



EXECUTIVE SUMMARY

CUBE SMART OUTPARCEL - BRADFORDVILLE

6785 THOMASVILLE RD, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Ground Lease Rate: \$150,000.00 per year**Lot Size:** 1 +/- Acre**APN:** 14-15-20-410-0000
(Portion of)**Zoning:** BC-1 (Bradfordville
Commercial)[Click for Zoning Information](#)

PROPERTY OVERVIEW

Cube Smart outparcel located in the Bradfordville area of NE Tallahassee and fronting Thomasville Road.

There is ingress and egress off of Thomasville Road via a full median cut with a proposed future signalized intersection. This site is also accessible via a side entrance into Publix. Outparcel is directly across from a shopping plaza and includes restaurants, a Goodwill, and more. There is a Publix Supermarket and Target just to the South of the property and to the West is a 155-acre multi-family mixed-use development project that is currently under construction.

Stormwater is in place offsite.

LOCATION OVERVIEW

Located in NE Tallahassee, less than five miles North from the I-10 Interchange.

Brad Parker
850.566.2629
brad@tlgproperty.com

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





PARCEL

CUBE SMART OUTPARCEL - BRADFORDVILLE

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**155-Acre Residential Mixed-Use
Development
(Bradfordville Hills)**

Cube Smart Outparcel



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INGRESS/EGRESS

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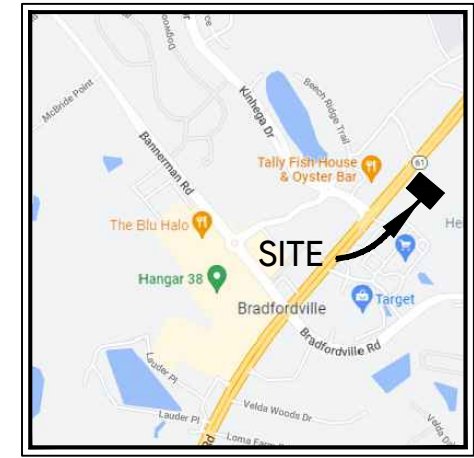


THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEON, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

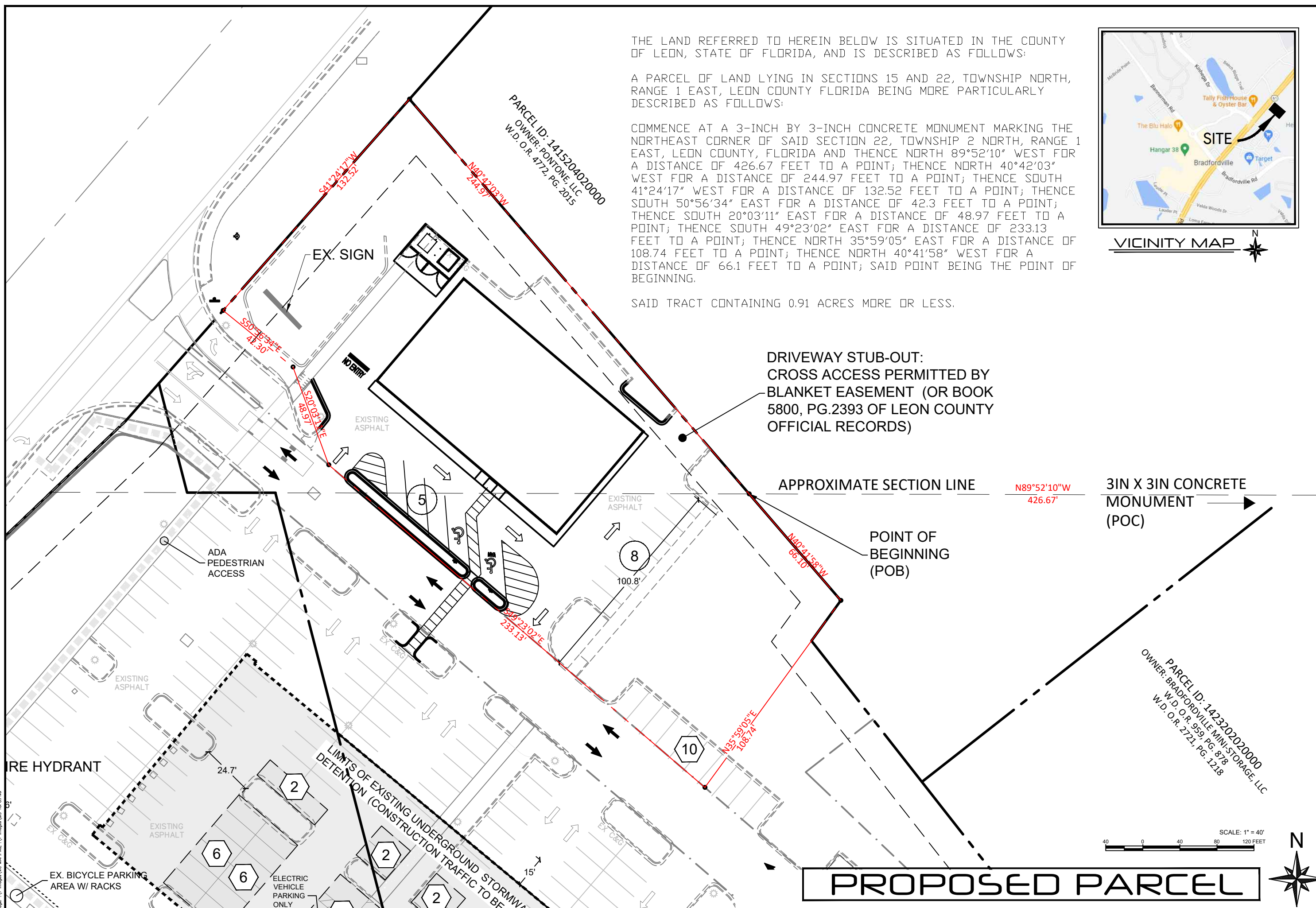
A PARCEL OF LAND LYING IN SECTIONS 15 AND 22, TOWNSHIP NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-INCH BY 3-INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND THENCE NORTH 89°52'10" WEST FOR A DISTANCE OF 426.67 FEET TO A POINT; THENCE NORTH 40°42'03" WEST FOR A DISTANCE OF 244.97 FEET TO A POINT; THENCE SOUTH 41°24'17" WEST FOR A DISTANCE OF 132.52 FEET TO A POINT; THENCE SOUTH 50°56'34" EAST FOR A DISTANCE OF 42.3 FEET TO A POINT; THENCE SOUTH 20°03'11" EAST FOR A DISTANCE OF 48.97 FEET TO A POINT; THENCE SOUTH 49°23'02" EAST FOR A DISTANCE OF 233.13 FEET TO A POINT; THENCE NORTH 35°59'05" EAST FOR A DISTANCE OF 108.74 FEET TO A POINT; THENCE NORTH 40°41'58" WEST FOR A DISTANCE OF 66.1 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.91 ACRES MORE OR LESS.



