

Land Property
FOR LEASE



OX BOTTOM MEADOWS

2728 Ox Bottom Rd, Tallahassee, FL 32312

AL RUSSELL

850.508.4242

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present a new development project on the corner of Ox Bottom Rd and Thomasville Rd. in Tallahassee, Florida. This project consists of 5 retail pads with the ability to have a fast food drive thru, sit down restaurant, retail store, bank site, and more 2 out of 5 pads available for Ground Lease or Build to Suit

PROPERTY HIGHLIGHTS

- Fantastic location with frontage on Thomasville Rd. - the busiest in the area
- Surrounded by many local and national tenants and residential neighborhoods

OFFERING SUMMARY

Lease Rate:	\$145,000 per pad (Ground Lease)
Available AC:	0.66 - 0.71 AC

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,914	28,036	111,902
Total Population	4,708	65,120	247,480
Average HH Income	\$125,341	\$110,656	\$69,454

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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	0.66 - 0.71 AC	Lease Rate:	\$145,000.00 per year

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel 1	Available	0.66 Acres	Ground Lease	\$145,000 per year	Drive thru, restaurant, retail
Parcel 2	Available	0.71 Acres	Ground Lease	\$145,000 per year	Drive thru, restaurant, retail
Parcel 3	Available	2,700 Acres	LEASED	LEASED	LEASED
Parcel 4	Available	1.02 Acres	LEASED	LEASED	LEASED
Parcel 5	Available	5,200 SF	LEASED	LEASED	LEASED

