



2906 Kerry Forest Parkway.

A 3,760 SF former bank building with drive-thru lanes in the Northampton PUD – off Thomasville Rd.

2906 Kerry Forest Parkway • Tallahassee, FL 32309

LOGAN SHORT

850.566.3782 • lshort@teampcg.com

CLAY SPAULDING

850.491.3212 • cspaulding@teampcg.com

A Former Bank in the Northampton PUD.

3,760 SF freestanding building with drive-thru lanes and secure areas in place.

Premier Commercial Group is proud to present a 3,760 SF former bank building on a spacious 1.18-acre lot within the bustling Northampton Planned Unit Development (PUD). Located in the heart of North Tallahassee, the property offers excellent visibility and accessibility on Kerry Forest Parkway just off Thomasville Road. Featuring a well-designed layout, ample on-site parking, and existing infrastructure for financial institutions — including drive-thru lanes and secure areas — this space is ideal for a variety of retail or office uses. Positioned within the highly active Northampton Shopping Center, it benefits from strong co-tenancy and high daily traffic. Offered at \$120,000/yr NNN.

AT A GLANCE	
Lease Rate	\$120,000/yr NNN
Building Size	3,760 SF
Lot Size	1.18 Acres
Prior Use	Bank — Gulf Winds
Drive-Thru	Lanes in place
Secure Areas	Vault + secure office
PUD	Northampton
Corridor	Kerry Forest / Thomasville
Best Uses	Bank • Medical • Retail • Office

3,760SF

FORMER BANKBUILDING

1.18 ACRES

LOT SIZE

DT LANES

DRIVE-THRU IN PLACE

THE OPPORTUNITY

3,760 SF former bank in the Northampton PUD with drive-thru lanes — ideal for a bank, medical, professional office, or retail user.

PROPERTY TYPE

Freestanding — Former Bank

SUBMARKET

Kerry Forest Pkwy • Tallahassee, FL 32309

TRAFFIC

Off Thomasville Rd — Northampton PUD

DEMAND

Population 64,213 (5 Mi) • HHI \$138,315 (5 Mi)



Why 2906 Kerry Forest.

Six reasons this former bank stands apart.

01 Drive-Thru Lanes In Place

Existing drive-thru lanes and canopy already engineered — meaningful capital savings for a bank, coffee, pharmacy, or quick-service user.

02 Secure Bank Infrastructure

Former bank layout with vault, secure back-of-house, and teller line already in place — a turnkey delivery for financial institutions.

03 Northampton PUD Location

Located inside the thriving Northampton Planned Unit Development — an established mixed-use commercial hub on Kerry Forest Pkwy.

04 High-Visibility Kerry Forest Frontage

Direct frontage on Kerry Forest Parkway just off Thomasville Road — one of Northeast Tallahassee's most active retail corridors.

05 Affluent Trade Area

5-mile average household income of \$138,315 and average home value of \$436,738 — among the strongest demographics in the Tallahassee metro.

06 Ample On-Site Parking

1.18-acre lot with generous on-site parking — clean access, easy customer flow, and flexibility for a variety of retail or office uses.

THE OPPORTUNITY

A turnkey former bank with drive-thru infrastructure in the Northampton PUD — ideal for banks, medical, professional office, or retail users.



TALLAHASSEE, FL 32309

Kerry Forest Pkwy — Northampton PUD, just off Thomasville Rd.

In the Northampton PUD — One of Tallahassee's Most Affluent Corridors.

01

Northampton PUD

Northampton is a thriving Planned Unit Development in North Tallahassee — mixed-use retail, medical, and residential density with an established commercial hub.

02

Kerry Forest / Thomasville

Kerry Forest Parkway sits just off Thomasville Road — Northeast Tallahassee's most established retail spine — with high visibility and easy access.

03

Affluent Residential Base

5-mile average household income of \$138,315 and average home value of \$436,738 — among the strongest demographics in the metro.

DEMOGRAPHICS

Affluent, established, and stable.

64,213 PEOPLE

POPULATION IN 5 MILES

\$138,315 AHI

AVG HH INCOME IN 5 MILES

\$436,738 AHV

AVG HOME VALUE IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	6,700	34,693	64,213
Total Households	2,655	13,628	25,836
Average HH Income	\$146,665	\$139,691	\$138,315
Avg Home Value	\$425,983	\$422,035	\$436,738

Demographics data derived from AlphaMap

In Good Company.

The retail and service mix in the Northampton / Thomasville Rd corridor.