VICINITY MAP



DRIVEWAY STUB-OUT:
CROSS ACCESS PERMITTED BY
BLANKET EASEMENT (OR BOOK
5800, PG.2393 OF LEON COUNTY
OFFICIAL RECORDS)

APPROXIMATE SECTION LINE

N89°52'10"W
426.67'

3IN X 3IN CONCRETE
MONUMENT
(POC)

POINT OF
BEGINNING
(POB)

PARCEL ID: 142320202000
OWNER: BRADFORDVILLE MINI-STORAGE, LLC
W.D. O.R. 959, PG. 878
W.D. O.R. 2721, PG. 1218

PROPOSED PARCEL

SCALE: 1" = 40'
0 40 80 120 FEET



civilocustix

500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilocustix.com

PROPOSED PARCEL

1/1

24108

DATE
JULY 30, 2024

REVISIONS

Tuesday, July 30, 2024 11:24:17am (Civilocustix)
 A:\Projects\24108\24108_ProposedParcel.dwg
 Project: 24108 - Bradfordville 05/14/24
 Parcel Exhibit 07-30-24.dwg (07/17/24)



RETAILER MAP

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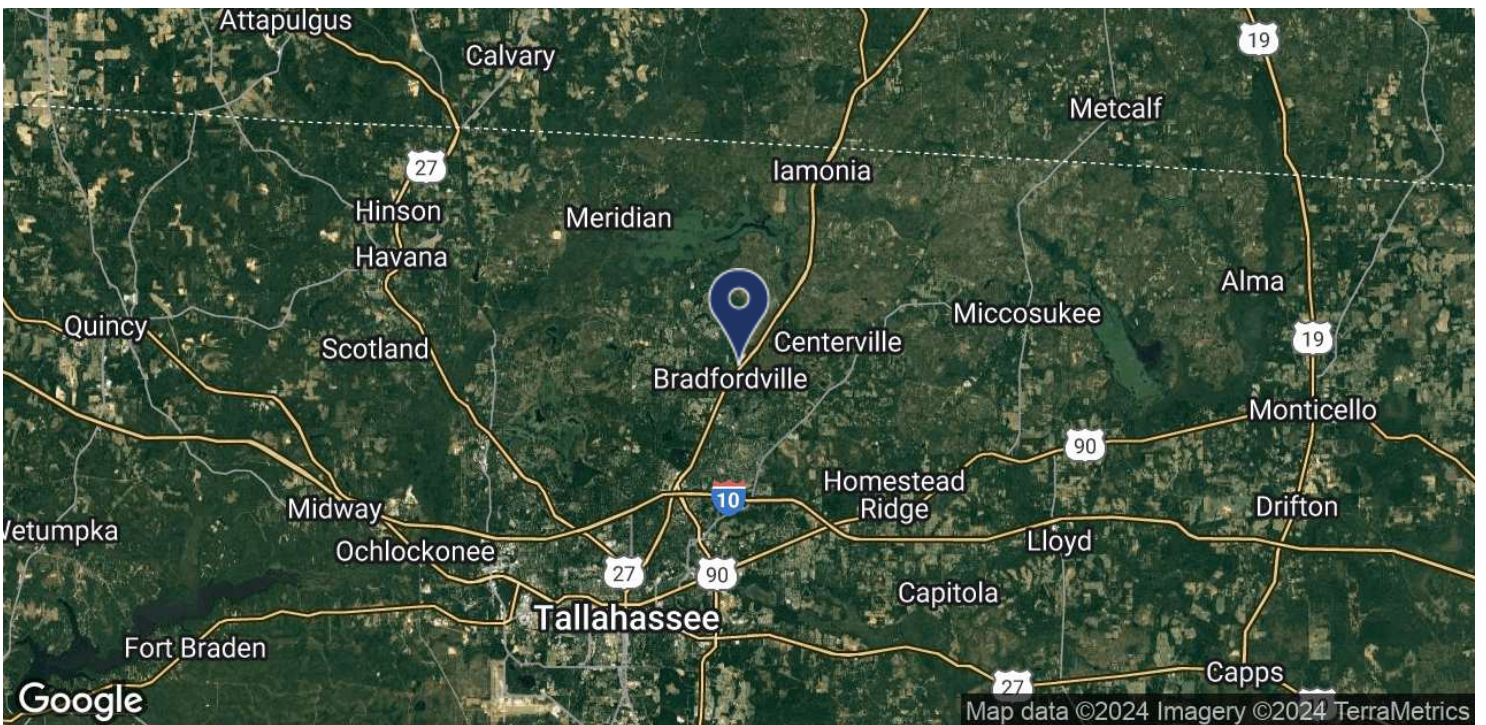
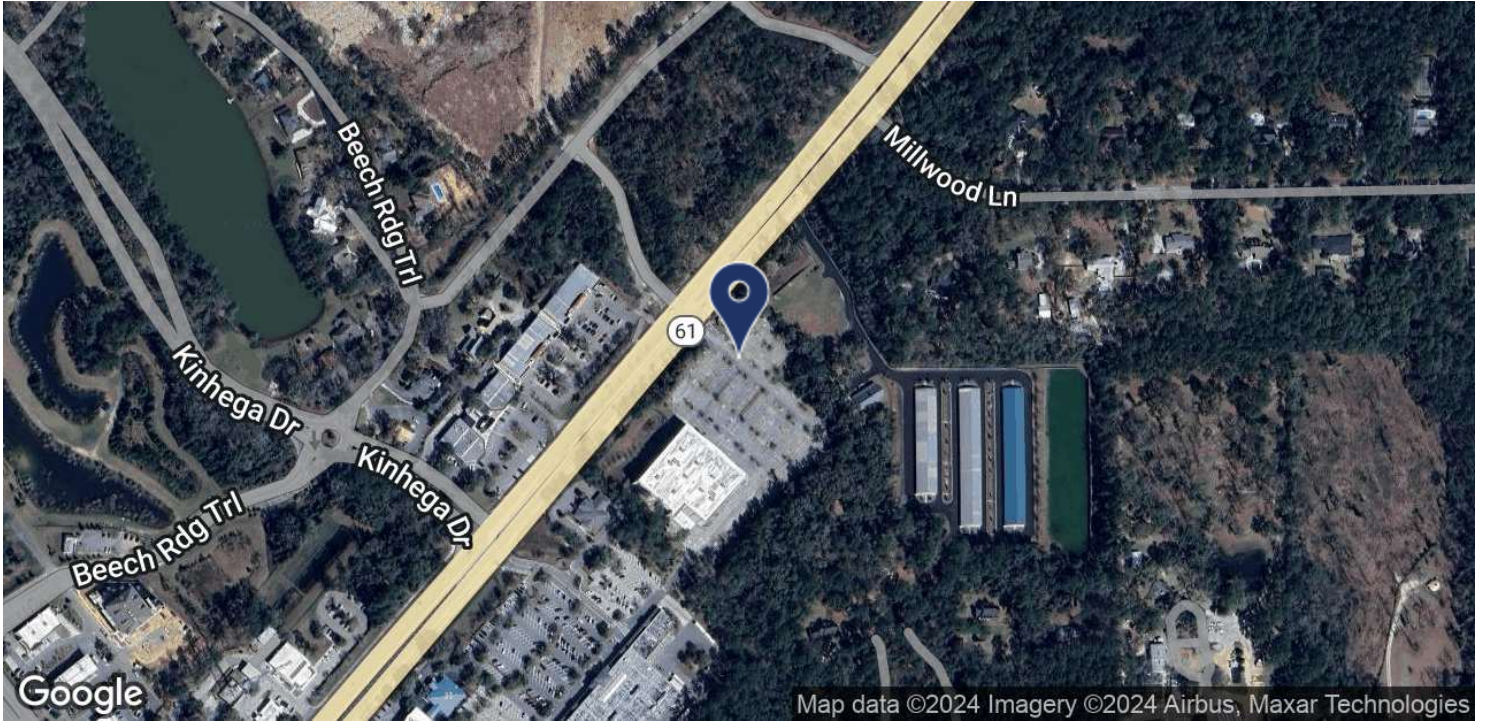
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LOCATION MAP

