



EXECUTIVE SUMMARY

THE GROVE RETAIL/OFFICE BAYS AT BRADFORD HILLS

RHEA ROAD, TALLAHASSEE, FL 32312

**OFFERING SUMMARY**

Available SF:	1,215 - 1,437 SF
Lease Rate:	\$28 SF/yr (NNN)
Year Built:	2027
Building Size:	9,894 SF
Zoning:	BC-1
APN:	14152100A0020

PROPERTY OVERVIEW

COMING SOON! Expected in Q1 of 2027, the office/retail bays at The Grove at Bradford Hills will offer a unique opportunity for additional store fronts in the up and coming development. The bottom floor will consist of four spaces available for lease, while the second floor will be home to the landlord's property management offices.

LOCATION OVERVIEW

Bradford Hills is a 155-acre mixed-use development located on Thomasville Road (Hwy 319), one of Tallahassee's primary corridors and the gateway into the city from Georgia. The project includes The Grove luxury apartments, a townhome component, 20+ acres of retail and professional office development, 100+/- single-family lots, and a permitted site for a 160-bed assisted living facility. Nearby retailers include Publix, Target, Chick-fil-A, Zaxby's, Walgreens, and numerous other national and regional businesses.

[Click Here for Zoning Information](#)

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AVAILABLE SPACES

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Lease Rate: \$28 SF/YR (NNN) **Total Space** 1,215 - 1,437 SF
Lease Type: NNN

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Bay 1	\$28.00 SF/YR	NNN	1,437 SF	Negotiable
Bay 2	\$28.00 SF/YR	NNN	1,233 SF	Negotiable
Bay 3	\$28.00 SF/YR	NNN	1,215 SF	Negotiable
Bay 4	\$28.00 SF/YR	NNN	1,215 SF	Negotiable

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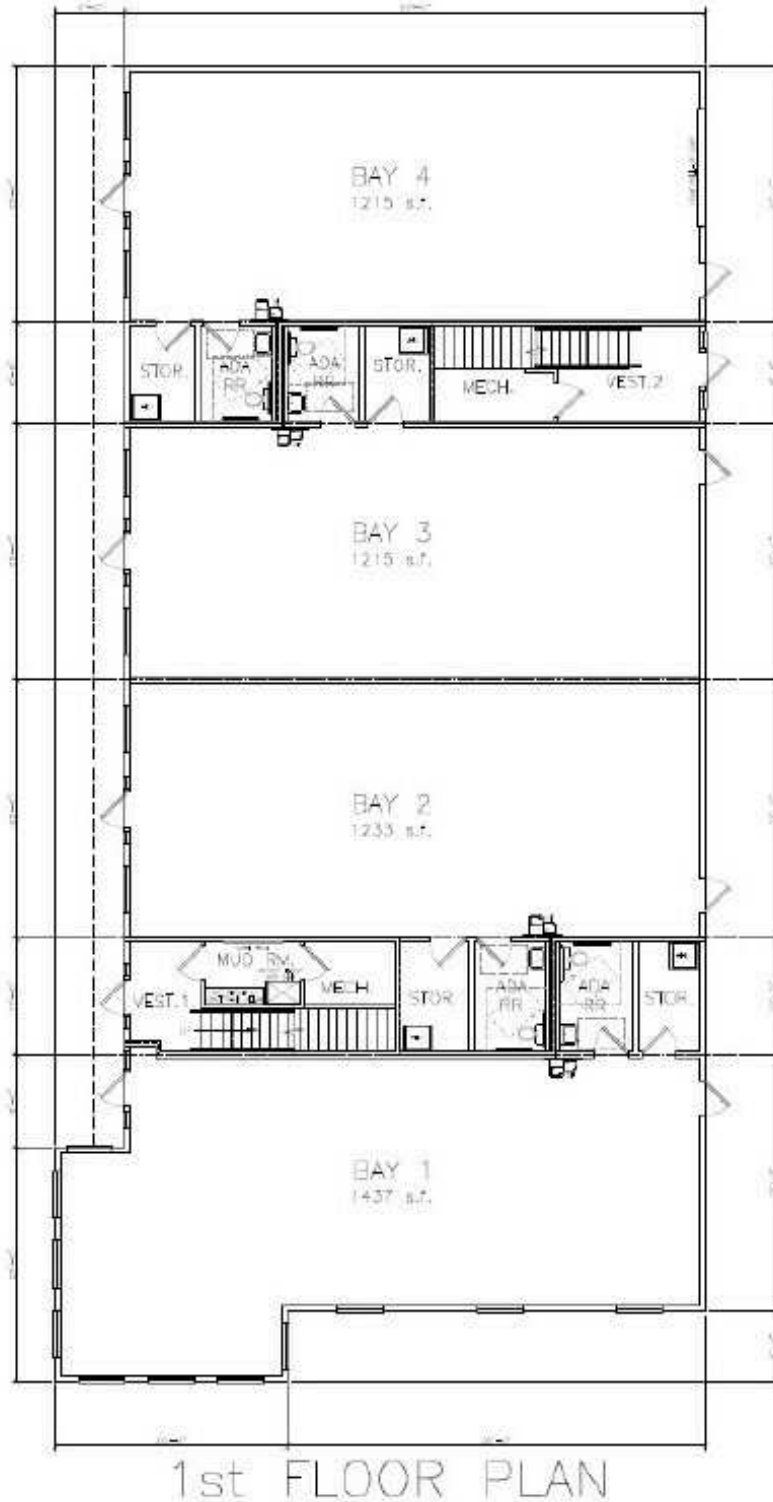
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ADDITIONAL PHOTOS

