



Northside Shoppes.

*At Thomasville Road—multiple drive-thru
directly accross from Ox Bottom Meadows.*

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A Premier Tallahassee Retail Pad.

Five available buildings from 650 SF drive-thru up to 10,000 SF — plus a hard-corner gas pad

Northside Shoppes at Thomasville Rd is a premier retail and pad-leasing opportunity at 2901 Kerry Forest Parkway — one of the most active commercial addresses in Northeast Tallahassee. The site sits on a 50,000-VPD corridor directly across Thomasville Road from Ox Bottom Meadows, PCG's recently opened retail node already drawing daily traffic from Starbucks, Sun Stop, Red Rapids Car Wash, Surcheros and Trulieve. Building 200 has been sold to a national self-storage operator and Building 600 is fully leased. That leaves five available buildings: Building 100 with 1,884 SF remaining in a multi-tenant end-cap, Building 150 with 1,600 SF remaining, a proposed 10,000 SF two-story building at Building 300, a proposed 650 SF drive-thru at Building 400, and a proposed 1,000 SF drive-thru at Building 500. Separately, the hard corner of the site is available as a proposed gas pad — an anchor-caliber use adding fuel and c-store demand to the center. Heartland Dental, Paris Baguette, and Express Corporate have already committed to the project, and 300 new apartment units are planned directly across the street.

AT A GLANCE

Lease Rate	Call for Info
Min Available	650 SF
Drive-Thru Pads	650–3,000 SF
Hard Corner	Gas Pad - Proposed
Rear Outparcel	Sold - National Storage
Accross Street	Ox Bottom Meadows
Traffic Count	50,000 VPD
Anchors Signed	Heartland · Paris Baguette
Apartments	300 Across the Street

650 SF

MINIMUM AVAILABLE

6 PADS

AVAILABLE FOR LEASE

50K VPD

DAILY TRAFFIC ON THOMASVILLE

COMMITTED TENANTS

Paris Baguette + Heartland Dental ·

300 new apartment units planned directly across Thomasville Rd

Multiple drive-thrus from ±1,500 SF



Why Northside Shoppes.

Six reasons this is one of Tallahassee's most desirable pad - lease opportunities.

01 Hard-Corner Gas Pad — Proposed

The hard corner of the site is offered as a proposed gas pad — an anchor-caliber use with captive fuel and c-store demand pulling daily traffic to every building in the center.

02 Directly Across from Ox Bottom Meadows

Northside sits directly across Thomasville Road from Ox Bottom Meadows — PCG's recently opened retail node already drawing daily traffic from Starbucks, Sun Stop, Red Rapids Car Wash, Surcheros and Trulieve.

03 Committed National Tenants

Heartland Dental, Paris Baguette, and Express Corporate have already committed to the project — proven national co-tenancy from day one.

04 300 New Apartments Across the Street

300 new apartment units are planned directly across Thomasville Rd — sustained population density and consumer demand layered onto an already affluent base.

05 Five Available Pads from 650 SF

Six available buildings: Bldg 100 (1,884 SF remain), Bldg 150 (1,600 SF remain), Bldg 300 (10,000 SF 2-story proposed), Bldg 400 (650 SF drive-thru proposed), and Bldg 500 (1,000 SF drive-thru proposed), Hard corner Gas Pad

06 50,000 VPD on Thomasville Rd

Direct frontage on a corridor carrying 50,000 daily vehicles — high-visibility exposure and easy access at one of Northeast Tallahassee's most active addresses.

THE OPPORTUNITY

Five pads from 650 SF plus a proposed hard-corner gas pad — on a 50,000-VPD corridor directly across from Ox Bottom Meadows' newly opened tenant lineup

The Site Plan.

Master plan — drive-thru pads up front, national storage anchor on the rear pad..



*SITE PLAN IS A PROPOSAL, SUBJECT TO CHANGE

Six Available Pads.

From a 650 SF drive-thru to a proposed hard-corner gas pad and a 10,000 SF 2-story building.