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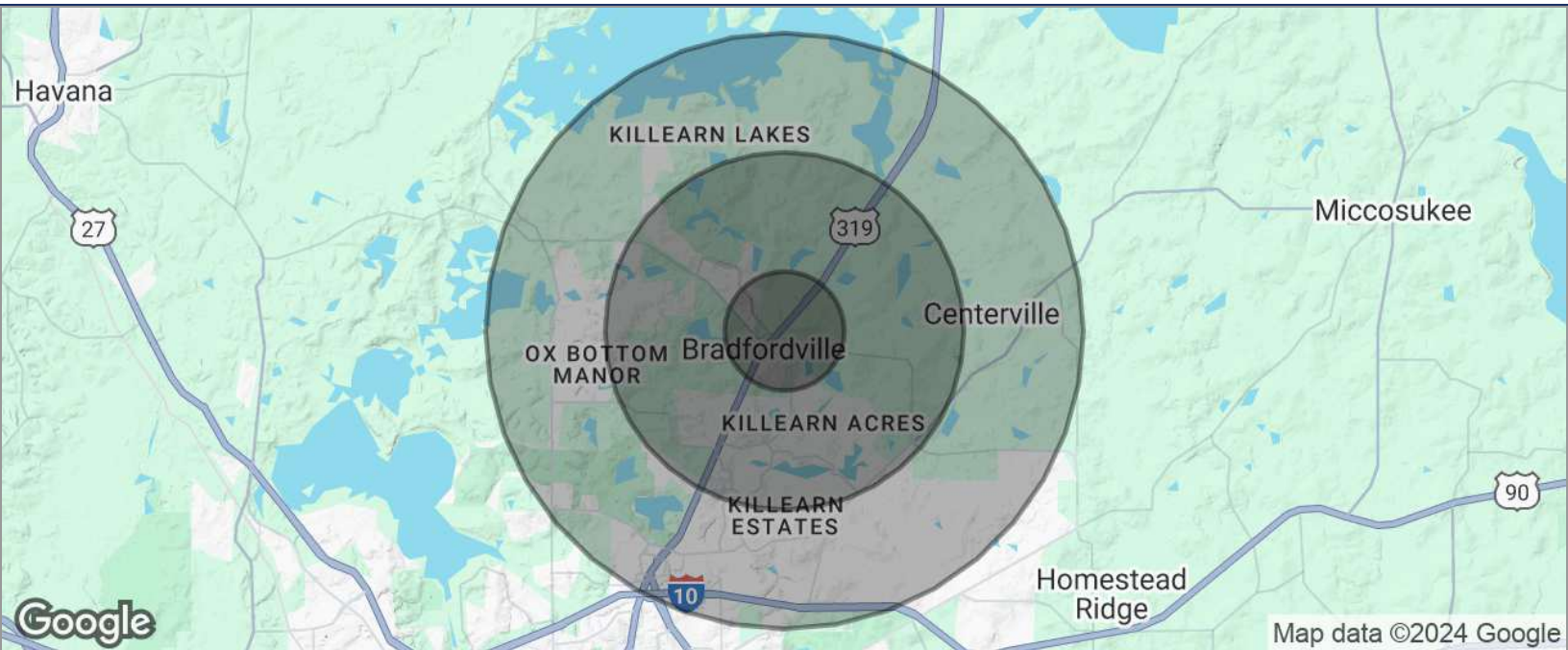




DEMOGRAPHICS MAP

CUBE SMART OUTPARCEL - BRADFORDVILLE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,785	24,566	47,607
MEDIAN AGE	41.5	42.3	42.3
MEDIAN AGE (MALE)	41.8	42.2	41.2
MEDIAN AGE (FEMALE)	40.2	43.1	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	742	9,772	19,164
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$116,507	\$118,442	\$115,920
AVERAGE HOUSE VALUE	\$275,864	\$296,613	\$293,966

* Demographic data derived from 2020 ACS - US Census

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