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RETAILER MAP

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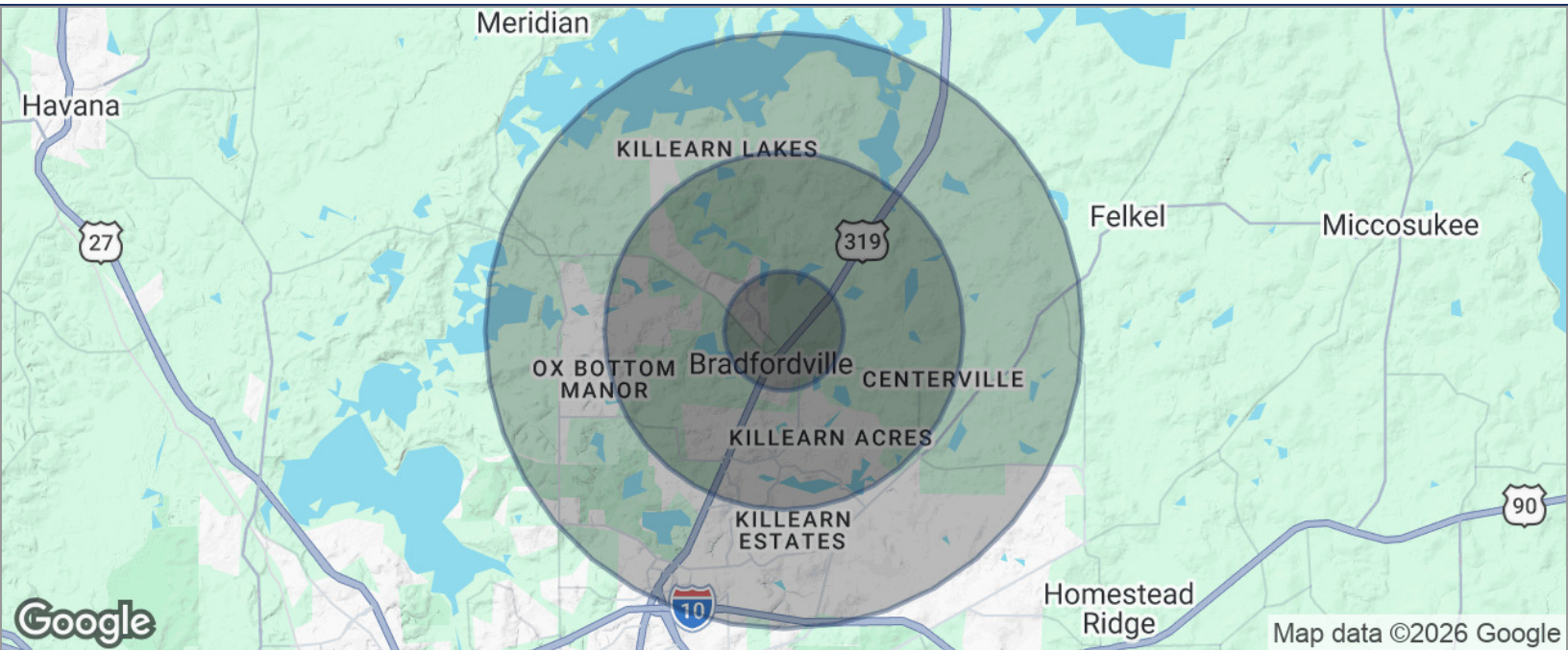




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,878	24,339	48,071
MEDIAN AGE	39.8	42.6	42.8
MEDIAN AGE (MALE)	39.7	42.4	40.5
MEDIAN AGE (FEMALE)	40.0	43.3	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	748	9,401	18,368
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$137,376	\$143,014	\$143,310
AVERAGE HOUSE VALUE	\$363,998	\$401,943	\$409,015

* Demographic data derived from 2020 ACS - US Census

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