



EXECUTIVE SUMMARY

PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Building:	Bldg. 6265 Suite 102B Retail
Available SF:	Ste. 102B - 1,589 sf
Lease Rate:	\$25.50 sf/\$5.00 CAM
Year Built:	2012

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This popular commercial center is well located on Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast sub-market of Tallahassee, Persimmon Hill provides a mix of great retail shopping and dining experiences as well as Class A office space.

PROPERTY HIGHLIGHTS

- High Profile location in NE Tallahassee, just north of the Walmart Supercenter
- Excellent Demographics
- 200+ parking spaces
- Great Signage and Visibility
- **Building Sizes: 6265 is 26,583 sf; 6267 is 26,583 sf**

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





PLAZA PHOTOS
PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank
 850.545.5107
 lblank16@comcast.net

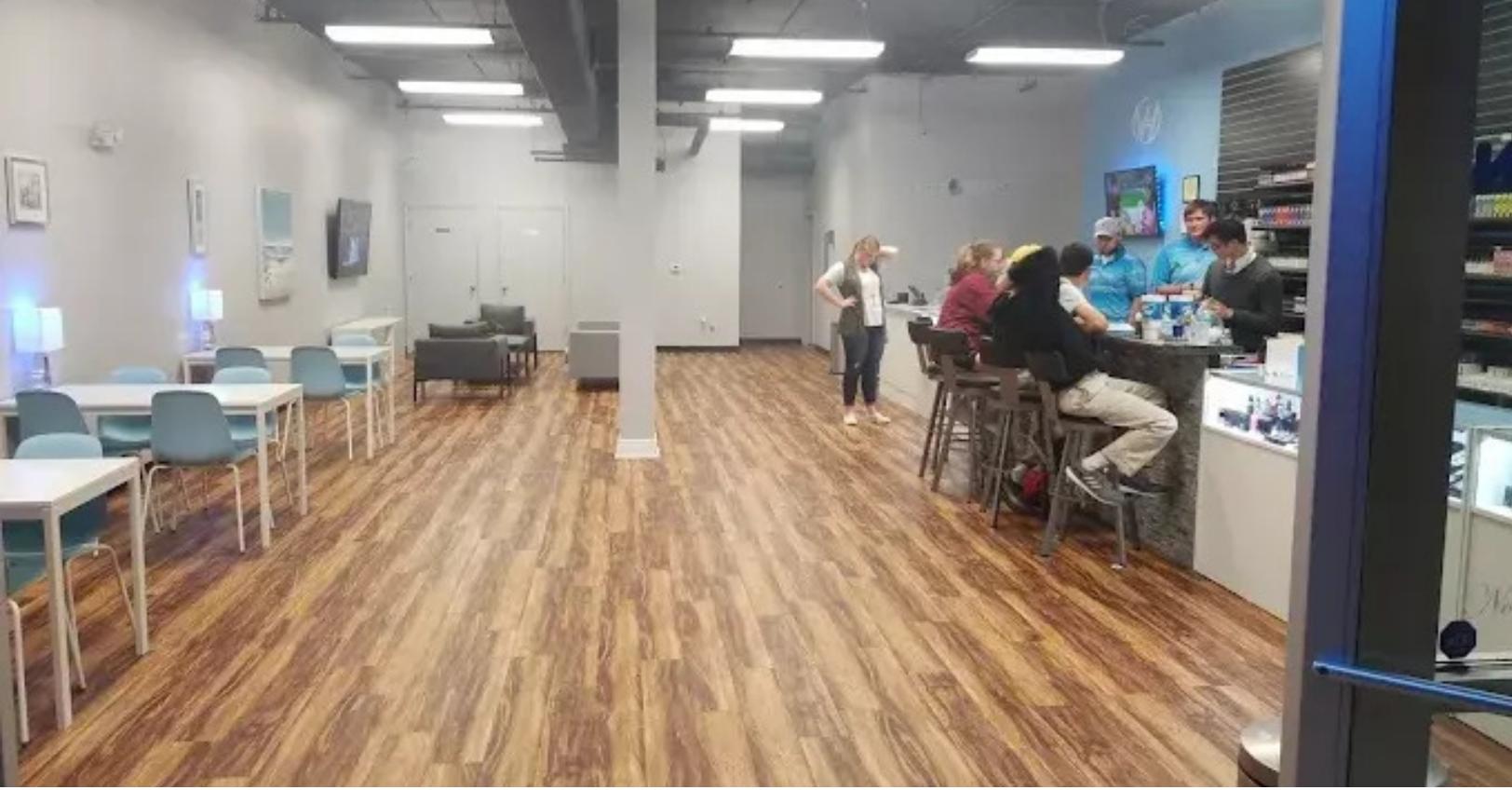
TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





ADDITIONAL PHOTOS PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





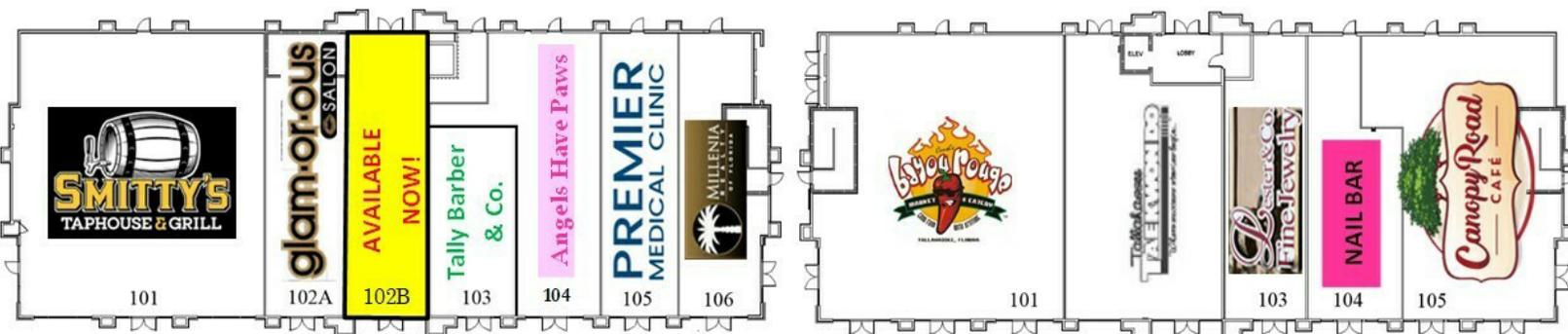
RETAIL SPACE AVAILABLE
PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312

