



EXECUTIVE SUMMARY

PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Building:	Bldg. 6265 Suite 102B Retail
Available SF:	Ste. 102B - 1,589 sf
Lease Rate:	\$25.50 sf/\$5.00 CAM
Year Built:	2012

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This popular commercial center is well located on Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast sub-market of Tallahassee, Persimmon Hill provides a mix of great retail shopping and dining experiences as well as Class A office space.

PROPERTY HIGHLIGHTS

- High Profile location in NE Tallahassee, just north of the Walmart Supercenter
- Excellent Demographics
- 200+ parking spaces
- Great Signage and Visibility
- **Building Sizes: 6265 is 26,583 sf; 6267 is 26,583 sf**

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





PLAZA PHOTOS

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





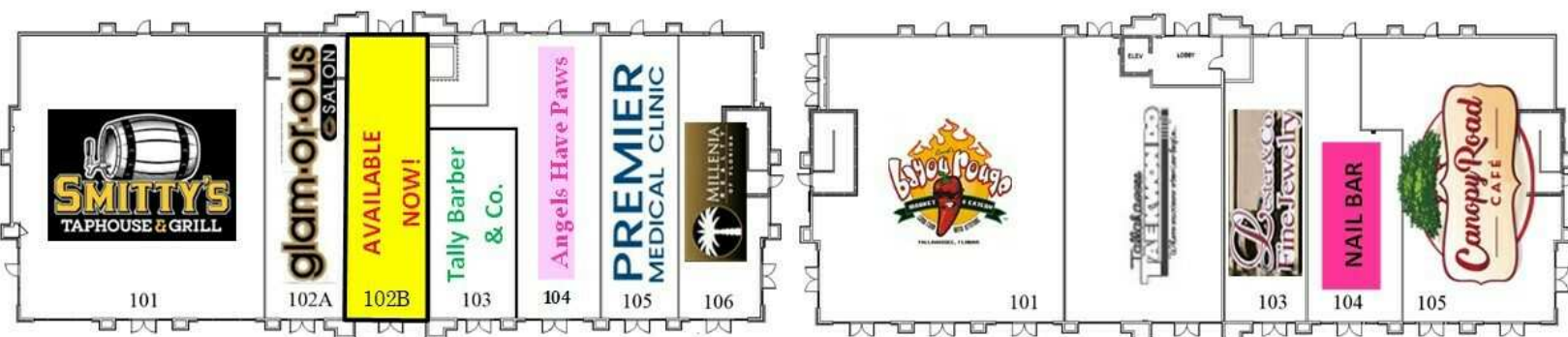
RETAIL SPACE AVAILABLE PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312

RETAIL VACANCIES

Bldg. 6265

Bldg. 6267



BUILDING/UNIT

LEASE RATE

LEASE TYPE

AVAILABLE

SIZE

6265/102B

\$25.50/\$5.00

NNN

NOW!

