



## EXECUTIVE SUMMARY

## PERSIMMON HILL

6265 &amp; 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



## OFFERING SUMMARY

|                      |                                 |
|----------------------|---------------------------------|
| <b>Building:</b>     | Bldg. 6265<br>Suite 102B Retail |
| <b>Available SF:</b> | Ste. 102B - 1,589 sf            |
| <b>Lease Rate:</b>   | \$23.50 sf/\$4.80 CAM           |
| <b>Year Built:</b>   | 2012                            |

[Click Here for Zoning Information](#)

## PROPERTY OVERVIEW

This popular commercial center is well located on Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast sub-market of Tallahassee, Persimmon Hill provides a mix of great retail shopping and dining experiences as well as Class A office space.

## PROPERTY HIGHLIGHTS

- High Profile location in NE Tallahassee, just north of the Walmart Supercenter
- Excellent Demographics
- 200+ parking spaces
- Great Signage and Visibility
- **Building Sizes: 6265 is 26,583 sf; 6267 is 26,583 sf**

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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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PLAZA PHOTOS  
**PERSIMMON HILL**

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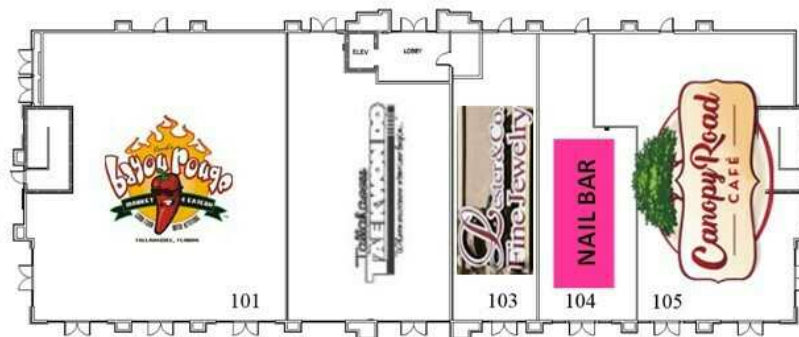
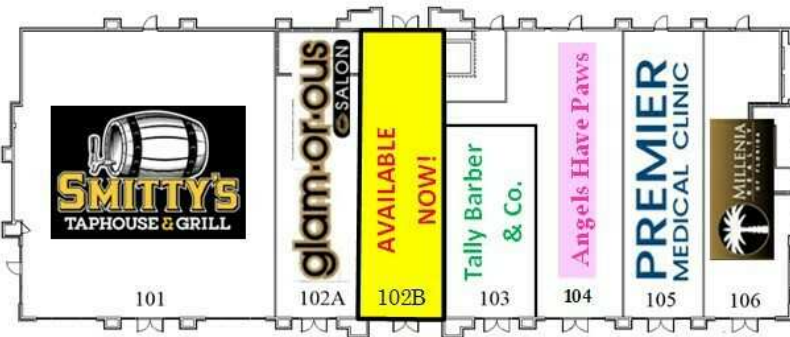
RETAIL SPACE AVAILABLE  
**PERSIMMON HILL**

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# RETAIL VACANCIES

Bldg. 6265

Bldg. 6267



| BUILDING/UNIT | LEASE RATE     | LEASE TYPE | AVAILABLE        | SIZE     |
|---------------|----------------|------------|------------------|----------|
| 6265/102B     | \$23.50/\$4.80 | NNN        | NOW!             | 1,589 SF |
| 6265/105      | \$23.50/\$4.80 | NNN        | Recently Leased! | 1,317 SF |

