Two Bradfordville Office Spaces For Lease \$18.00 NNN

Executive Summary



8511 Bull Headley, Tallahassee, FL 32312

Unique opportunity to lease office space in Bradfordville; Northeast Leon county's most affluent and fastest growing area. Numerous commercial and residential developments are presently in permitting or under construction.



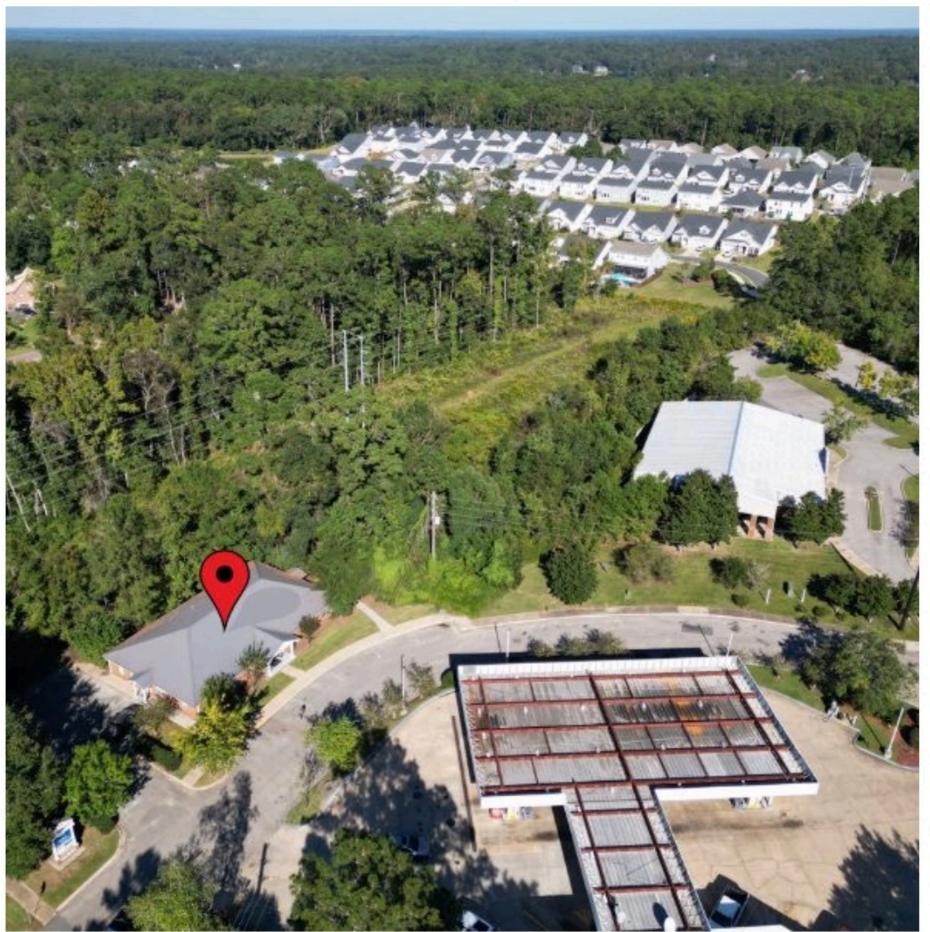


Offering Highlights

- Rent Per SF: \$18.00 NNN
- Two units available
- Square Footage: 1,100 SF each
- 2 ADA restrooms
- 20 on-site parking spots
- Updated with a new low maintenance metal roof, new floors, new HVAC, and drop ceilings
- Perfect space for lawyers, doctors, clinics, brokerage, accounting, and more.















Demographics Near 8511 Bull Headley Rd

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,879	28,887	50,097
2028 Population	2,926	28,906	49,916
Pop Growth 2023-2028	+ 1.63%	+ 0.07%	(0.36%)
Average Age	41	42	42
2023 Total Households	1,050	10,829	19,285
HH Growth 2023-2028	+ 1.52%	(0.03%)	(0.45%)
Median Household Inc	\$117,061	\$104,229	\$101,737
Avg Household Size	2.70	2.70	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$324,033	\$311,390	\$314,741
Median Year Built	1995	1991	1991

Contact Fernanda For More Information

Fernanda Biselli

(850)210-2558

fbiselliagent@gmail.com