HARD CORNER ANCHOR PAD Gas Pad <i>Proposed hard-corner gas pad (separate offering).</i> STATUS Proposed — Available POSITION Hard corner BEST USE Gas / c-store / fuel LEASE RATE Call for Info	BUILDING 100 END-CAP 1,884 SF <i>Multi-tenant — end-cap suite remaining.</i> STATUS Available POSITION Multi-tenant end-cap BEST USE QSR · Coffee · Service · Boutique LEASE RATE Call for Info	BUILDING 150 END-CAP 1,600 SF <i>Multi-tenant — end-cap suite remaining.</i> STATUS Available POSITION Multi-tenant end-cap BEST USE QSR · Coffee · Service · Boutique LEASE RATE Call for Info
BUILDING 300 2-STORY ±10,000 SF <i>Proposed two-story building.</i> STATUS Proposed — Available POSITION 2-story mixed use BEST USE Medical · Office · Retail LEASE RATE Call for Info	BUILDING 400 DRIVE-THRU 650 SF <i>Proposed drive-thru building.</i> STATUS Proposed — Available POSITION Drive-thru pad BEST USE QSR · Coffee · Dessert LEASE RATE Call for Info	BUILDING 500 DRIVE-THRU 1,000 SF <i>Proposed drive-thru building.</i> STATUS Proposed — Available POSITION Drive-thru pad BEST USE QSR · Coffee · Dessert LEASE RATE Call for Info

ALREADY COMMITTED

Building 200 — sold to a national self-storage operator
Building 600 — multi-tenant, fully leased



THOMASVILLE ROAD

50,000 VPD on Northeast Tallahassee's most affluent retail corridor.

Northeast Tallahassee's Most Affluent Corridor.

01

Thomasville Road

Northeast Tallahassee's primary retail corridor — 50,000 vehicles per day carrying steady commuter, family and lifestyle traffic past the site.

02

Kerry Forest Parkway

A signaled hard corner with full access at one of the most active commercial intersections in Northeast Tallahassee — high visibility from both directions.

03

Affluent, Established Base

A 1-mile average household income of \$148,414 and average home value of \$433,416 — among the most affluent residential submarkets in the metro.

DEMOGRAPHICS

Affluent, established, growing.

\$148,414 AHI

AVG HH INCOME (1 MI)

\$433,416 AHV

AVG HOME VALUE (1 MI)

65,474 PEOPLE

POPULATION IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	6,655	35,755	65,474
Total Households	2,636	14,161	26,367
Average HH Income	\$148,414	\$137,381	\$138,112
Average Home Value	\$433,416	\$419,056	\$436,088

Demographics data derived from AlphaMap.

In Excellent Company.

The Thomasville Rd/Killlearn corridor surrounding Northside Shoppes.