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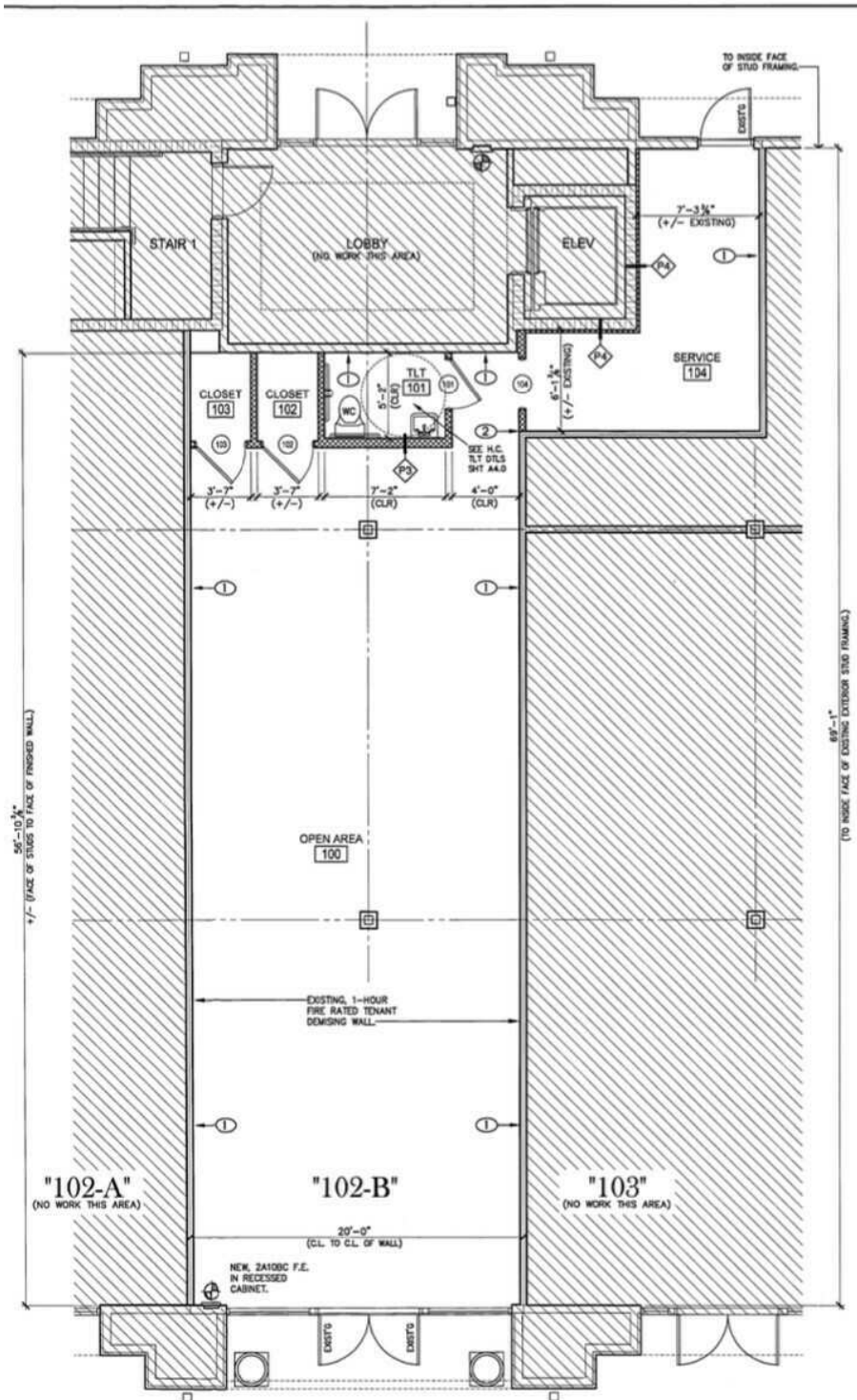
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BLDG. 6265, SUITE 102B

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# RETAILER MAP PERSIMMON HILL