RETAIL VACANCIES

Bldg. 6265

Bldg. 6267



BUILDING/UNIT	LEASE RATE	LEASE TYPE	AVAILABLE	SIZE
6265/102B	\$25.50/\$5.00	NNN	NOW!	1,589 SF

Laurie Blank
 850.545.5107
 lblank16@comcast.net

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363

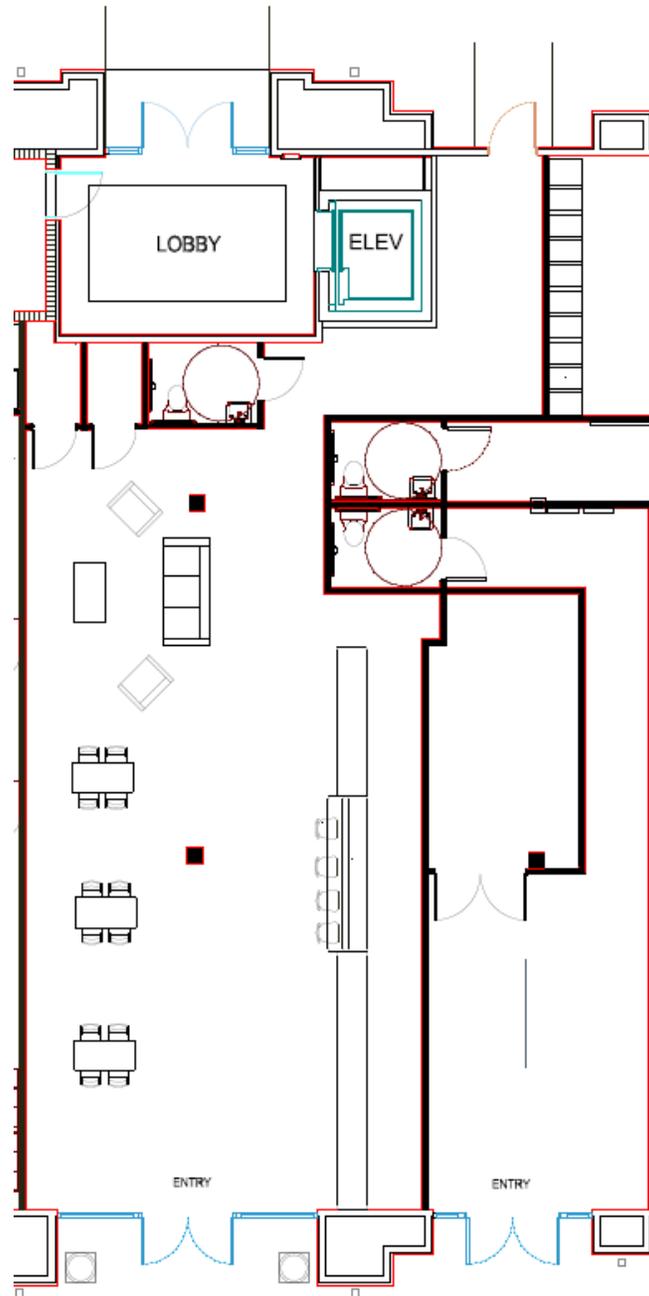




BLDG. 6265, SUITE 102B

PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



SUITE 102B
CLEAN VAPE
 1,589 rsf

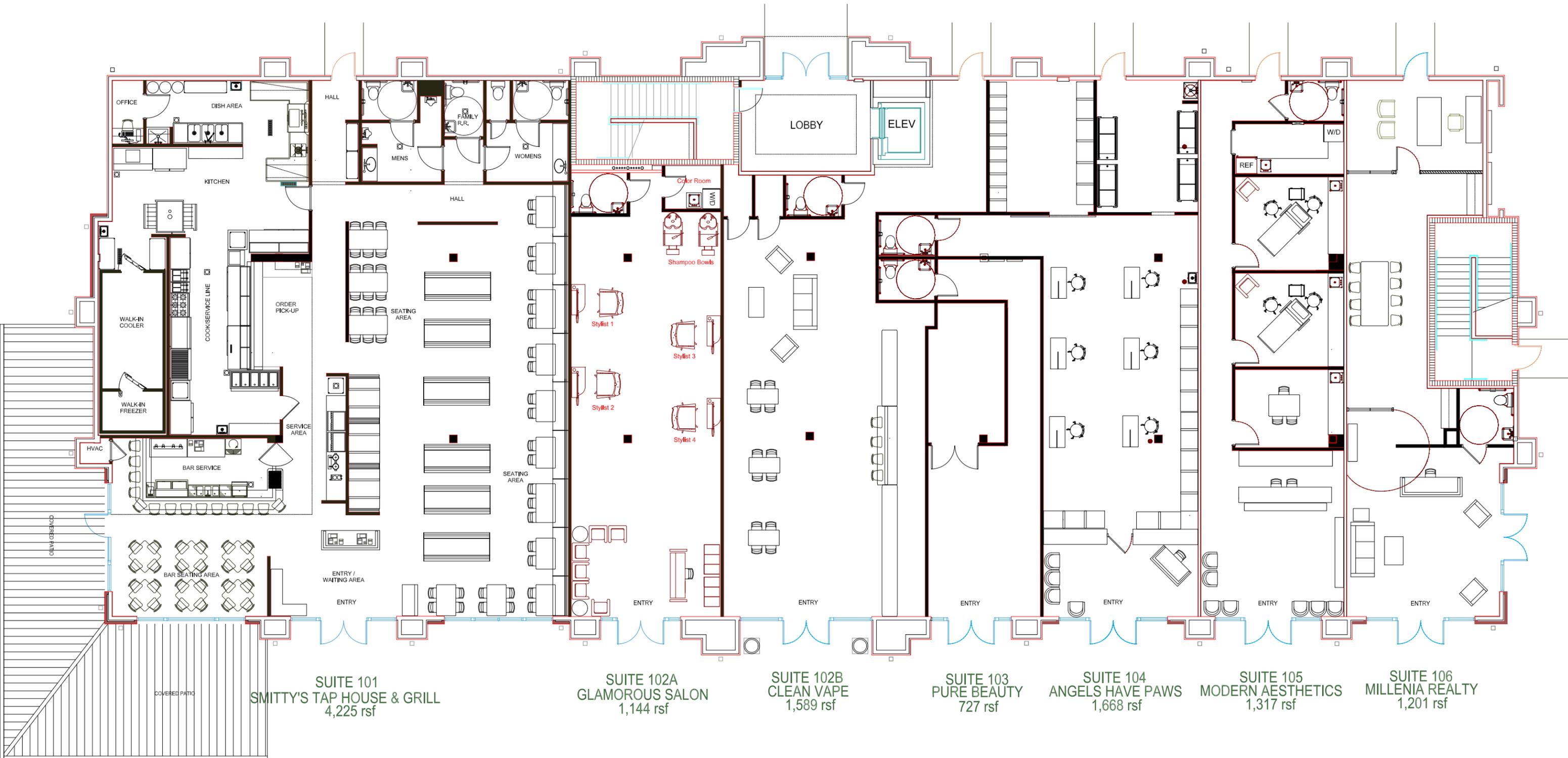
SUITE 103
PURE BEAUTY
 727 rsf

Laurie Blank
 850.545.5107
 lblank16@comcast.net

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363



200B
6265 Old Water Oak Road



SUITE 101
SMITTY'S TAP HOUSE & GRILL
 4,225 rsf

SUITE 102A
GLAMOROUS SALON
 1,144 rsf

SUITE 102B
CLEAN VAPE
 1,589 rsf

SUITE 103
PURE BEAUTY
 727 rsf

SUITE 104
ANGELS HAVE PAWS
 1,668 rsf

SUITE 105
MODERN AESTHETICS
 1,317 rsf

SUITE 106
MILLENNIA REALTY
 1,201 rsf



RETAILER MAP

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Laurie Blank
 850.545.5107
 lblank16@comcast.net

