



Bannerman Crossings

3445 Bannerman Rd.
Tallahassee, FL 32312

Move-In Ready





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KEY FEATURES

Bannerman Crossings is a new upscale development uniquely positioned in Tallahassee, Florida specifically home to the fastest growing zip code in the area. Our building, an 8,064 SF medical office building, is located in the center of the development and is broken into three attractive units with only two vacant suites left remaining.



BANNERMAN CROSSINGS

The building's beautiful exterior design combined with its high visibility and dense surrounding market are beneficial attributes to be desired by all tenant users. The available units that are for lease offer diversity in size ranges and are already built-out allowing a convenient transfer of office locations for a practicing physician or the perfect start up space for a new user.





MOVE-IN READY



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COMMUNITY



Surrounding upscale new development with national retailers



Expansive trade area in fastest growing part of Tallahassee



High Traffic Count with over 37,500 VPD (vehicles per day)



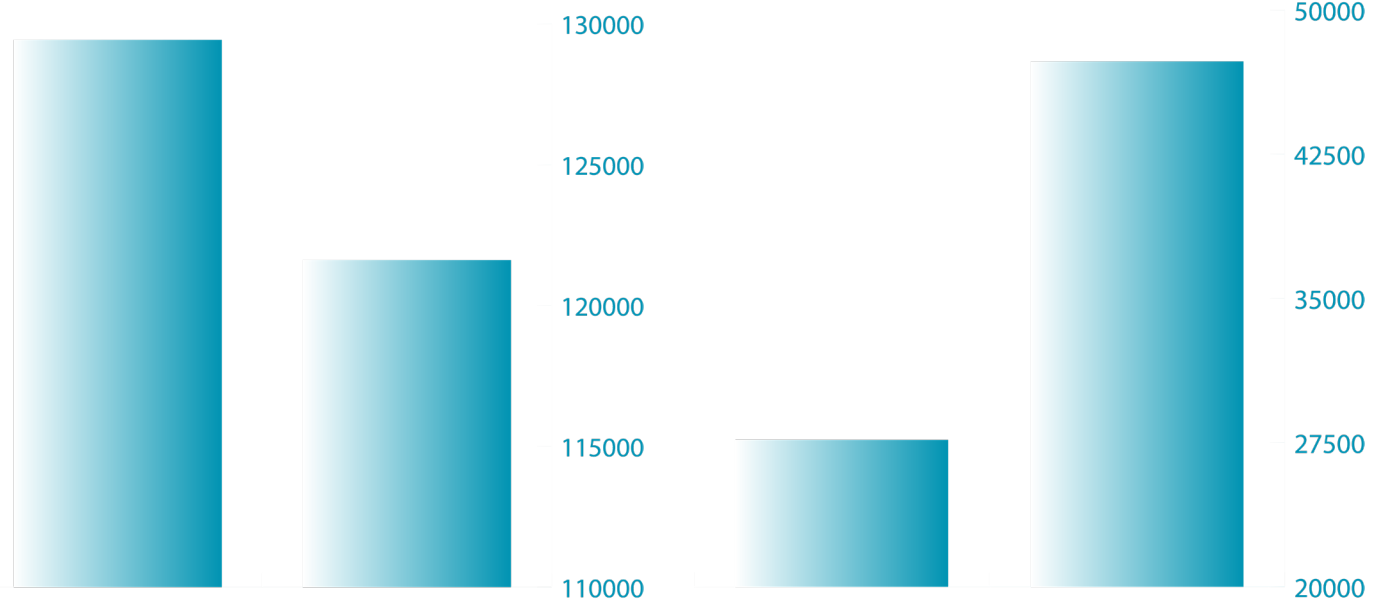
Future expansion of Bannerman Crossing Shopping Center

