



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



# Bull Run Retail Center

2887 Kerry Forest Parkway , Tallahassee, FL 32312

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## EXECUTIVE SUMMARY

## BULL RUN RETAIL CENTER

2887 KERRY FOREST PARKWAY , TALLAHASSEE, FL 32312



## OFFERING SUMMARY

Available SF: 1,320 SF

Lease Rate: \$22.00 SF/yr (NNN)

Year Built: 2007

Traffic Count: 40,285 on Thomasville Rd

Leon County APN: 14-28-20-224-0040

## LOCATION OVERVIEW

This parcel is adjacent to Wal-Mart on Thomasville Road and Kerry Forest Parkway.

## PROPERTY HIGHLIGHTS

- Current tenant mix includes Starbucks, Massage Envy, Dave's Pizza Garage, and Renegade Barber Shop
- Highly populated area, creating an ideal location for retail or business uses
- 46 surface spaces available
- Signage on Thomasville Road

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ADDITIONAL PHOTOS

## BULL RUN RETAIL CENTER

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RETAILER MAP

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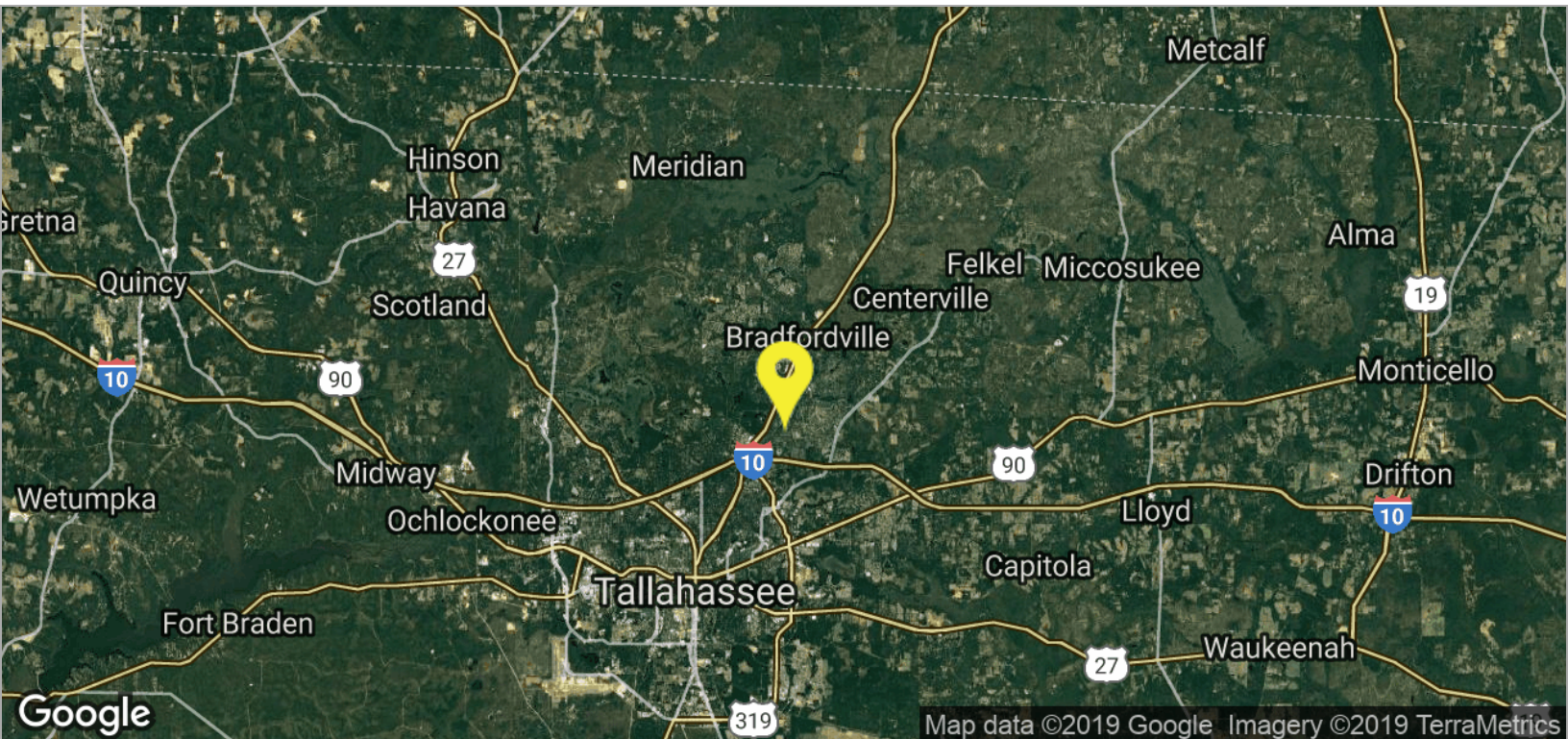
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LOCATION MAPS