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363



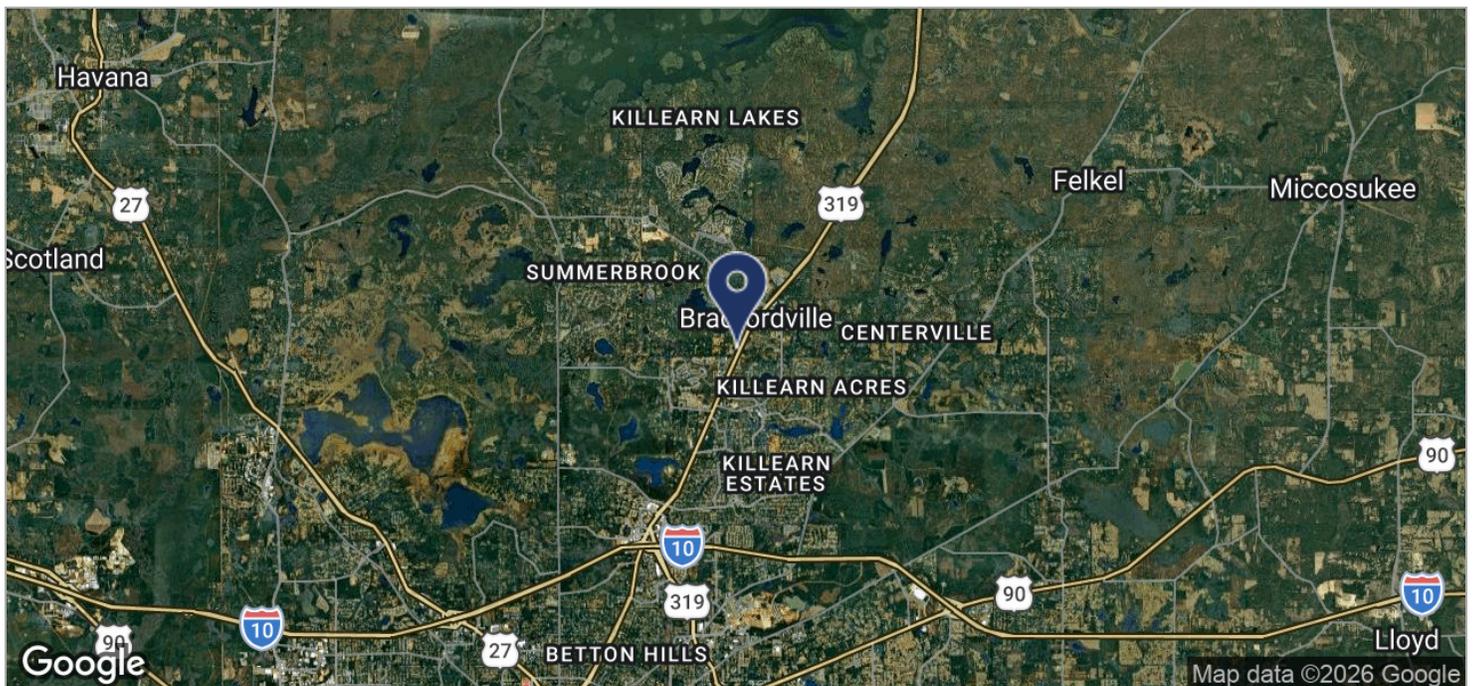
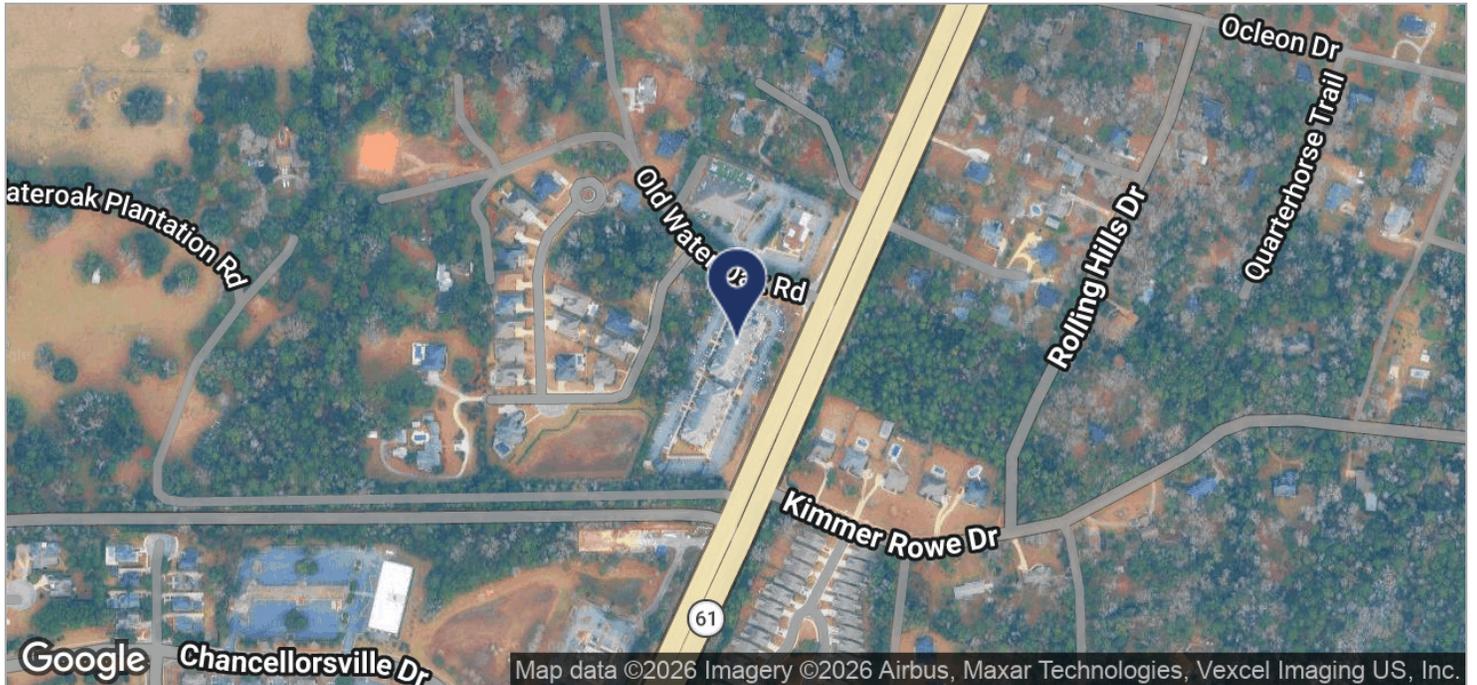
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