High Incomes

Average Household Income

1-mile radius: \$129,430

3-mile radius: \$121,611

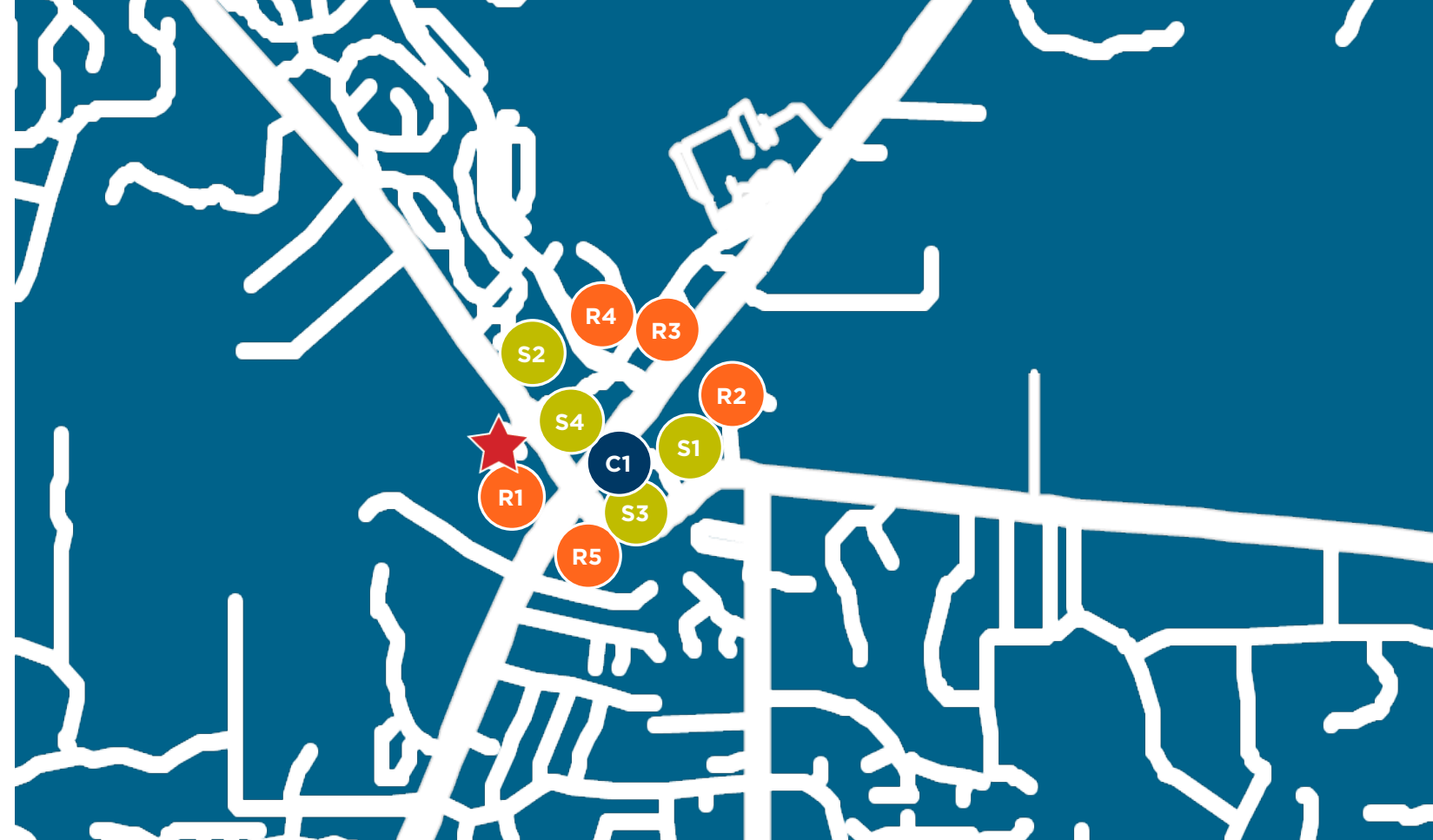


High Density

Population

3-mile radius: 28,266

5-mile radius: 47,329



Bannerman Crossings

Surrounding Retail

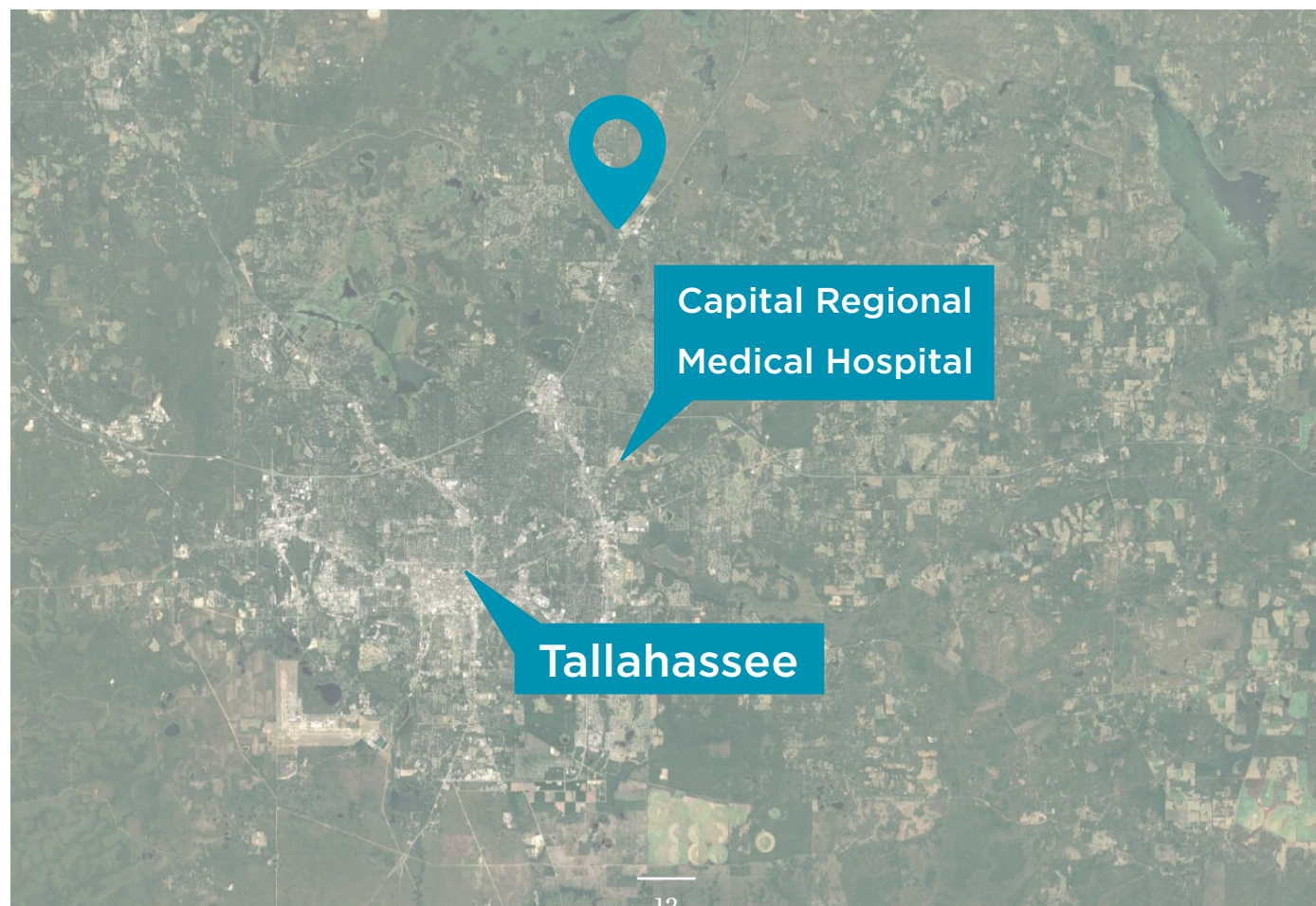
- Restaurants**
 - R1** Zaxby's
 - R2** Papa John's
 - R3** Hurricane Grill & Wings
 - R4** Z Bardhi's Italian Cuisine
 - R5** Dairy Queen
- Coffee Shops**
 - C1** Starbucks
- Shopping**
 - S1** Publix
 - S2** Ace Hardware
 - S3** Target
 - S4** Autozone Auto Parts

