

# **Bradfordville Retail Spaces For Lease**

*Space 1: \$26/ SF NNN*

*Space 2: \$24/ SF NNN*

**6800 Thomasville Rd Unit 104, Tallahassee, FL 32312**



# Offering Highlights

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- 2,944 Total SF
- Zoning: Bradfordville Commercial-2, a very limited commercial zoning district
- Traffic Count: 45,000 vpd
- Frontage: 391 FT on Thomasville Rd
- Strong Demographics



# Space 1

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Unique small space in  
Bradfordville commercial  
district. Flexible open space  
with ADA restroom. Great  
frontage. Ideal for salon,  
insurance office, boutique, gift  
shop



# Space 2

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2109 square foot space in Bradfordville commercial district. Space is former dance studio. Comprised of reception area and 3 large open areas, storage and one ADA restroom. Ideal for fitness, dance, salon, insurance or retail.

Nearby neighbors include Target, Chic Fil A, Walgreens, Starbucks, Wendy's and more. Can be assembled with neighboring space for a total of 2944 square feet.



Property Location



Bradfordville Rd



Thomasville Rd



Bannerman Rd



# Demographics

	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 George Harrison For More Information

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