LOCATION MAPS

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

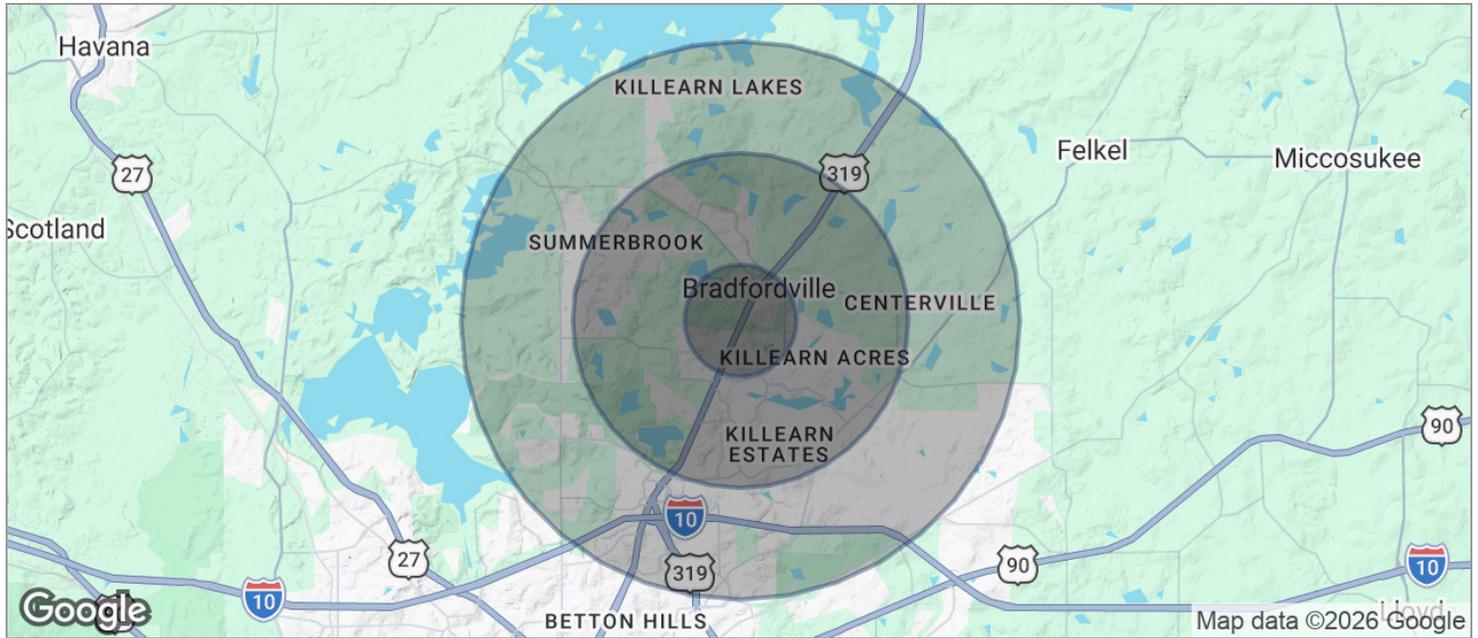




DEMOGRAPHICS MAP

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,470	30,415	53,369
MEDIAN AGE	43.1	42.8	42.9
MEDIAN AGE (MALE)	45.6	42.1	41.5
MEDIAN AGE (FEMALE)	41.1	43.9	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,487	12,102	22,270
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$139,773	\$118,095	\$115,347
AVERAGE HOUSE VALUE	\$325,191	\$298,336	\$291,238

* Demographic data derived from 2020 ACS - US Census

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