Available Suites

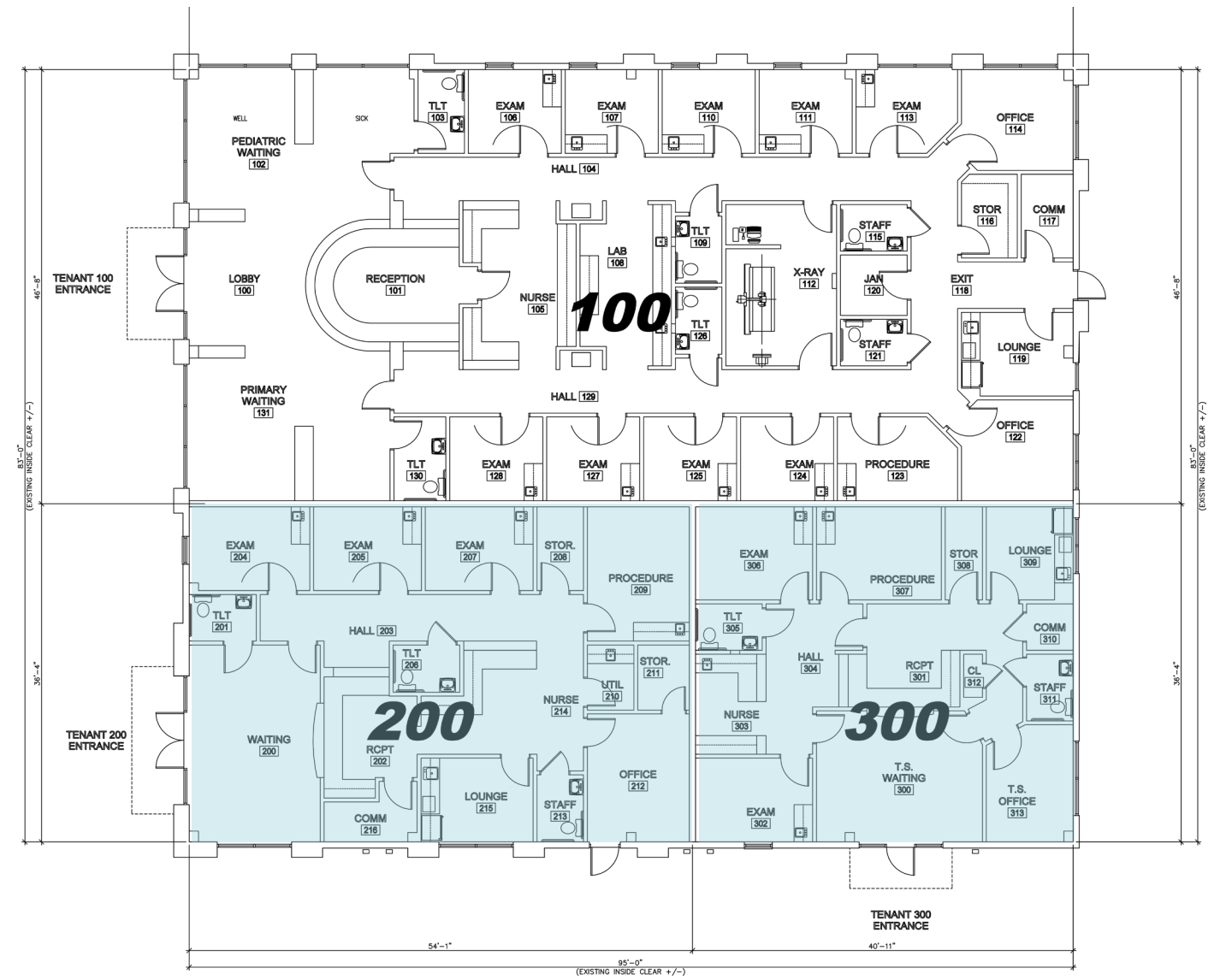
Suite 200: 2,010 SF
Suite 300: 1,526 SF

Tenants

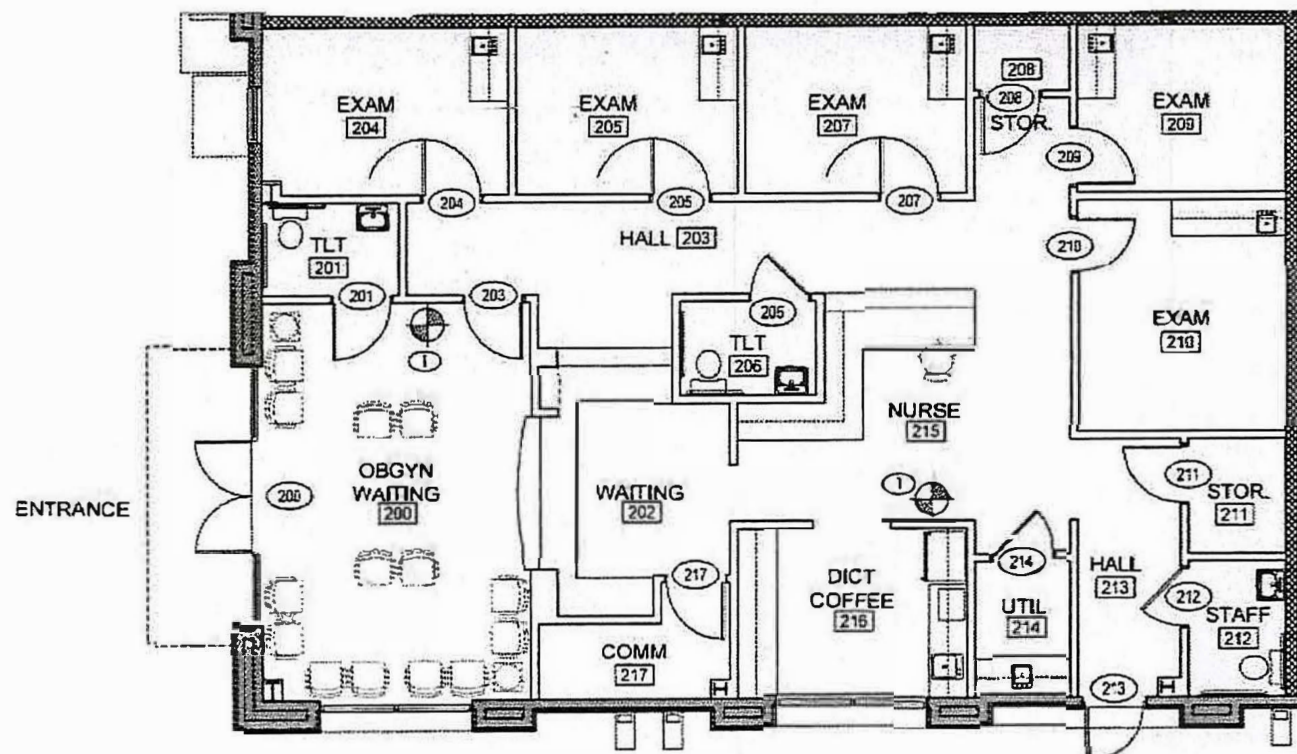
Chick-Fil-A	Nail Bar
Dunkin Doughnuts	Walgreens
Firehouse Subs	AT&T
Moe's Southwest Grill	Painting with a Twist
Subway	Red Eye Coffee
American Fitness	UPS



