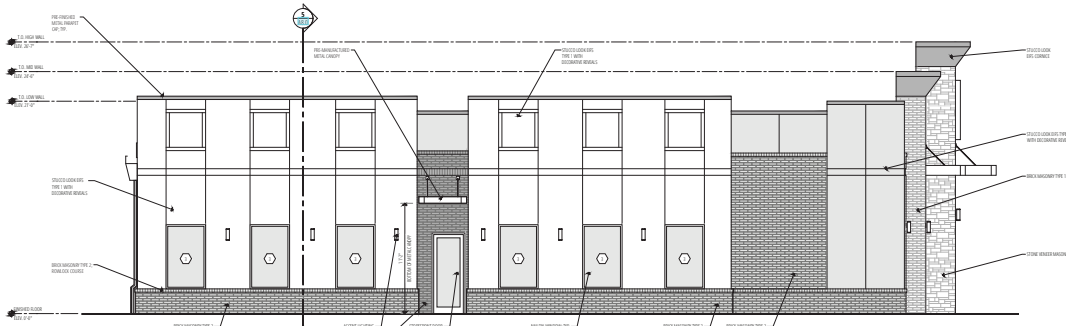


BRADFORDVILLE RETAIL-MEDICAL | WEST END CAP FOR LEASE

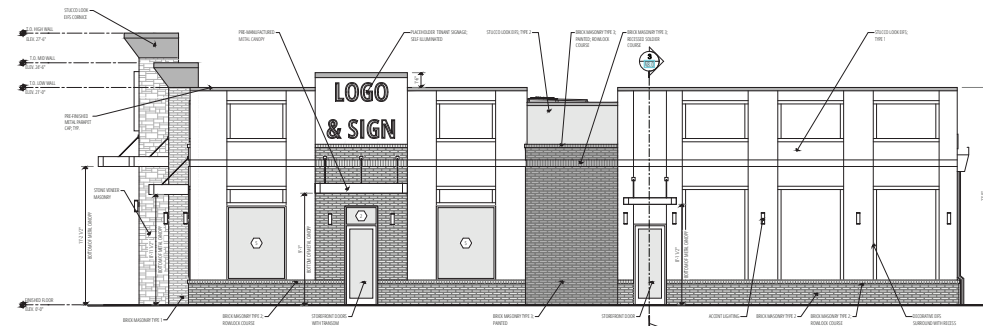
3715 BRADFORDVILLE ROAD, TALLAHASSEE, FL 32309



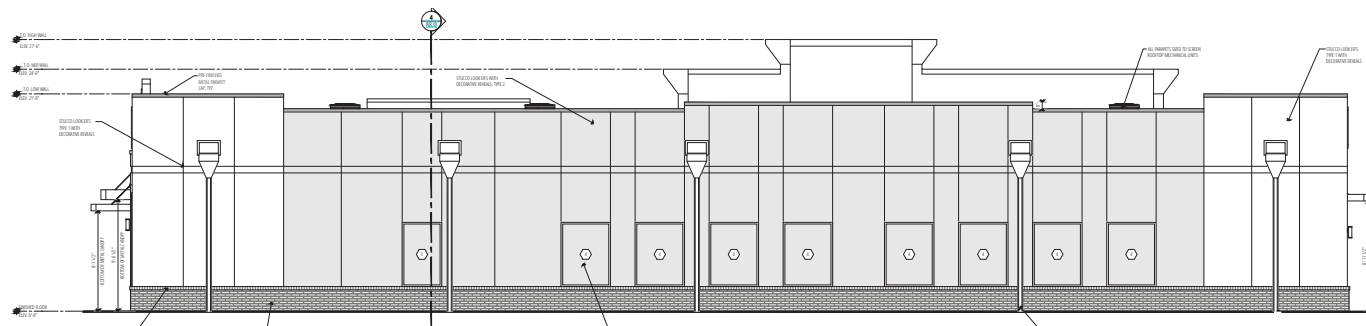
BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