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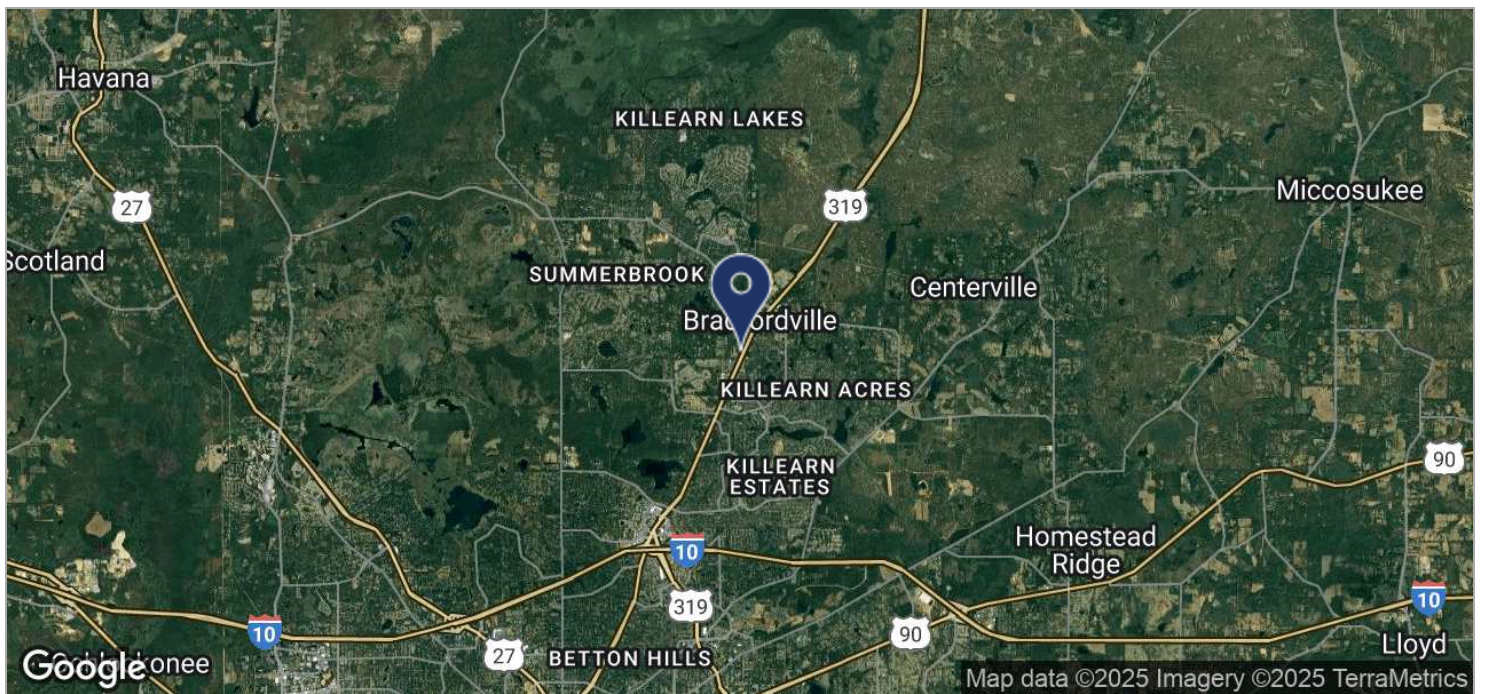
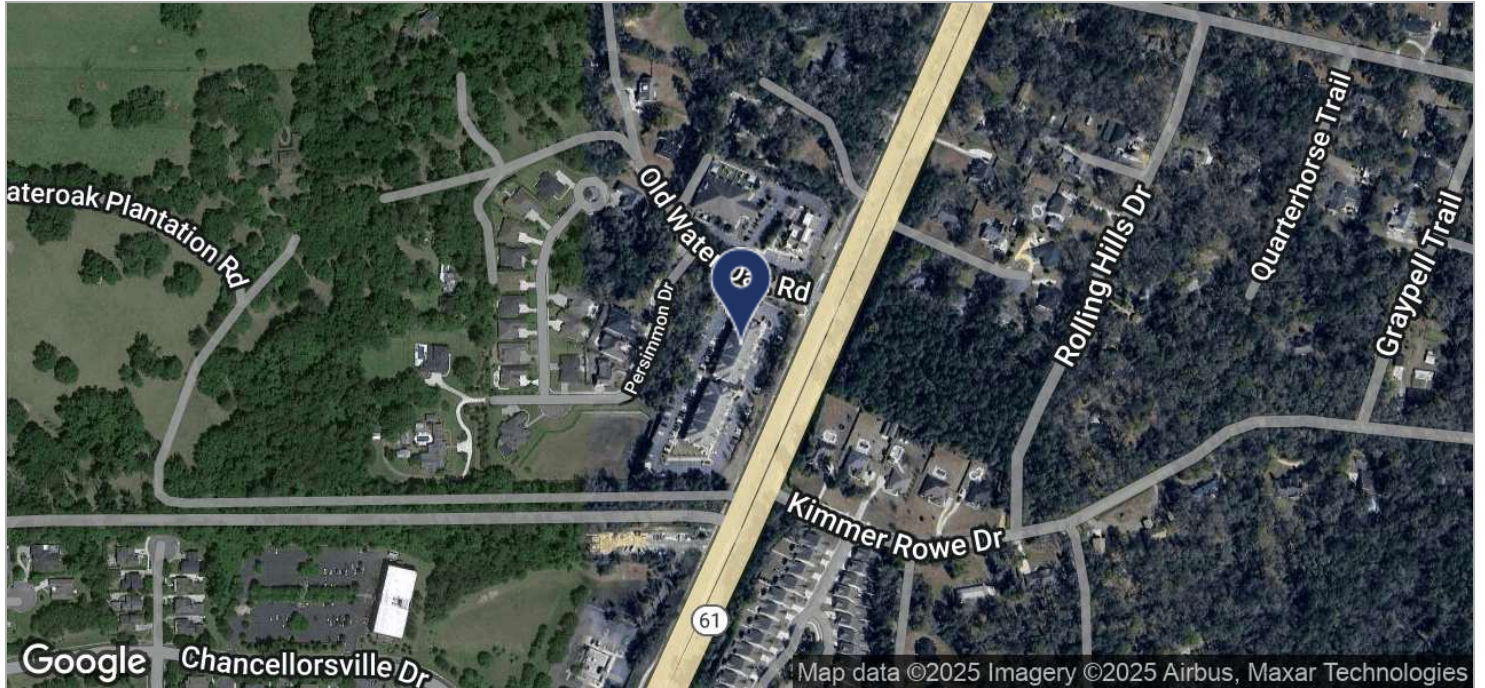
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LOCATION MAPS