1,589 SF

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

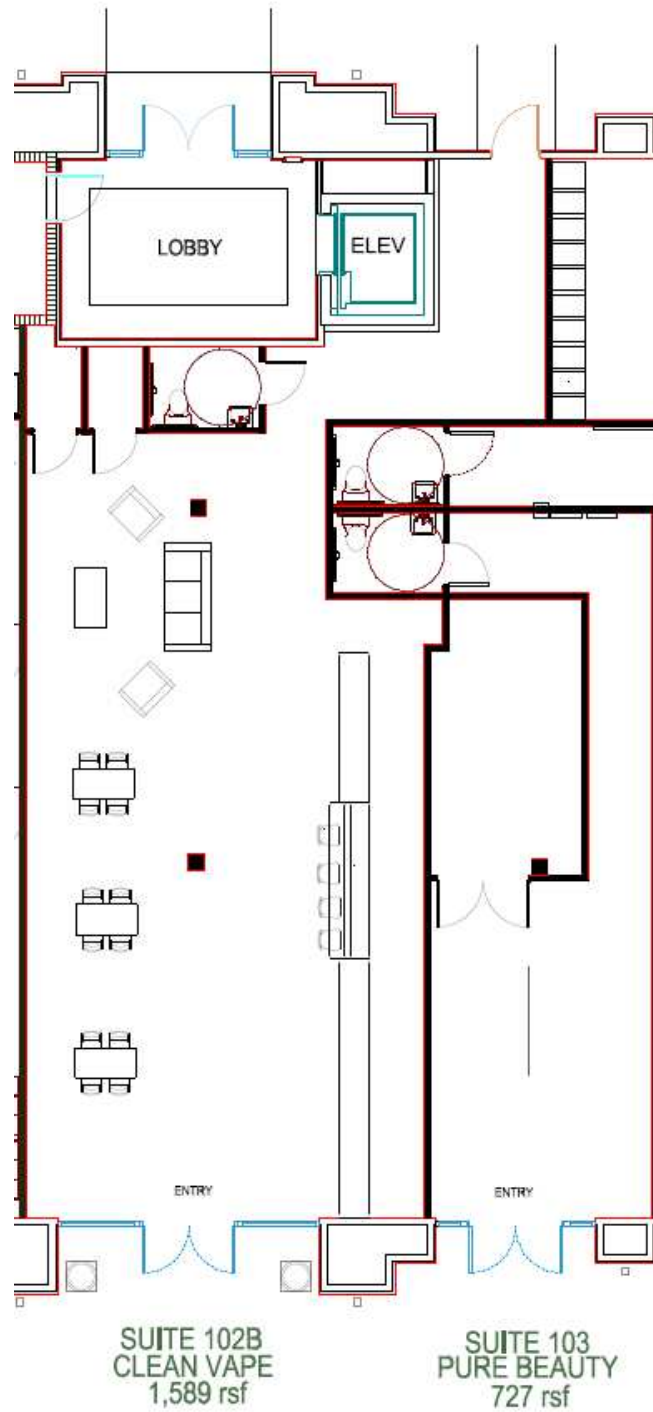




BLDG. 6265, SUITE 102B

PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



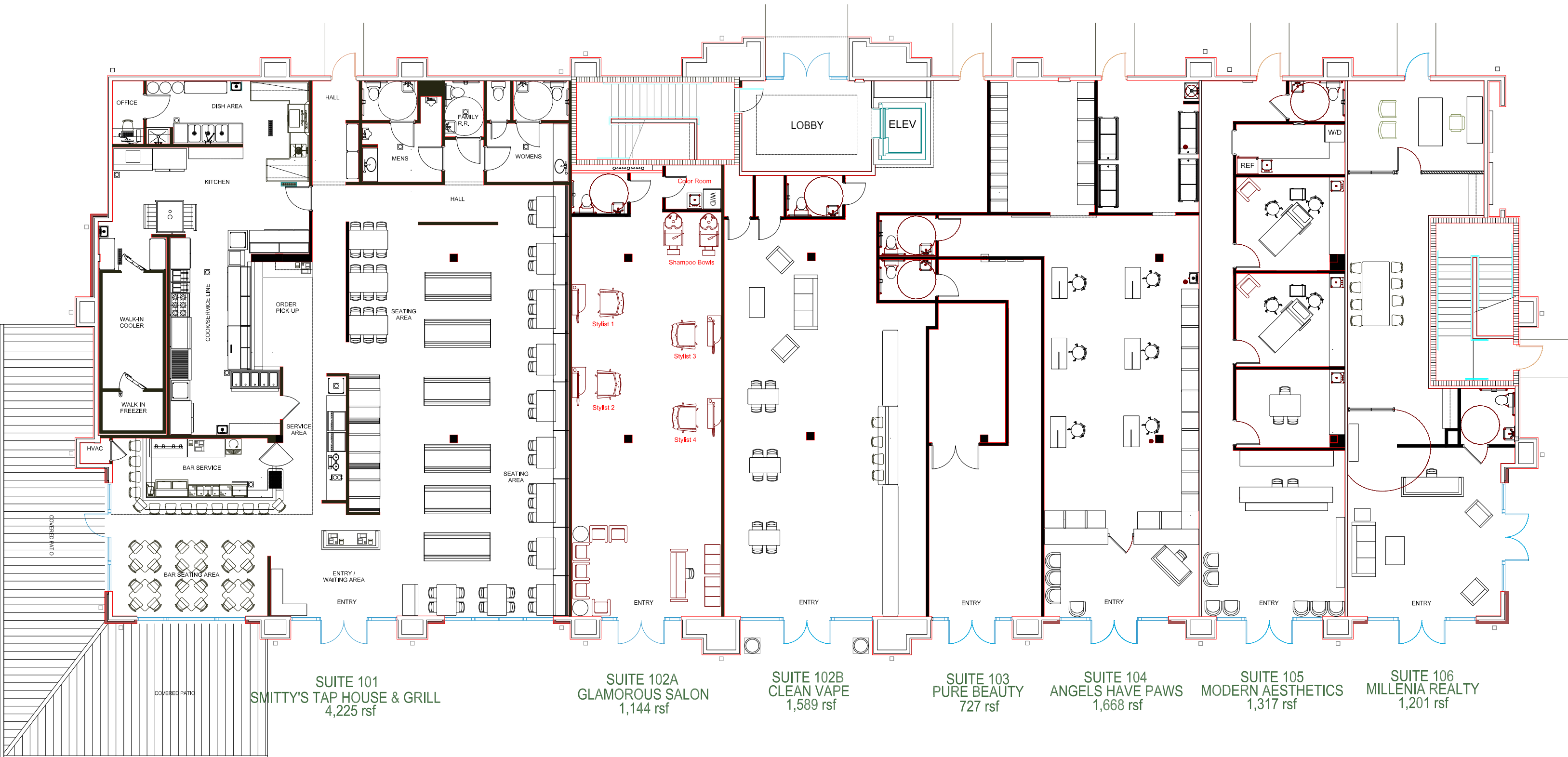
Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





