



EXECUTIVE SUMMARY

BRADFORD HILLS

THOMASVILLE ROAD TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	1.1 Acres - \$1,500,000.00 (Under Contract)
	1.1 Acres - \$1,350,000.00 (Under Contract)
	.90 Acres - \$650,000.00
	3.06 Acres - \$2,800,000.00
	.83 Acres Fronting Lawton Chiles \$690,000.00
	.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 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. 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.

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





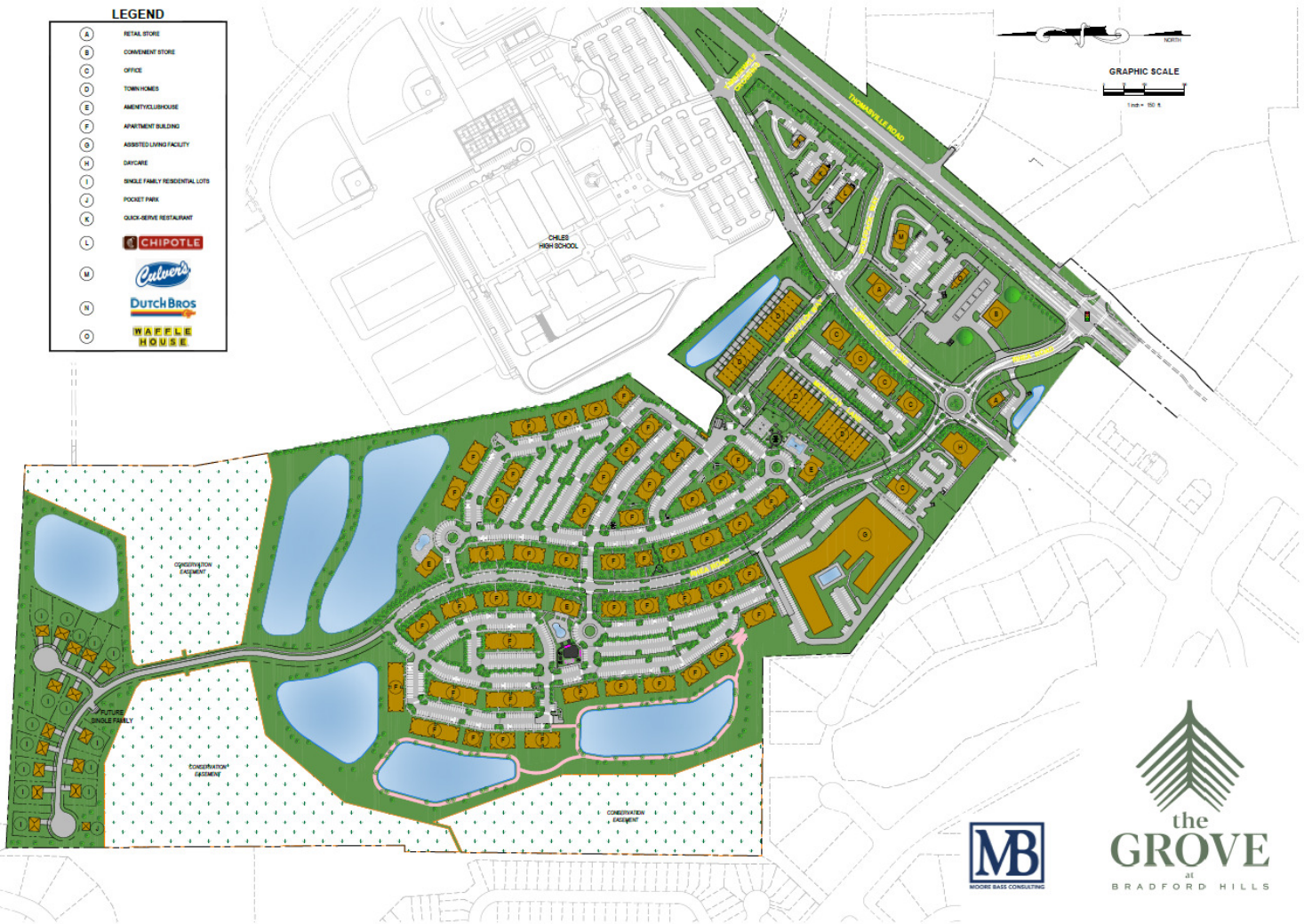
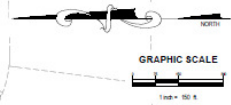
SITE MAP

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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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RETAILER MAP BRADFORD HILLS

