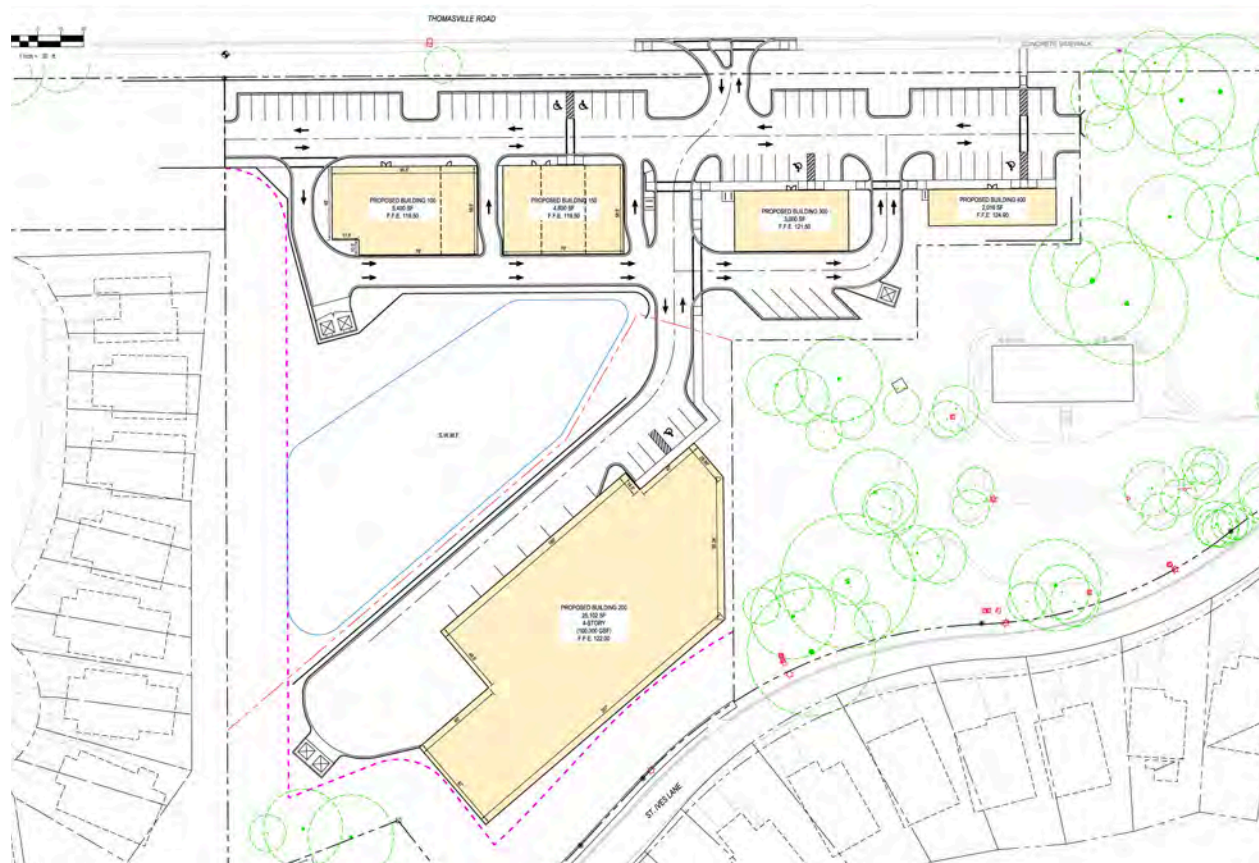


NORTHSIDE SHOPPES AT THOMASVILLE RD.



2901 Kerry Forest Pkwy, Tallahassee, FL 32309



PROPERTY DESCRIPTION

Discover an exceptional opportunity for your business with Thomasville Rd. frontage. This premier commercial property boasts a versatile layout, perfectly suited for a variety of business needs. With convenient access and a highly visible, prominent location, this site offers unmatched potential for growth and success.

