

# **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.



Situated across the street from the newly developed Publix, Starbucks, and park currently under construction on Bannerman Road. The only office space available for lease on Bannerman



Bannerman Rd.

Bull Headly Rd.













# 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