ON-CORRIDOR ANCHORS

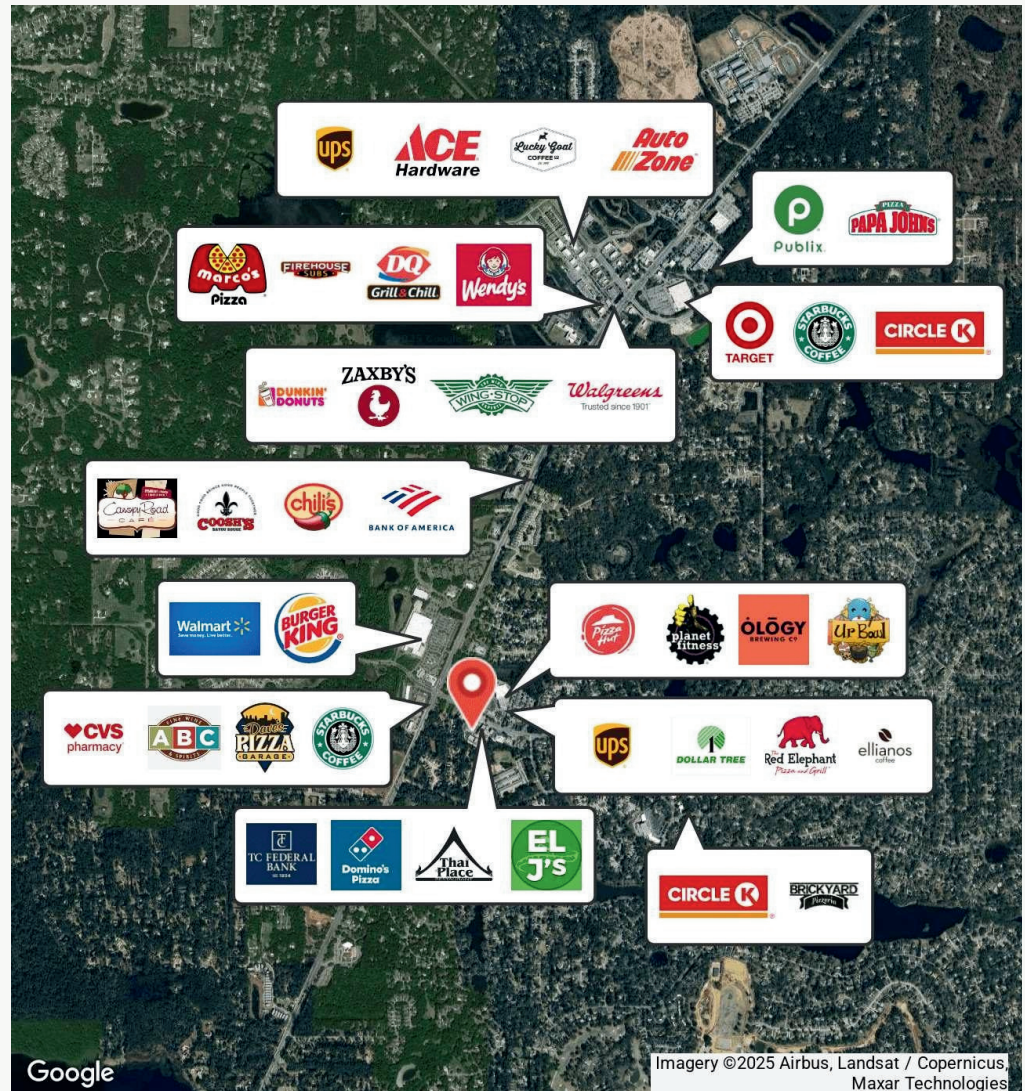
Publix
Walmart
Target
ACE Hardware
AutoZone

DINING & QSR

Chick-fil-A
Panera Bread
Zaxby's
Wendy's
Papa John's
DQ
Little Caesars
Pizza Hut

RETAIL • SERVICE • FUEL

CVS Pharmacy
Walgreens
Dollar Tree
Circle K
UPS Store
Ology

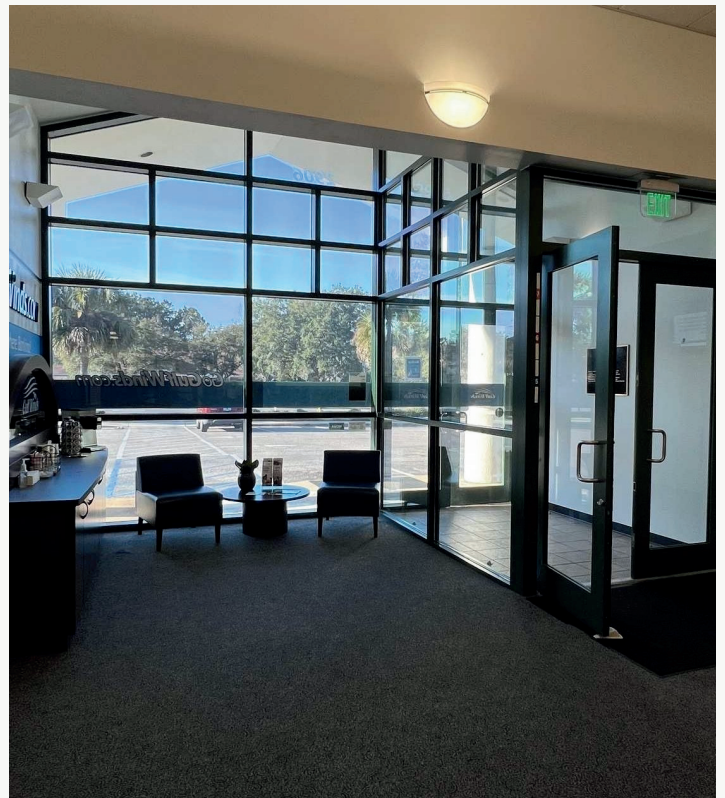


NORTHAMPTON PUD

A thriving Kerry Forest / Thomasville commercial hub — with a proven national anchor lineup and heavy daily traffic.

A Closer Look.

The building, the drive-thru, and the corridor.



LET'S TALK

Let's talk about 2906 Kerry Forest.

*3,760 SF former bank with drive-thru lanes · \$120,000/yr NNN –
in the Northampton PUD, just off Thomasville Rd.*



COMMERCIAL ADVISOR

Logan Short

850.566.3782

lshort@teampcg.com



COMMERCIAL ADVISOR

Clay Spaulding

850.491.3212

cspaulding@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida