

# FOR SALE

2906 Kerry Forest Pkwy Tallahassee, FL 32309

# NAI TALCOR

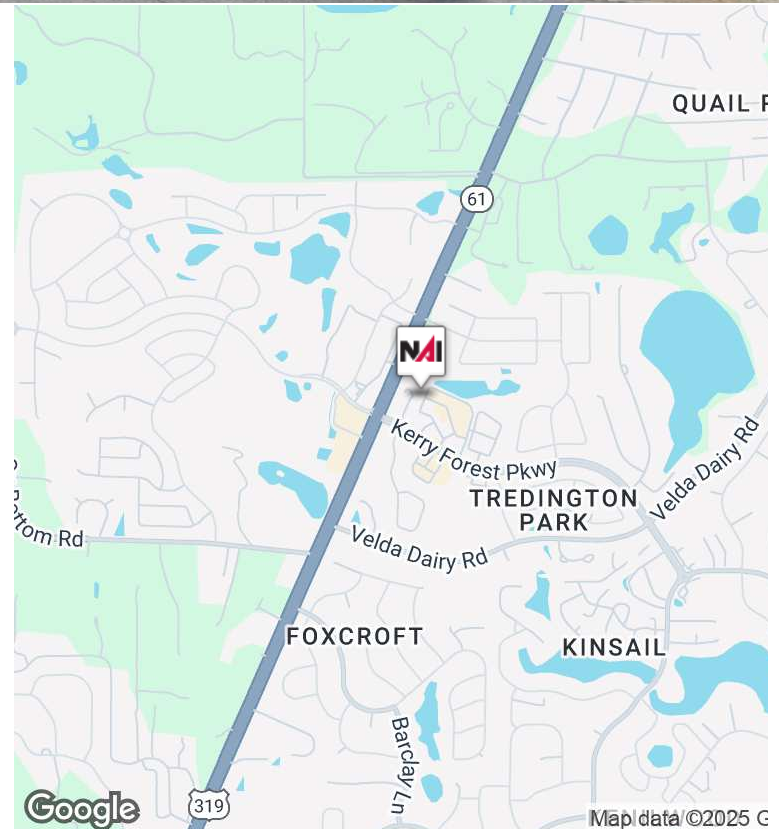


## Office | 3,760 SF

This 3,760 square-foot bank building is situated on a generous 1.18-acre parcel within the Northampton Planned Unit Development (PUD). The property offers a flexible layout suitable for various business ventures, complemented by ample on-site parking, and great tenant mix within the Northampton Shopping Center.

- Positioned on a major arterial road on Kerry Forest Parkway near Thomasville Road on Tallahassee's highly desirable north side.
- Established infrastructure for any financial institution, including drive-thru facilities and secure areas.
- Potential for many retail or office uses.

**Sale Price: \$1,700,000**



✉ **E. Edward Murray, Jr., SIOR, CCIM**  
+1 850 224 2300  
murray@talcor.com

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**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
talcor.com