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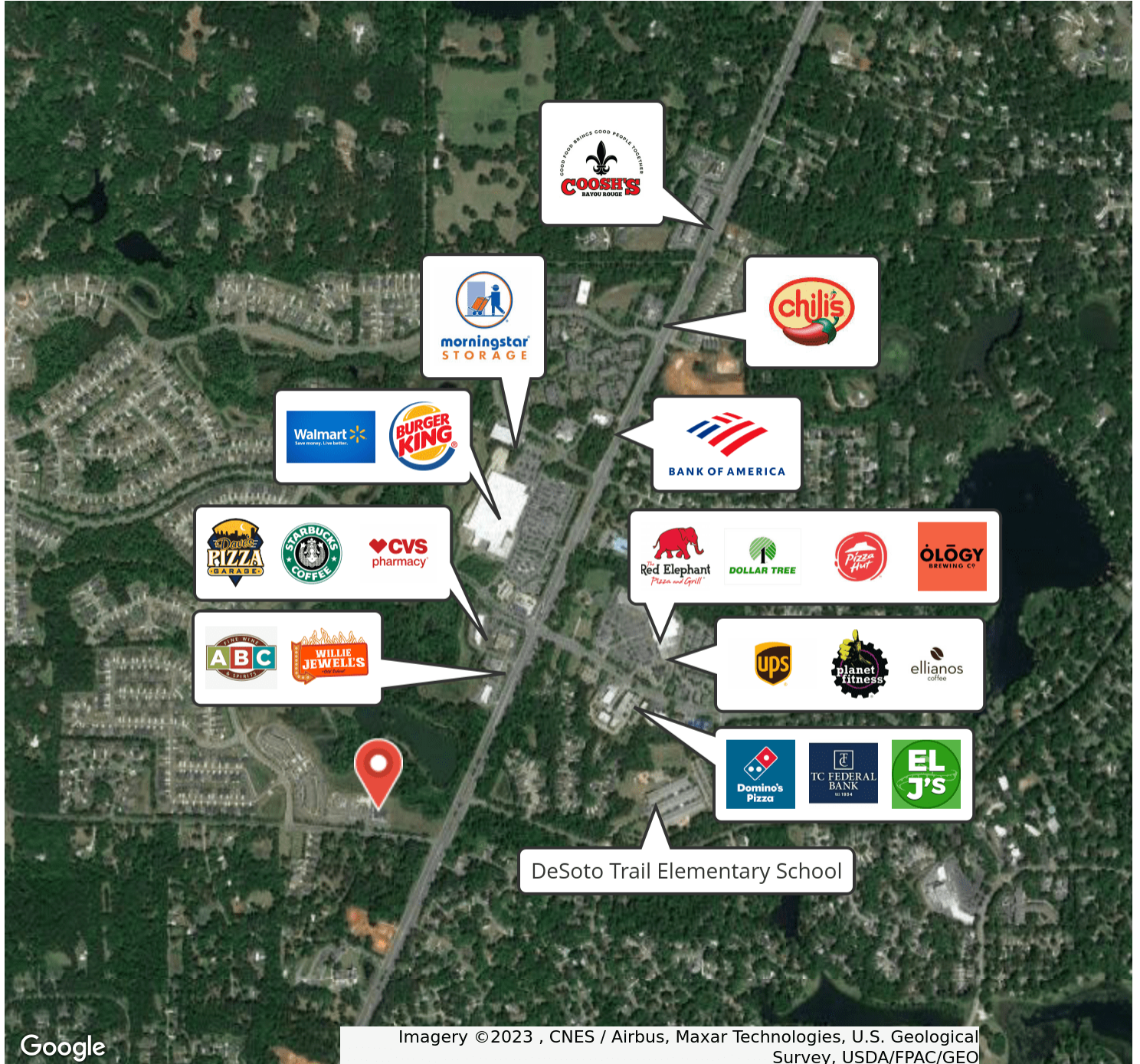
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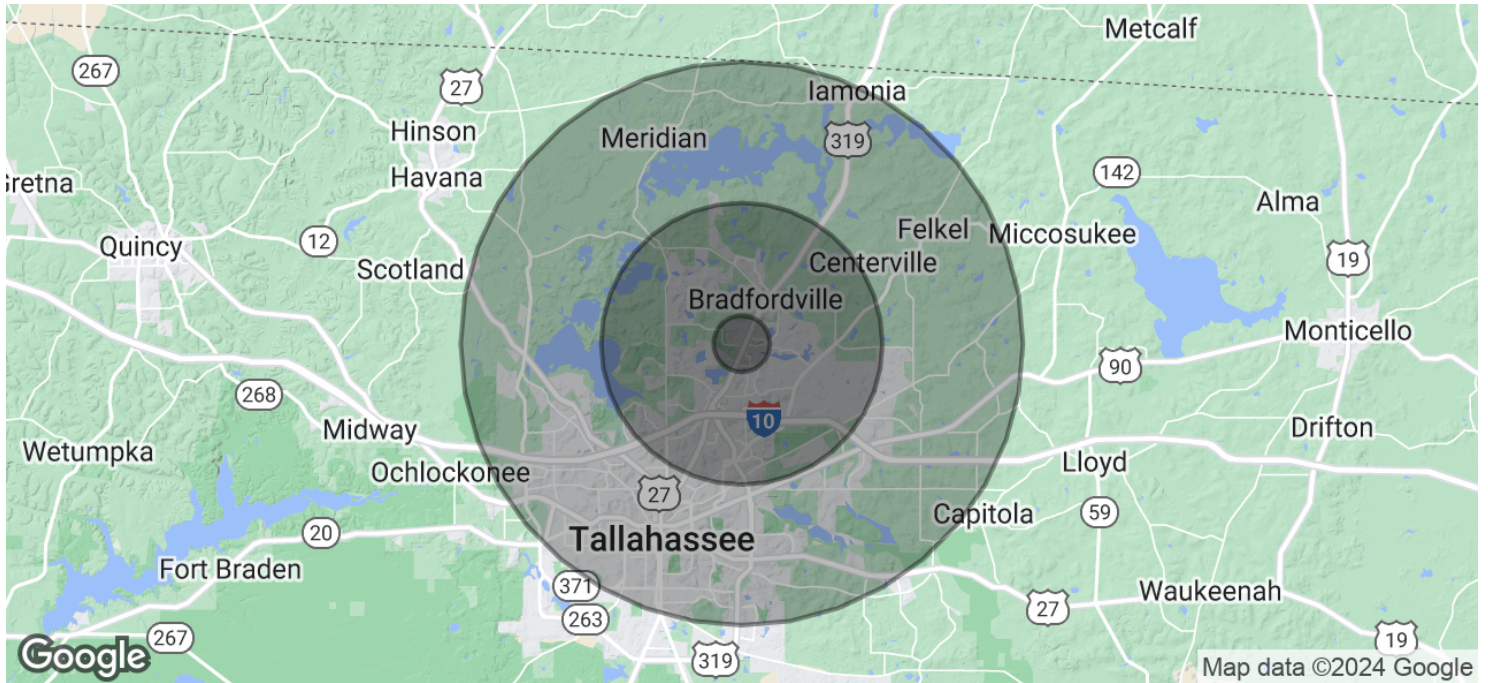
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,708	65,120	247,480
Average Age	41.0	44.1	35.2
Average Age (Male)	40.5	42.1	34.1
Average Age (Female)	41.2	45.2	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,914	28,036	111,902
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$125,341	\$110,656	\$69,454
Average House Value	\$305,627	\$285,710	\$192,413

* Demographic data derived from 2020 ACS - US Census

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