PROPERTY OVERVIEW

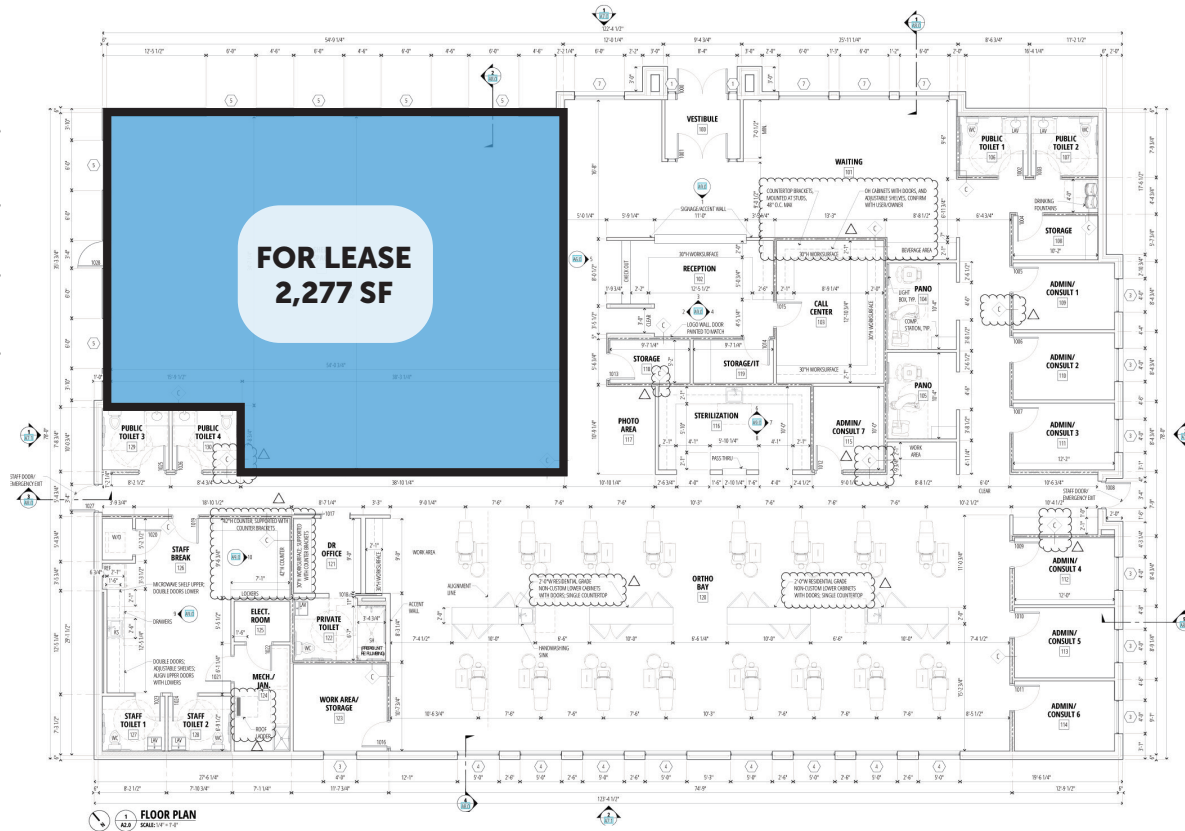
**3715 BRADFORDVILLE RD
TALLAHASSEE, FL 32309**

PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	Est. \$10.00/SF
Total	9,648 SF
Available	2,277 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,244	27,902	50,083
2028 Proj. Growth	2.75%	4.95%	2.31%
Avg. Household Income	\$125,854	\$126,696	\$125,291



RETAIL-MEDICAL END CAP
Co-Tenants: Orthodontist
Parking Count: 54
Completion Date: Q4 2024
BRADFORD RETAIL-MEDICAL

DELIVERY CONDITION:
Warm gray shell to include RTU set
Electric panel set
Slab poured
5' leave-out
Utilities stubbed

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

MARKET OVERVIEW

**3715 BRADFORDVILLE RD
TALLAHASSEE, FL 32309**

AREA HIGHLIGHTS

- Adjacent to Target, visibility from parking lot.
- Underserved North Tallahassee market

TRAFFIC COUNTS

Bradfordville Rd - 10,200 VPD

Thomasville Rd - 13,000 VPD