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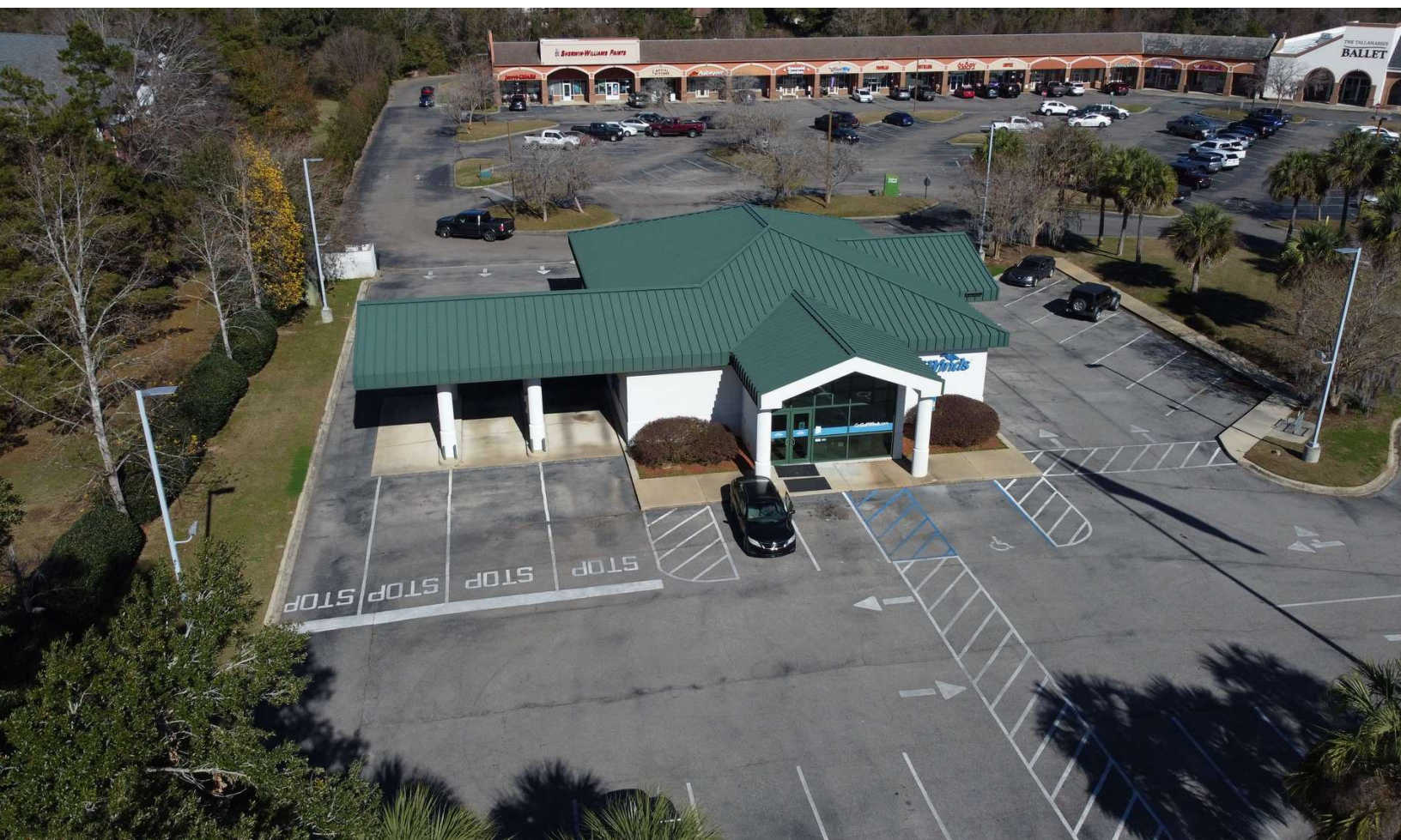
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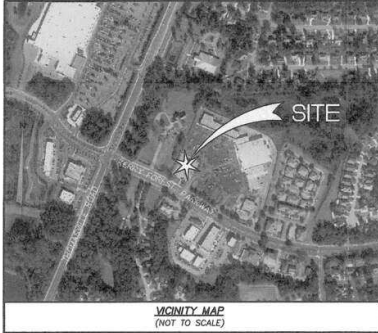
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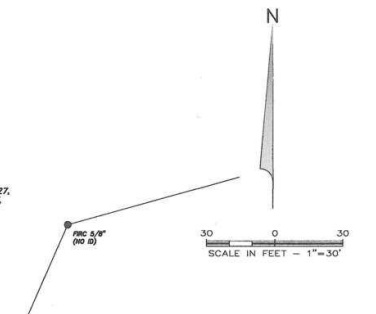
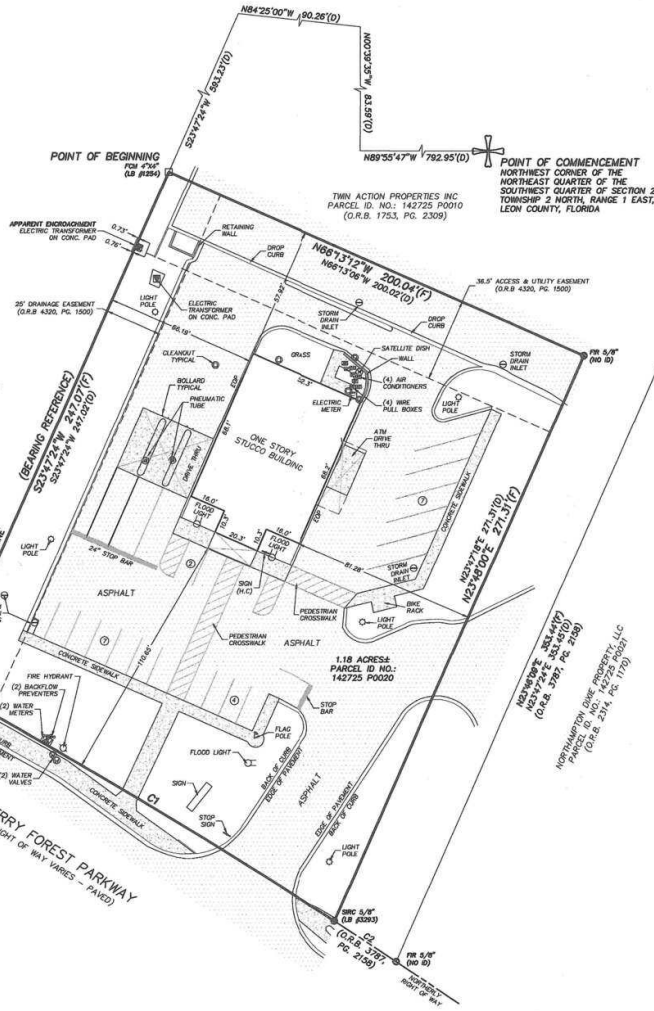
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## 2906 Kerry Forest Pkwy Tallahassee, FL 32309