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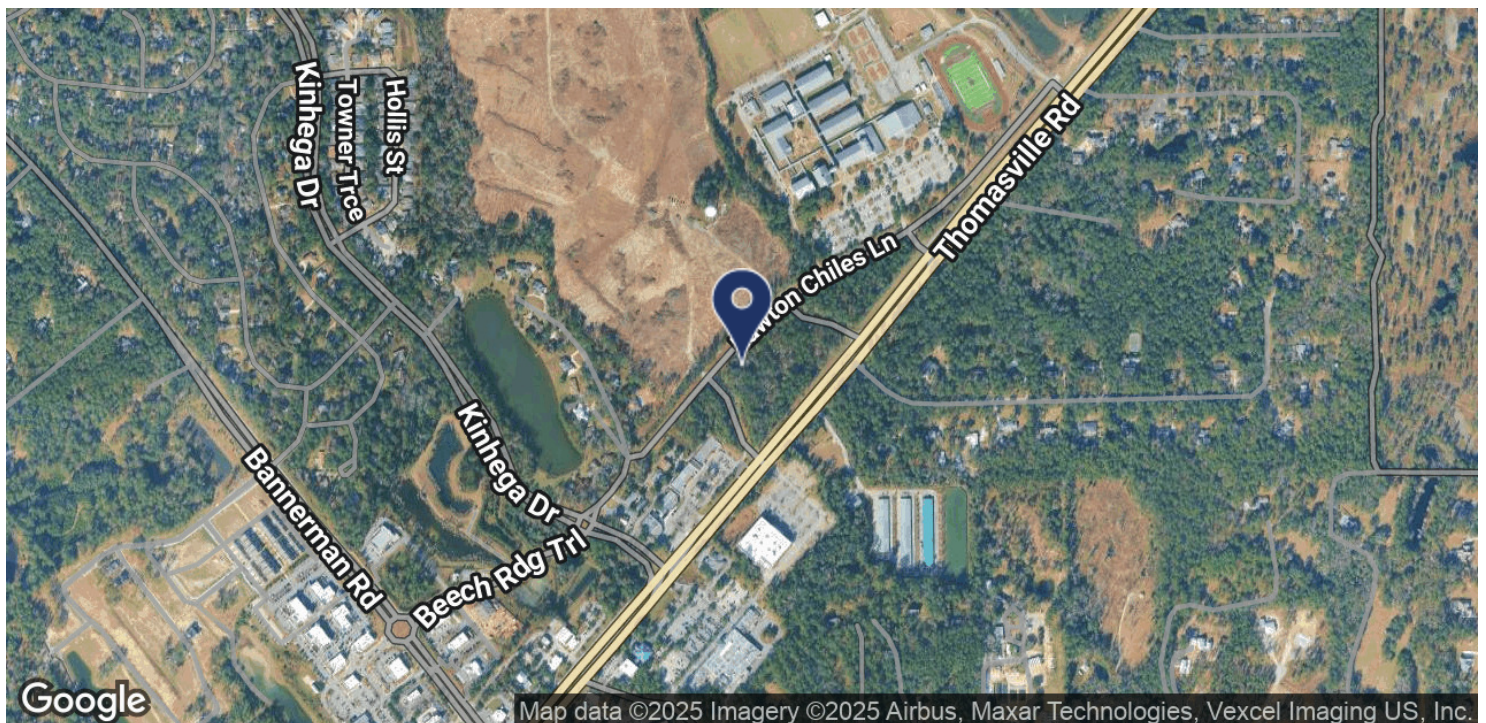
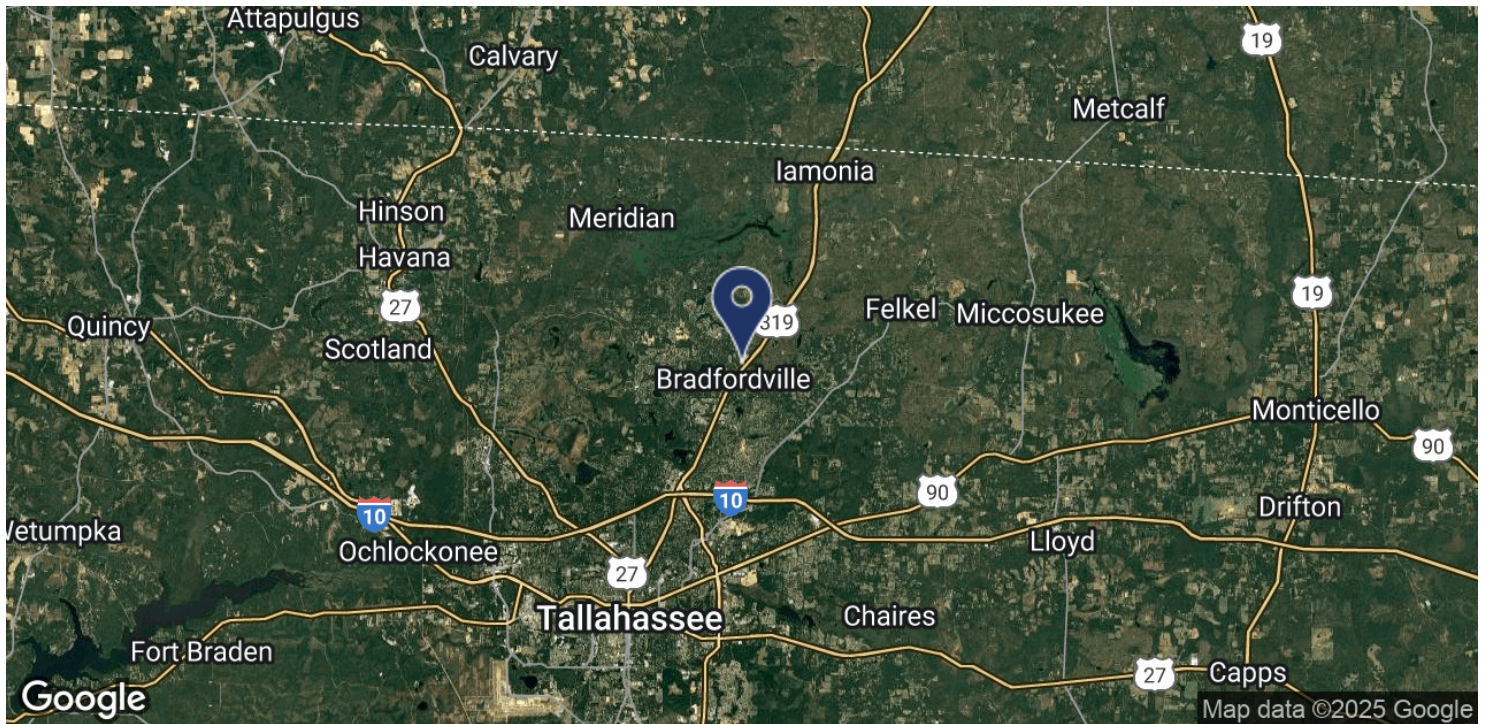