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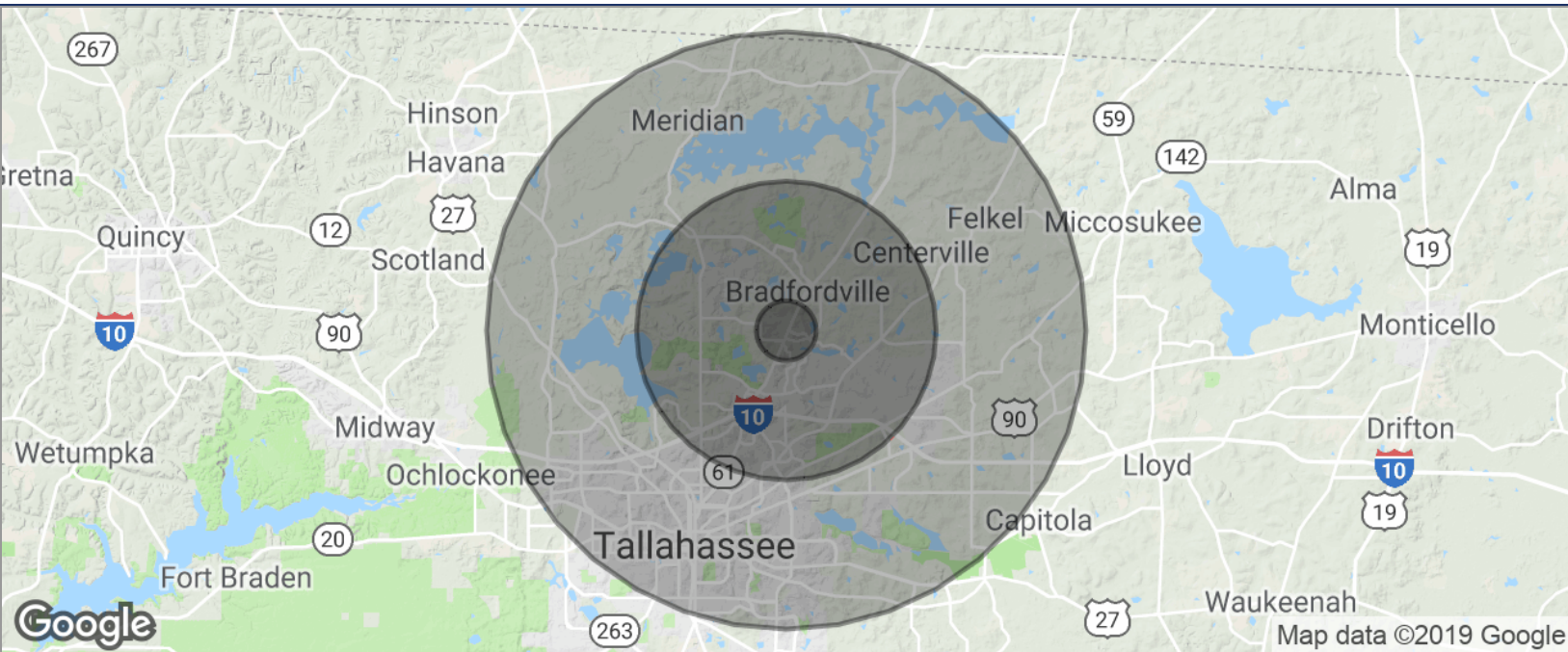




## DEMOGRAPHICS MAP

## BULL RUN RETAIL CENTER

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	3,717	62,144	244,056
MEDIAN AGE	43.1	41.6	33.0
MEDIAN AGE (MALE)	42.9	41.1	32.4
MEDIAN AGE (FEMALE)	43.1	42.2	33.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,402	24,699	99,978
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$111,541	\$105,250	\$64,690
AVERAGE HOUSE VALUE	\$354,561	\$347,865	\$263,230

\* Demographic data derived from 2010 US Census

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