VICINITY MAP  
(NOT TO SCALE)

CORNERSTONE PRESBYTERIAN  
PARCEL ID. NO.: 1427204180000  
(O.R.B. 1394, PG. 267)



**LEGAL DESCRIPTION (O.R.B. 4320, PG. 1500)**  
COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND RUN NORTH 89 DEGREES 55 MINUTES 47 SECONDS WEST 792.95 FEET, THENCE RUN NORTH 00 DEGREES 39 MINUTES 30 SECONDS WEST 83.99 FEET, THENCE RUN NORTH 84 DEGREES 47 MINUTES 24 SECONDS WEST 593.23 FEET TO A CONCRETE MONUMENT (MARKED #1254) MARKING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 23 DEGREES 47 MINUTES 24 SECONDS WEST 247.02 FEET TO A CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF KERRY FOREST PARKWAY; SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE SOUTHWEST, THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 2824.88 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 23 MINUTES 57 SECONDS, FOR AN ARC DISTANCE OF 201.54 FEET, CHORD BEING SOUTH 59 DEGREES 11 MINUTES 47 SECONDS EAST 201.48 FEET TO A NAIL AND CAP (MARKED #1254), THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 23 DEGREES 47 MINUTES 18 SECONDS EAST 271.31 FEET TO A RE-INO., THENCE RUN NORTH 66 DEGREES 13 MINUTES 06 SECONDS WEST 200.02 FEET TO THE POINT OF BEGINNING.

**SUBJECT TO AND TOGETHER WITH A DRAINAGE EASEMENT LYING OVER AND ACROSS THE WESTERLY 25.00 FEET THEREOF.**  
**ALSO SUBJECT TO AN ACCESS AND UTILITY EASEMENT LYING OVER AND ACROSS THE NORTHERLY 36.50 FEET THEREOF.**

**CERTIFIED TO:**  
GULF WINDS FEDERAL CREDIT UNION

**SURVEY NOTES**

- Bearings are based on Official Records Book 4320, Page 1500 as recorded in the Public Records of Leon County, Florida, and referenced to the Westerly boundary (S23°47'24\"/>
- The property surveyed and shown herein is in Flood Zone "X" as indicated by the Flood Insurance Rate Maps for Leon County, Florida and incorporated areas, dated August 16, 2006, Map #1207300136F, Community Number 120144, Panel Number 136 of 420.
- Boundary per current deeds of record and found monumentation as shown. The surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the property.
- Pavement markings are shown for reference only.