200B
6265 Old Water Oak Road



1ST FLOOR PLAN



RETAILER MAP

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

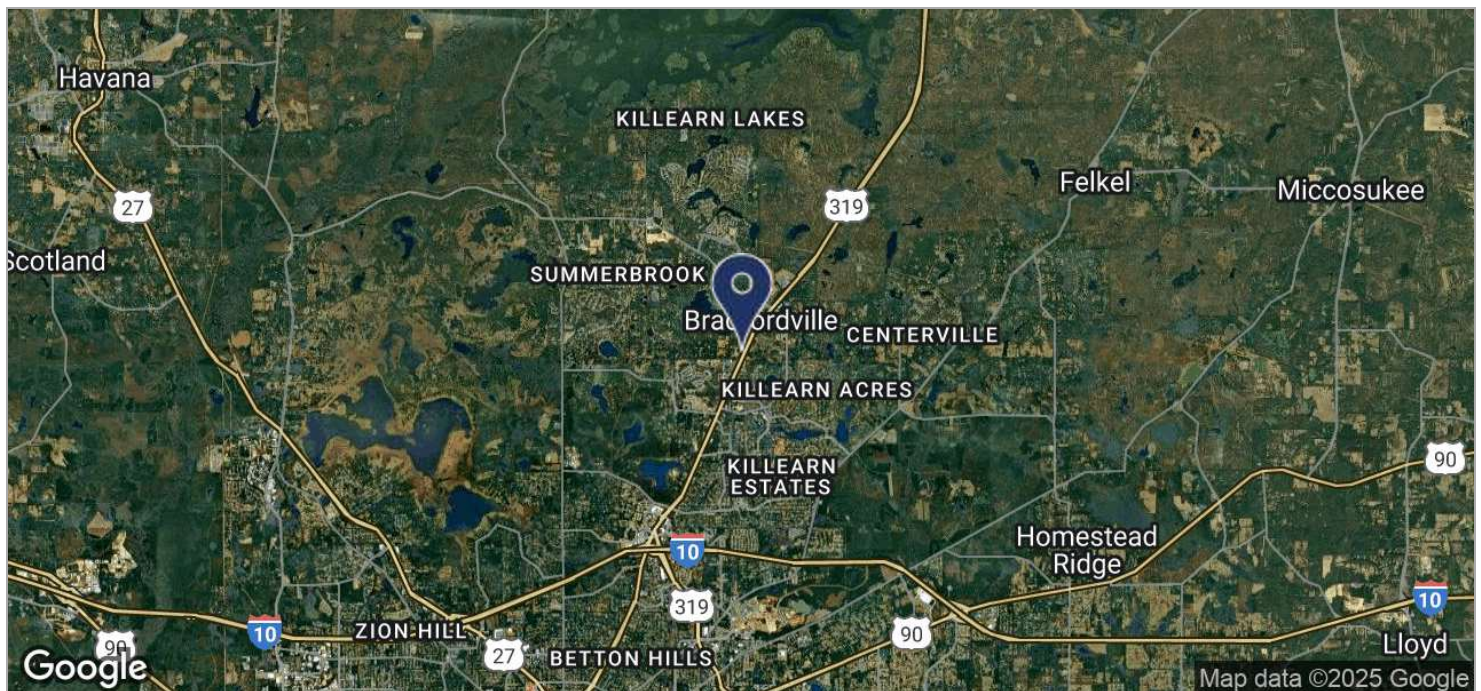
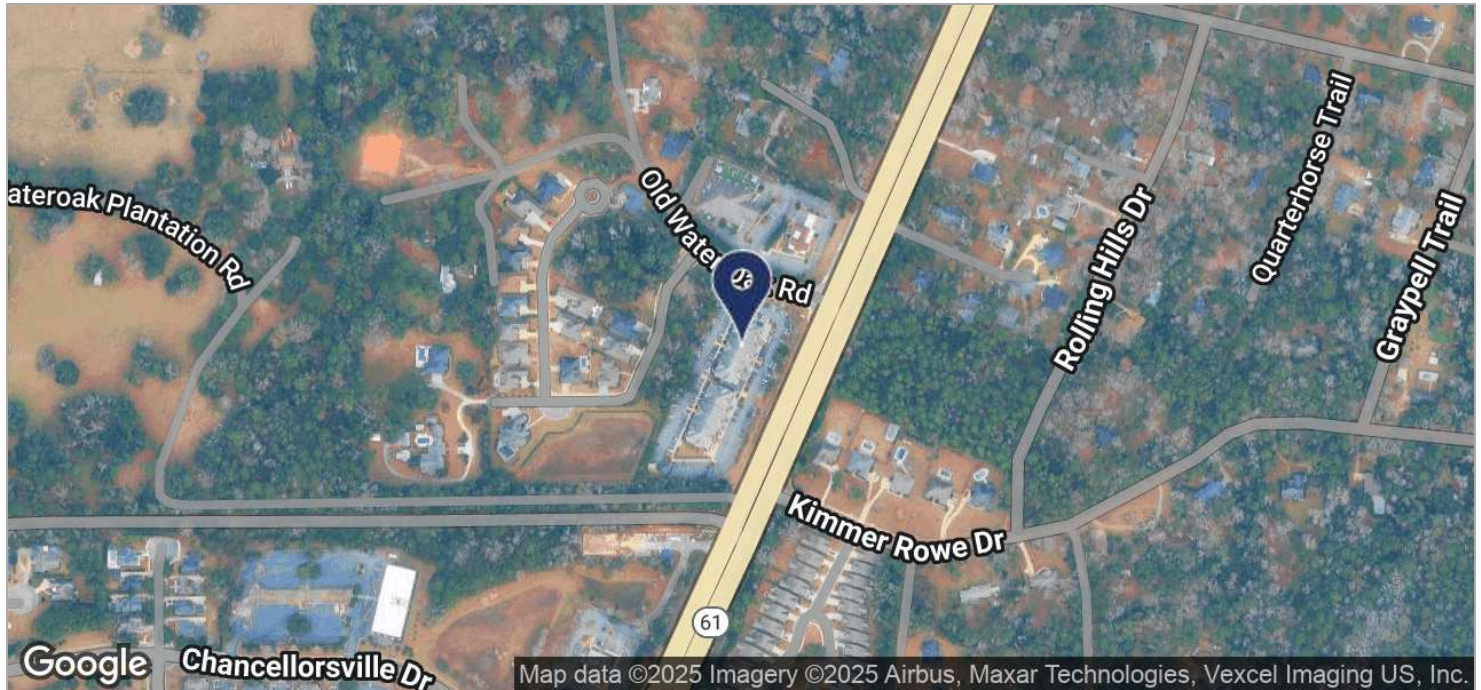