ON-SITE — COMMITTED

Heartland Dental
Paris Baguette

Express Corporate

CORRIDOR ANCHORS

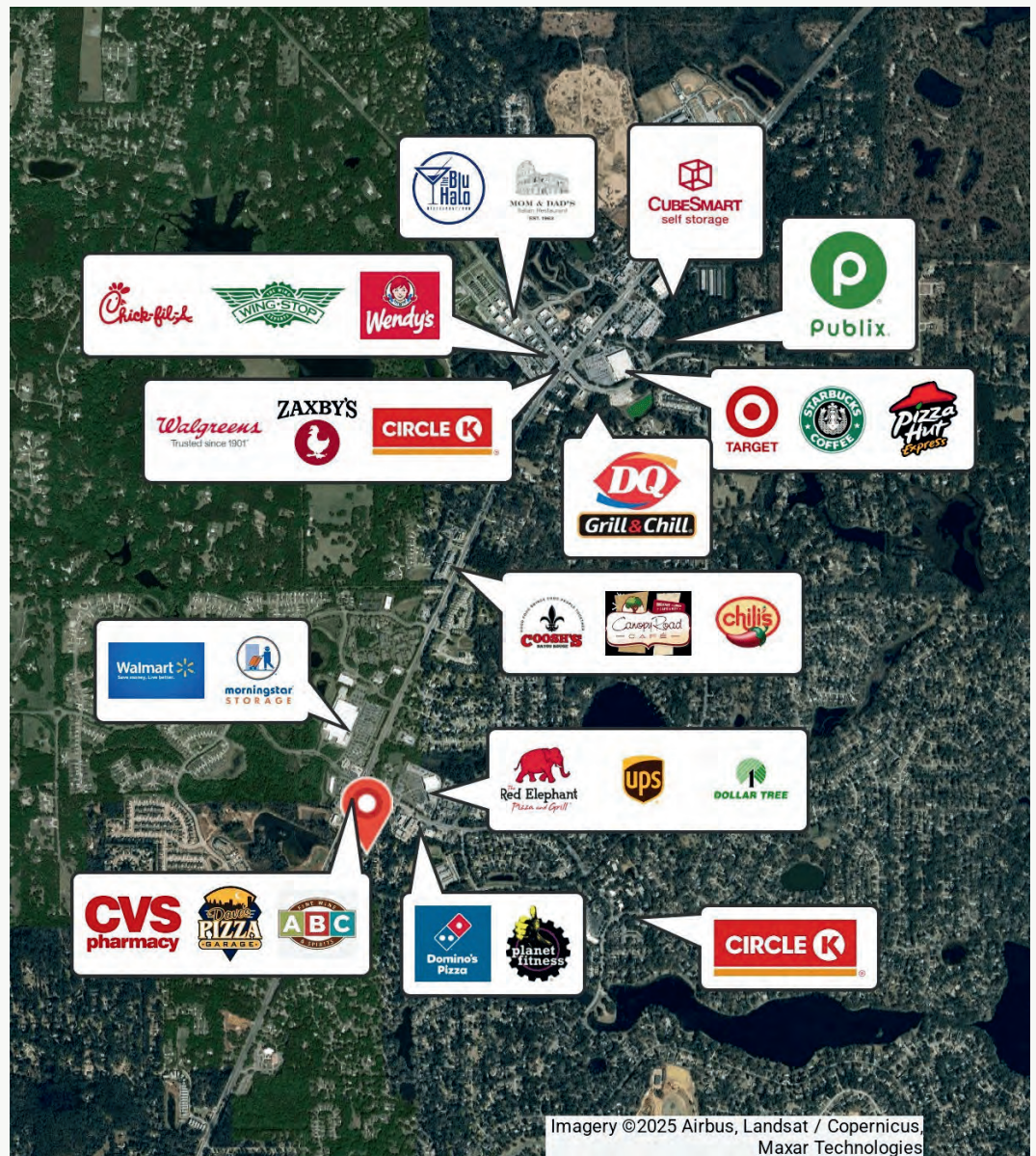
Publix
Target
Bealls
Walgreens
CVS Pharmacy

DINING & QSR

Starbucks
Chick-fil-A
Chipotle
Panera Bread
Five Guys
Newk's Eatery

ACROSS THE STREET

Starbucks
Sunstop
Red Rapids Car Wash
Surchero's
Trulieve



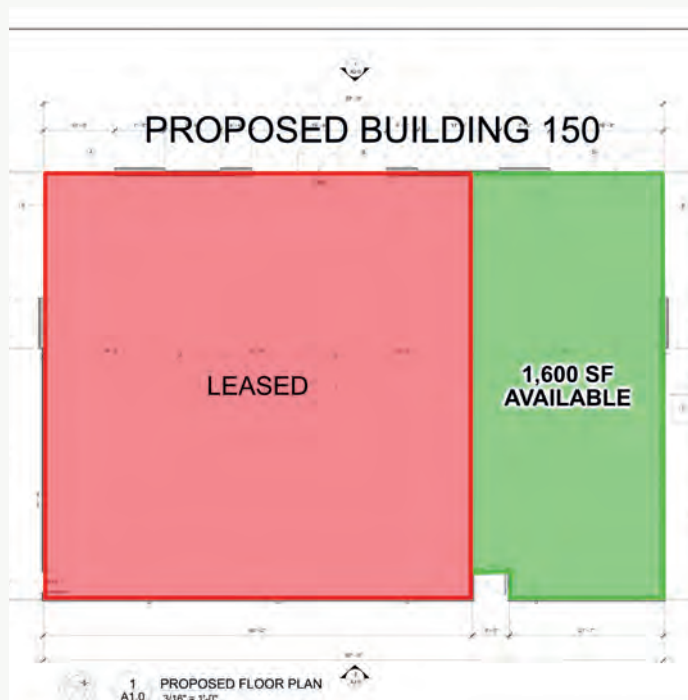
RETAIL MAP — THOMASVILLE / KERRY FOREST CORRIDOR

ESTABLISHED, AFFLUENT TRADE AREA

*Heartland Dental, Paris Baguette, and Express anchor the project —
300 new apartments coming directly across the street drive sustained demand.*

A Closer Look.

The site, the corner, and the corridor across the street.



A Closer Look.

The drive-thru buildings, rendered.



GET IN TOUCH

Let's talk about Northside Shoppes.

*Drive-thru pads from 650 SF – directly across from Ox Bottom Meadows.
Inquiries welcome from QSR, retail, medical and service operators.*



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