FIELD SURVEY DATE: 09/17/13 FIELD BOOK: 1067/52

**SURVEYOR'S CERTIFICATE**  
I hereby certify that this survey meets the Minimum Technical Standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5A-17.001, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*[Signature]*  
Craig M. Thurmer  
Florida Registered Land Surveyor  
Certificate No. 6483

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- LEGEND/ABBREVIATIONS**
- FCM FOUND CONCRETE MONUMENT
- FRIC FOUND IRON ROD AND CAP
- FR FOUND IRON ROD
- FND FOUND NAIL AND DISK
- SIRC SET IRON ROD 5/8\"/>
- SND SET NAIL AND DISK
- TELEPHONE PEDESTAL
- ELECTRIC METER
- ELECTRIC RISER
- STAND PIPE/OLEANOUT
- GUY ANCHOR
- ELECTRICAL TRANSFORMER
- SINGLE POST SIGN
- LIGHT POLE
- WATER METER
- WATER VALVE
- WATER BIB
- FIRE HYDRANT
- AIR CONDITIONER
- WIRE PULL BOX
- IRRIGATION VALVE
- BACKFLOW PREVENTER
- POWER POLE
- FLOOD LIGHT
- FLAG POLE
- SATELLITE DISH
- STORM DRAIN INLET
- CONVC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB
- SHOULDER
- SNDR STRIP
- FIELD MEASUREMENT
- DEED CALL
- DEED MEASUREMENT
- DEED CALL
- DDB OFFICIAL RECORDS BOOK
- F.K.A. FORMERLY KNOWN AS
- R.O.W. RIGHT OF WAY
- R RADIUS
- D DELTA
- L ARC LENGTH
- CHORD CHORD
- PN PARKING SPACES
- INDICATES ASPHALT
- INDICATES CONCRETE

**CURVE TABLE**

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1(F)	2624.88'	04°23'54"	201.54'	S59°19'39"E	201.45'
C1(D)	2624.88'	04°23'57"	201.54'	S59°17'47"E	201.46'
C2(F)	2624.88'	00°42'39"	32.57'	S56°50'30"E	32.57'
C2(D)	2624.88'	00°42'28"	32.44'	S56°45'33"E	32.44'

**NCG**  
NOBLES CONSULTING GROUP, INC.  
2844 PARLO AVENUE, TALLAHASSEE, FLORIDA, 32308  
850-385-1178 FAX: 850-385-1404 WWW.NCGINC.COM E89790

PROJECT NO.	1750-002AP
SURVEY DATE:	09-17-13
FIELD BOOK:	1067/52
SCALE:	1"=60'
CAD NO.:	1750-002AP
DRAWN BY:	JND
CHECKED BY:	CMT
PLOT DATE:	09-19-13

REVISIONS

NO.	DESCRIPTION
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**CLIENT**  
GULF WINDS FEDERAL CREDIT UNION  
220 E. NINE MILE ROAD  
PENSACOLA, FL, 32534

**PROJECT**  
BOUNDARY SURVEY OF  
1.18 ACRES: LOCATED IN  
SECTION 27, TWN-2-N, RANG-1-E  
2906 KERRY FOREST PARKWAY  
TALLAHASSEE, FLORIDA, 32309