LOCATION MAPS

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

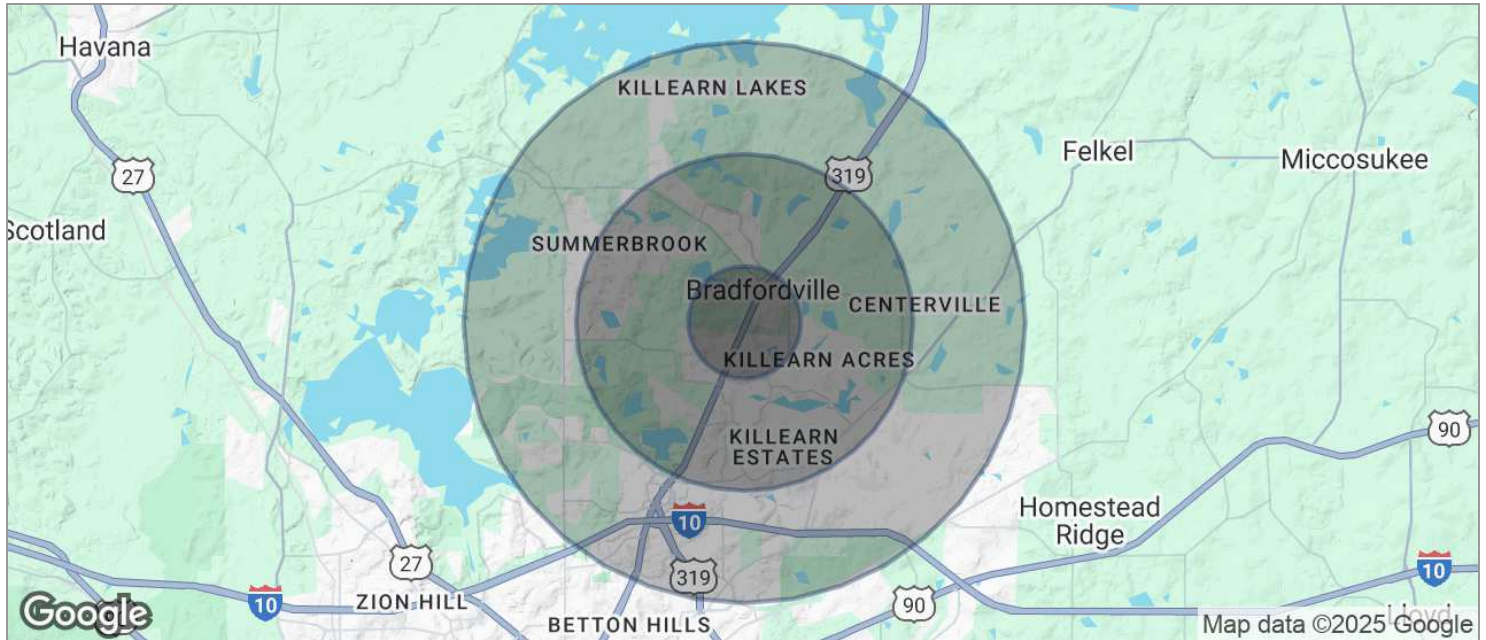




DEMOGRAPHICS MAP

PERSIMMON HILL

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,470	30,415	53,369
MEDIAN AGE	43.1	42.8	42.9
MEDIAN AGE (MALE)	45.6	42.1	41.5
MEDIAN AGE (FEMALE)	41.1	43.9	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,487	12,102	22,270
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$139,773	\$118,095	\$115,347
AVERAGE HOUSE VALUE	\$325,191	\$298,336	\$291,238

* Demographic data derived from 2020 ACS - US Census

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