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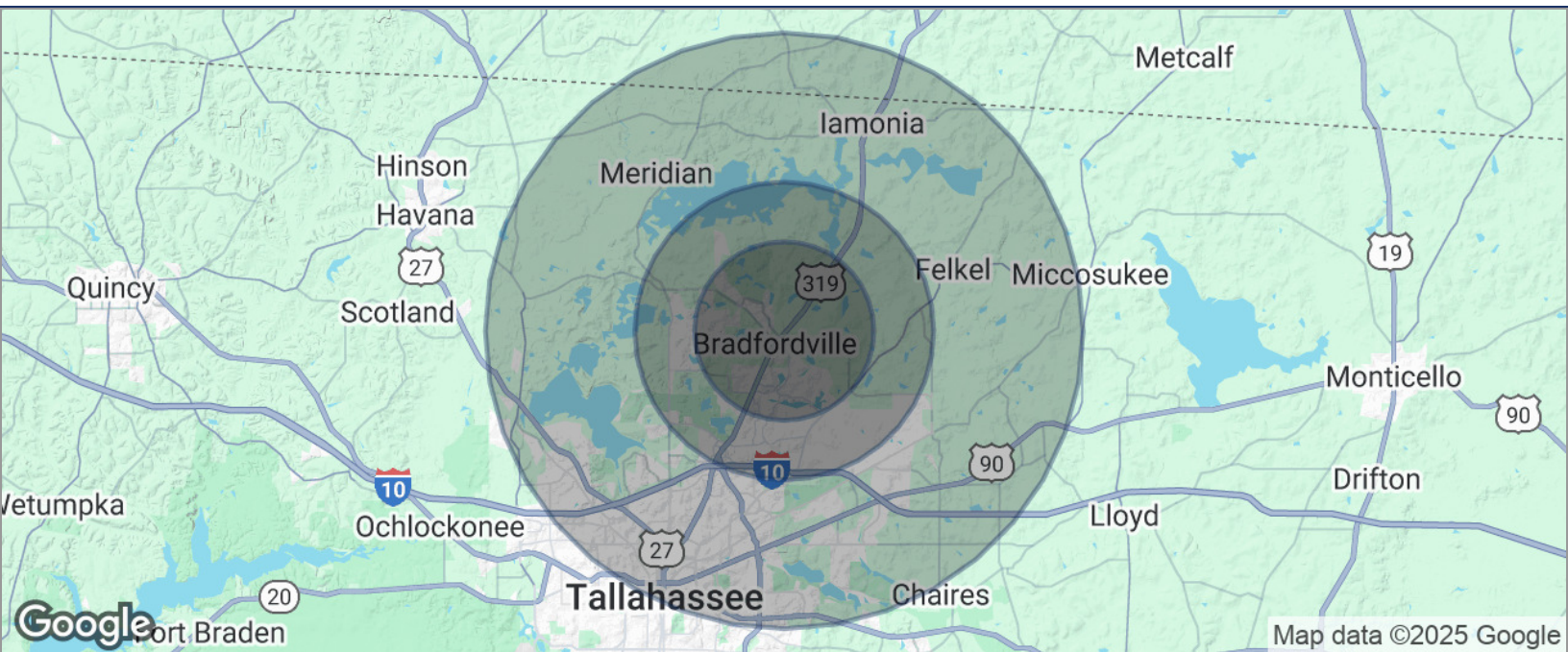




DEMOGRAPHICS MAP

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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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