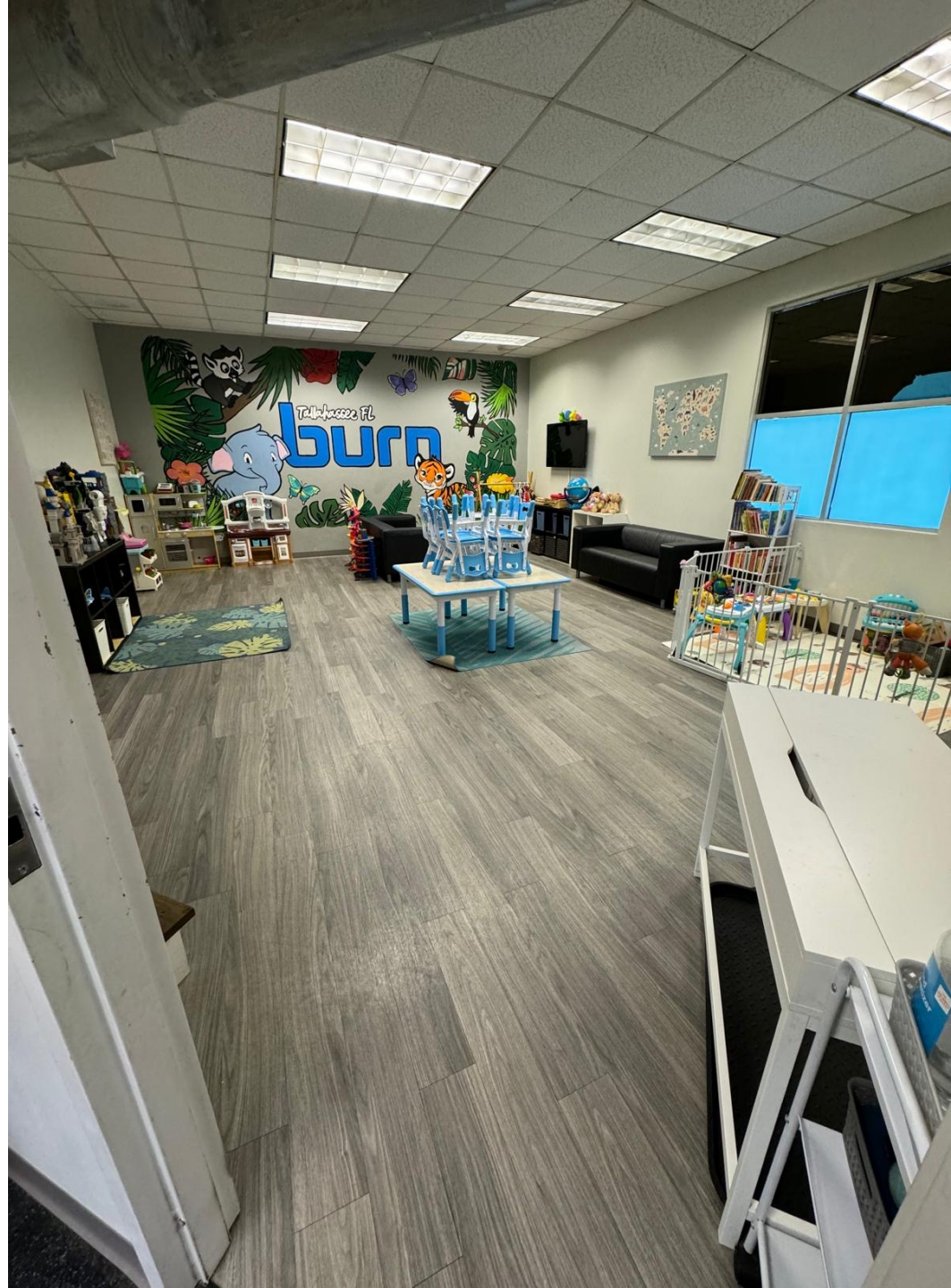
US Post Office :

- 1,450 SF
- Leased through October 2030
- Price: \$350,000
- Cap Rate: 6%



Unit 1: Burn Boot Camp





Unit 2: Artistry Dance Studio





Unit 3: US Post Office

Aerial Location Maps



Demographics near 6800 Thomasville Rd

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,879	28,887	50,097
2028 Population	2,926	28,906	49,916
Pop Growth 2023-2028	+ 1.63%	+ 0.07%	(0.36%)
Average Age	41	42	42
2023 Total Households	1,050	10,829	19,285
HH Growth 2023-2028	+ 1.52%	(0.03%)	(0.45%)
Median Household Inc	\$117,061	\$104,229	\$101,737
Avg Household Size	2.70	2.70	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$324,033	\$311,390	\$314,741
Median Year Built	1995	1991	1991