

Bradfordville Office Space

For Sale

\$850,000

Executive Summary

8511 Bull Headley, Tallahassee, FL 32312



Unique opportunity to purchase office space in Bradfordville; Northeast Leon county's most affluent and fastest growing area. Numerous commercial and residential developments are presently in permitting or under construction.

Offering Highlights



- Listing Price: \$850,000
- Land Area: 1.60 Acres
- Square Footage: 4,332
- Comprised of four 1,083 SF units
- 4 ADA restrooms
- 20 on-site parking spots
- Updated with a new low maintenance metal roof, new floors, new HVAC, and drop ceilings



Tenant Information & Individual Pricing

- Seller currently occupies two units
 - With two units leased at \$14.00 PSF modified gross lease
 - The leases have 30-day termination option for the Owner if a Buyer wants to occupy additional units



Upcoming Developments in the Area

- New Publix, Starbucks, and park currently under construction across the street on Bannerman Road
 - Creating a pedestrian friendly area
- New Residential projects coming online:
 - Landon Hills 376 Single Family Units, Chastain Manor 80 Single Family Units, Hammock at Oak Grove 101 Single Family Units, Bradford Hills 32 Single Family Units
- Cawthon 244 Unit Apartment Complex



833 Residential Units
Under Construction or
in Permitting

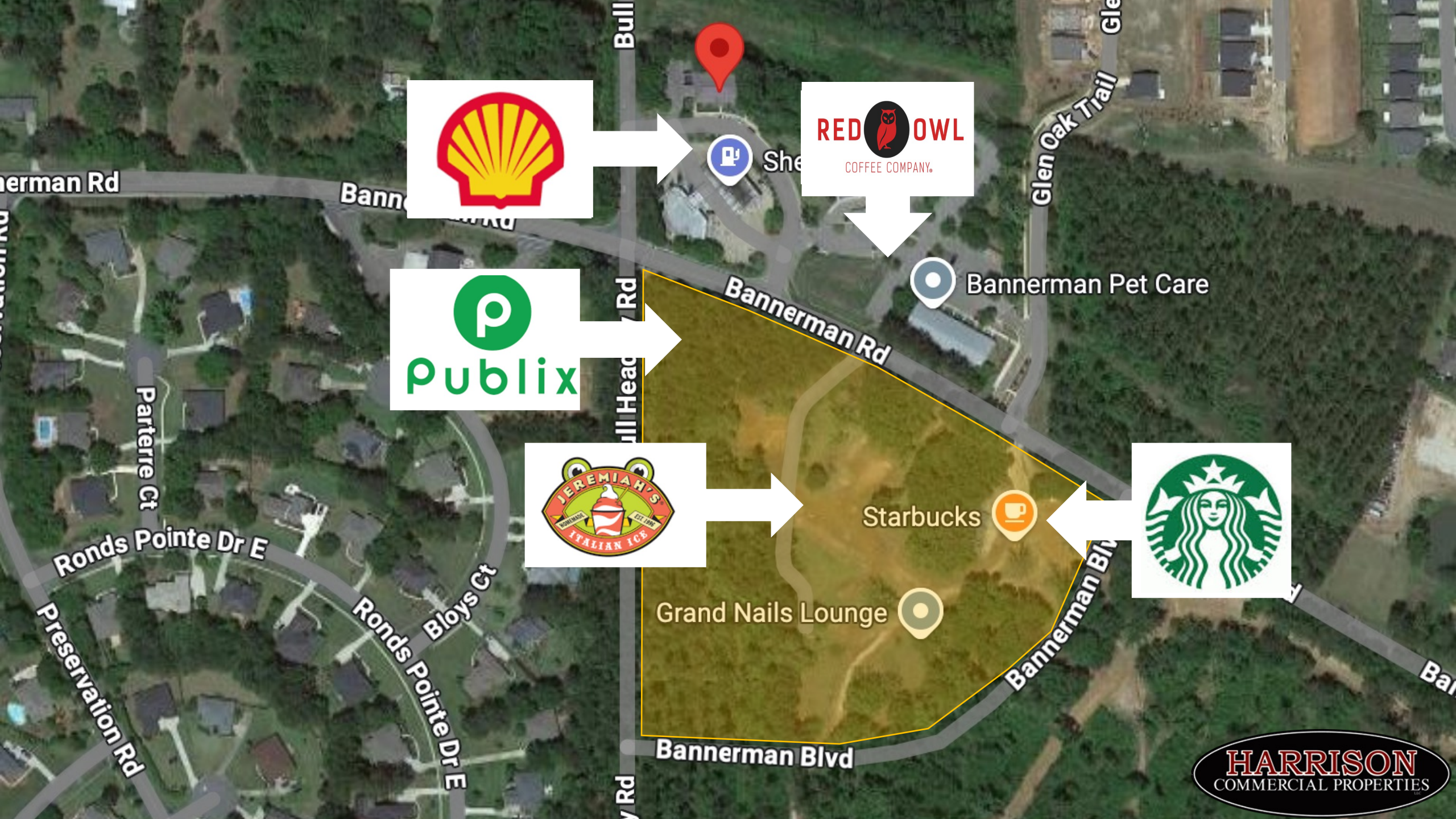
Ox Bottom and Summer
Brooke Neighborhoods:
12,500+ households



Publix
Development

Golden Eagle and
Killearn Lakes
Neighborhoods:
26,000+ households

New Residential
Construction:
Projected 400+
additional units



Starbucks



Grand Nails Lounge





Demographics Near 8511 Bull Headley Rd

	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