The property features multiple drive-through options, accommodating users with spaces ranging from 800 to 3,000 square feet. Additionally, a parcel at the rear of the site is available for larger developments, supporting up to a 20,000 square foot footprint and allowing for multiple stories.

PROPERTY HIGHLIGHTS

- Site allows for multiple drive thru users
- Larger space - up to 20,000 sf
- High visibility in prime location
- 300 apartment units coming directly across the street

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | Call for Info |
| Available SF: | up to 20,000 SF |
| Lot Size: | 364,410 SF |
| Traffic count: | 50,000 cars/day |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,636 | 14,161 | 26,367 |
| Total Population | 6,655 | 35,755 | 65,474 |
| Average HH Income | \$148,414 | \$137,381 | \$138,112 |

CHRISTIAN PENNY

850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

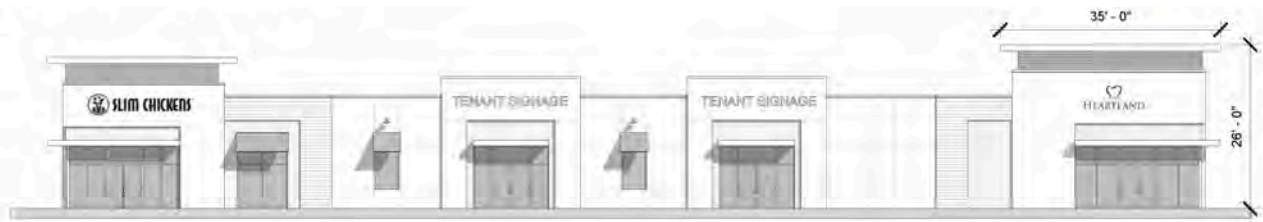
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FRONT ELEVATION



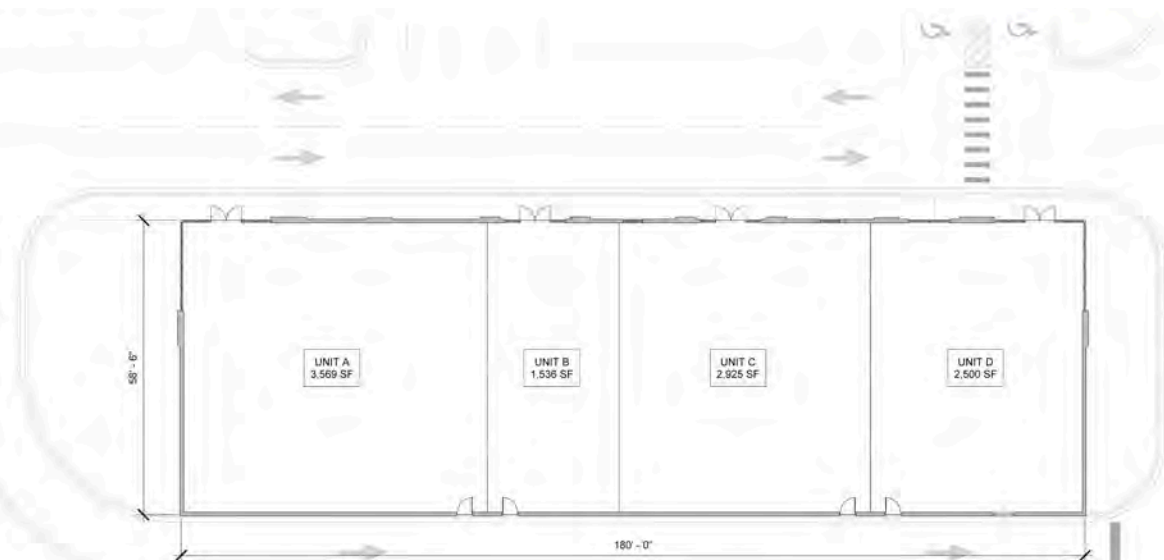
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