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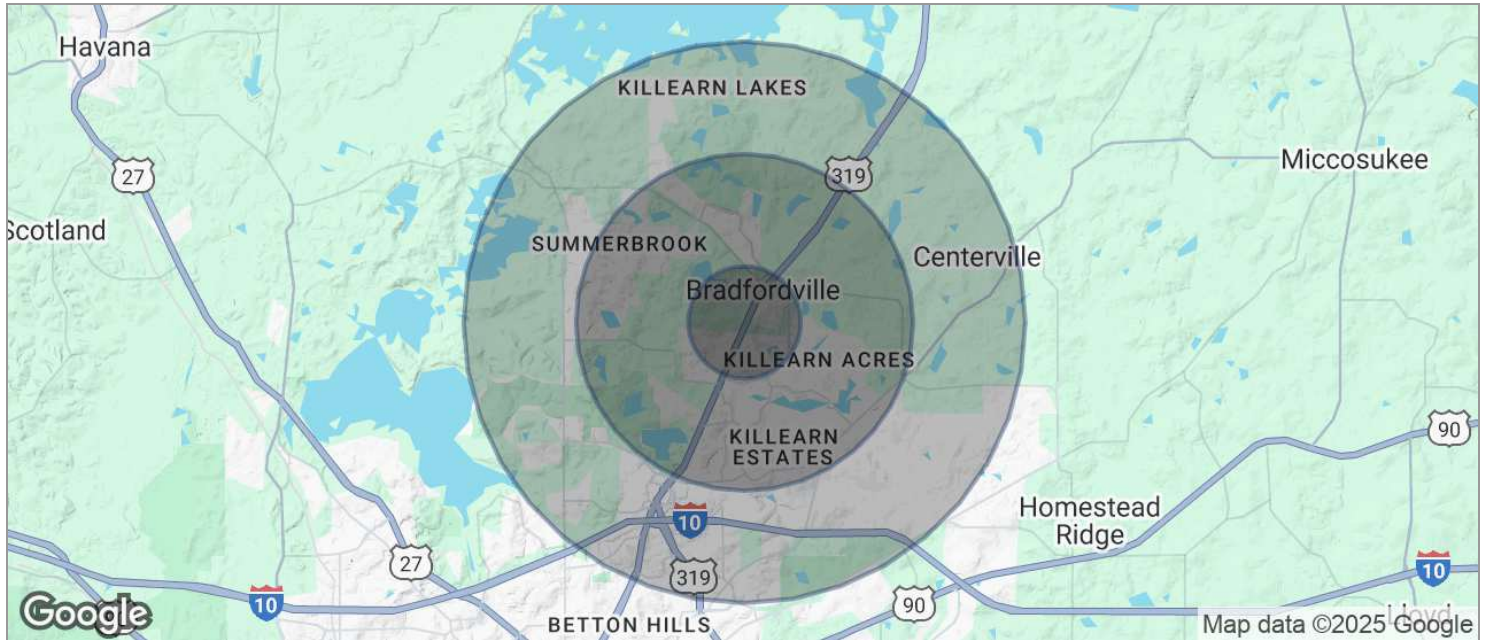




## DEMOGRAPHICS MAP

## PERSIMMON HILL

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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION               | 3,470         | 30,415         | 53,369         |
| MEDIAN AGE                     | 43.1          | 42.8           | 42.9           |
| MEDIAN AGE (MALE)              | 45.6          | 42.1           | 41.5           |
| MEDIAN AGE (FEMALE)            | 41.1          | 43.9           | 43.9           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| TOTAL HOUSEHOLDS               | 1,487         | 12,102         | 22,270         |
| # OF PERSONS PER HH            | 2.3           | 2.5            | 2.4            |
| AVERAGE HH INCOME              | \$139,773     | \$118,095      | \$115,347      |
| AVERAGE HOUSE VALUE            | \$325,191     | \$298,336      | \$291,238      |

\* Demographic data derived from 2020 ACS - US Census

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