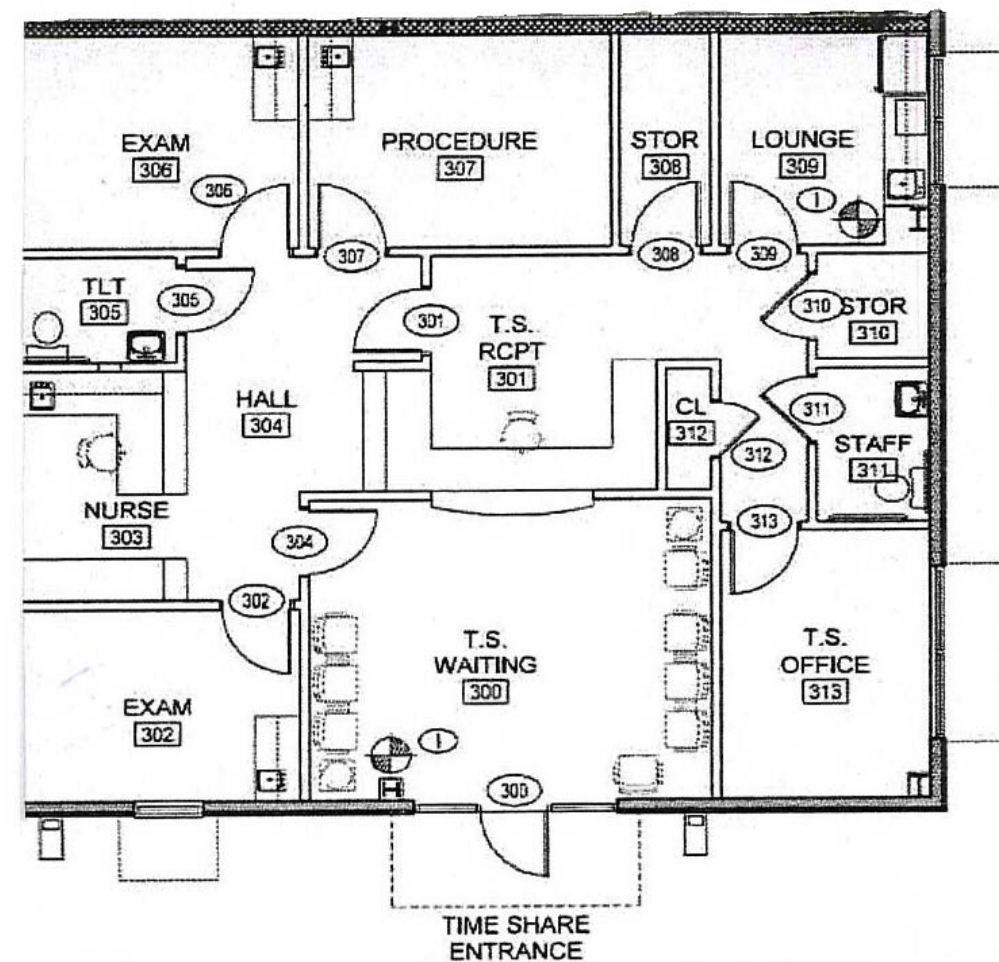
FLOOR PLANS



available opportunities within the building.



- 1 Private Office
- 5 Exam Rooms
- 1-2 Waiting Room/Reception
- 3 Bathrooms
- 1 Nurse's Station
- 2 Storage Rooms



- 1 Private Office
- 2 Exam Rooms
- 1 Waiting Room /Reception
- 2 Bathrooms
- 1 Nurse's Station
- 1 Procedure Room
- 1 Kitchen / Lounge Area
- 3 Storage Rooms



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