

Retail Property
FOR SALE



1572 BANNERMAN RD

Tallahassee, FL 32312

AL RUSSELL

850.508.4242

arussell@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



1572 BANNERMAN RD

Tallahassee, FL 32312



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this 850 sf double drive thru building at 1572 Bannerman Rd. in Tallahassee Fl. This newly constructed, free standing drive thru was completed in 2023 and sits on the corner of Bannerman Rd and Bull Headley - both known for their heavy daily traffic counts. A regional tenant (Red Owl Coffee) has 7.3+ years remaining (out of 8) on their NNN lease at this location, with a 1 year renewal followed by 2.5 years. In addition, it sits across from a Publix anchored neighborhood center that also opened in the summer of 2023. This area of Bannerman is surrounded by thousands of residential housing units, with over 1,000 more planned within a few mile radius.

PROPERTY HIGHLIGHTS

- 7.3+ years remaining on tenants NNN lease - Red Owl Coffee
- On intersection of Bull Headley - leading to boat ramp at lake Iamonia
- Across from Publix anchored neighborhood center
- Over 1,000 new residential units of growth planned within a few mile radius

AL RUSSELL

850.508.4242

arussell@teampcg.com

OFFERING SUMMARY

Sale Price:	\$1,501,705
Lot Size:	0.3 Acres
Building Size:	850 SF
NOI:	\$96,109.12
Cap Rate:	6.4%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,622	15,419	78,106
Total Population	4,383	40,903	189,639
Average HH Income	\$161,719	\$155,126	\$101,510

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

1572 BANNERMAN RD

Tallahassee, FL 32312



850.933.5899



AL RUSSELL

850.508.4242

arussell@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

1572 BANNERMAN RD

Tallahassee, FL 32312



850.933.5899



AL RUSSELL
850.508.4242
arussell@teampcg.com

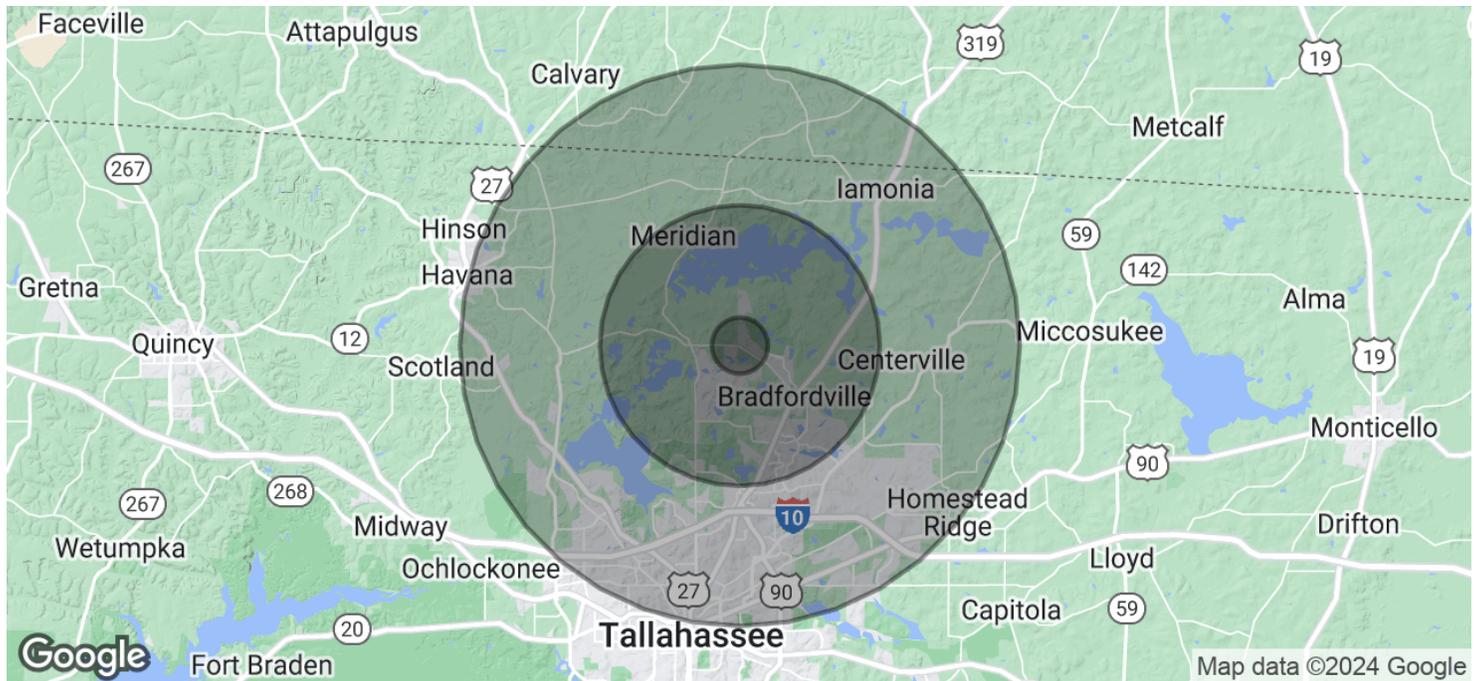
PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com

1572 BANNERMAN RD

Tallahassee, FL 32312



850.933.5899



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,382	40,829	189,498
Average Age	41	43	39
Average Age (Male)	40	42	38
Average Age (Female)	41	44	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,629	15,477	77,784
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$161,688	\$155,225	\$101,407
Average House Value	\$459,868	\$456,798	\$329,145

Demographics data derived from AlphaMap

AL RUSSELL
850.508.4242
arussell@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com