**SHEET NO.**  
1  
OF  
1

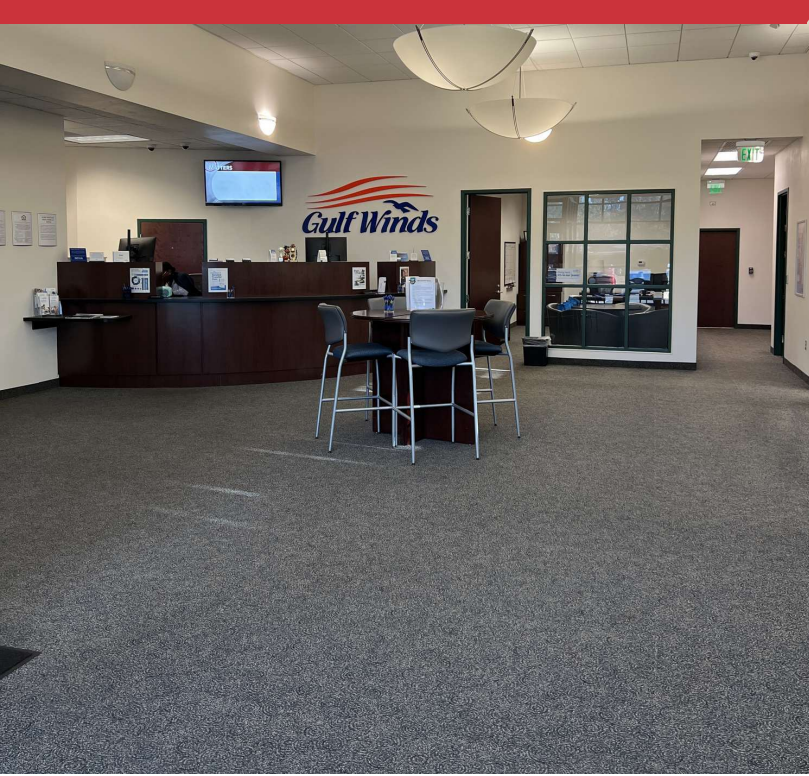
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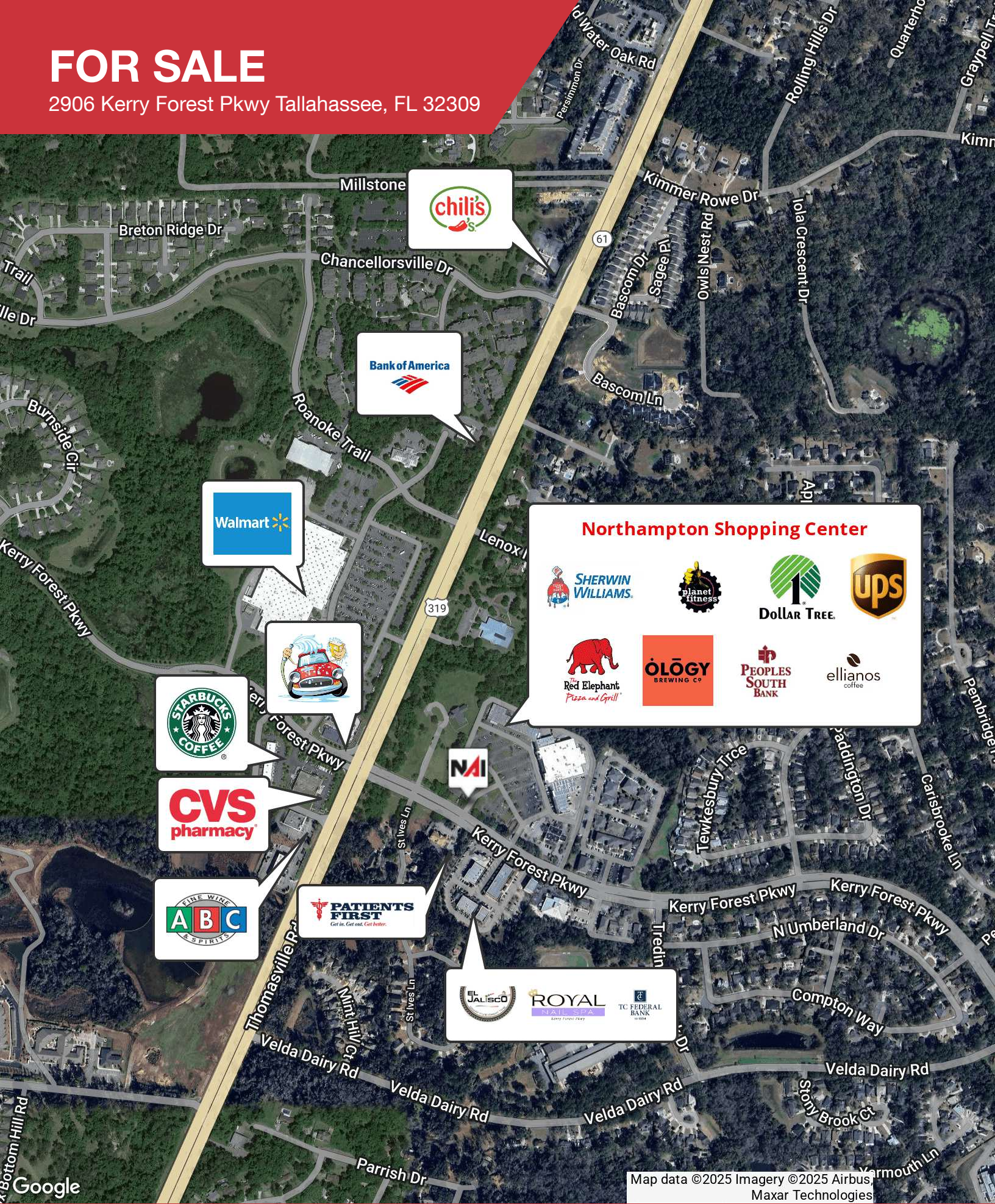
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**Northampton Shopping Center**