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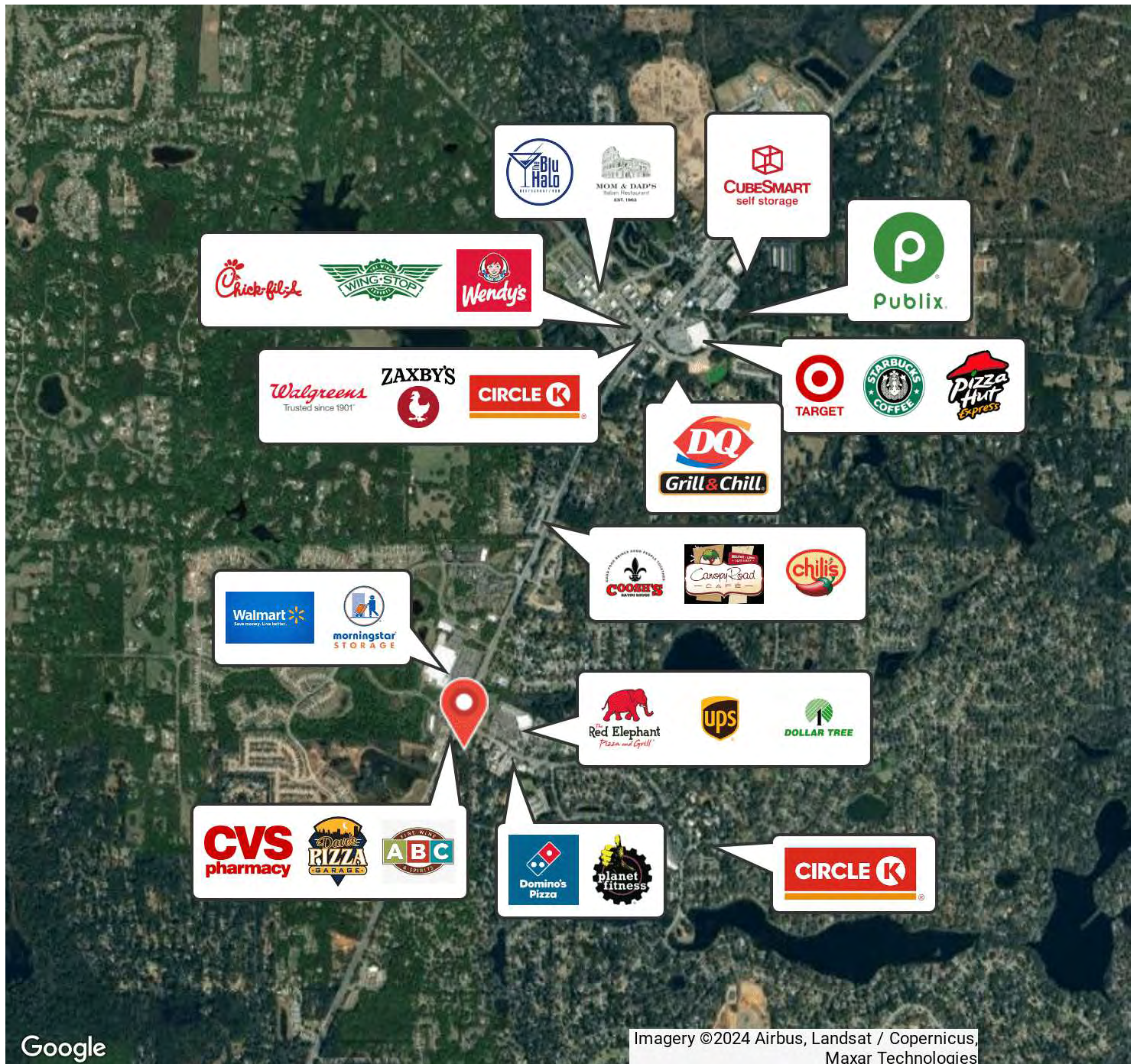
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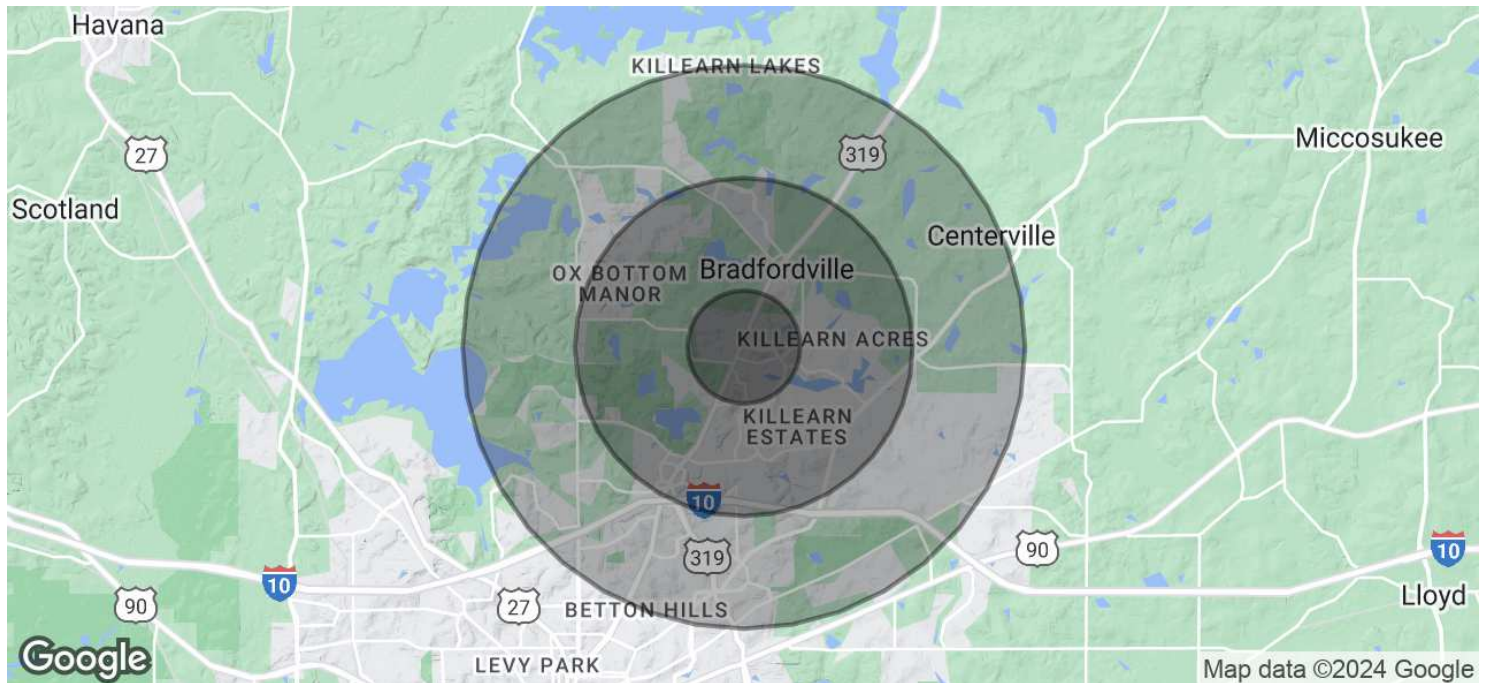
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2901 Kerry Forest Pkwy, Tallahassee, FL 32309



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,655 | 35,755 | 65,474 |
| Average Age | 44 | 43 | 44 |
| Average Age (Male) | 43 | 42 | 42 |
| Average Age (Female) | 46 | 45 | 45 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,636 | 14,161 | 26,367 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$148,414 | \$137,381 | \$138,112 |
| Average House Value | \$433,416 | \$419,056 | \$436,088 |

Demographics data derived from AlphaMap

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