SHERWIN WILLIAMS  
planet fitness  
DOLLAR TREE  
ups  
The Red Elephant  
OLOGY BREWING CO  
PEOPLES SOUTH BANK  
ellianos coffee

EL JALISCO  
ROYAL NAIL SPA  
TC FEDERAL BANK

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

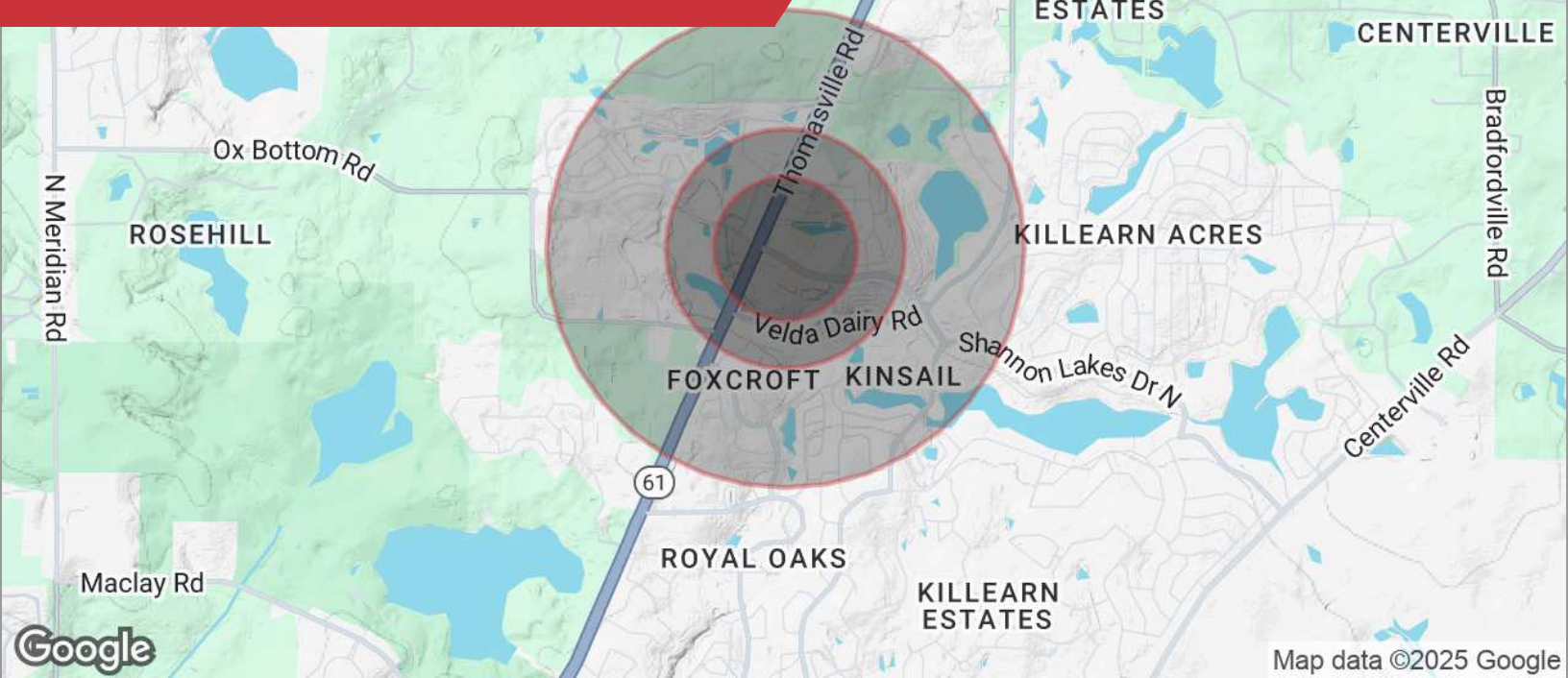
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## DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	466	1,816	6,700
Median age	45	44	44
Median age (male)	45	43	43
Median age (Female)	46	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	186	714	2,655
# of persons per HH	2.5	2.5	2.5
Average HH income	\$148,222	\$152,440	\$146,665
Average house value	\$433,064	\$444,795	\$425,983

\* Demographic data derived from 2020 ACS - US Census