



EXECUTIVE SUMMARY

PERSIMMON HILL

6265 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Bldg. 6265 Suite 203: 1828 sf
 \$20.00 sf
 \$3.60 CAM
 (With Annual
 Rent Escalation)

Year Built: 2012

Building Size: A: 26,583 SF
 B: 26,583 SF

PROPERTY OVERVIEW

This popular neighborhood commercial center is well located off Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast sub-market of Tallahassee, Persimmon Hill provides Class A office space as well as a mix of great retail shopping and dining experiences. Bathrooms are common area and located in the lobby. See Floor Plan.

PROPERTY HIGHLIGHTS

- High Profile location in NE Tallahassee, just north of the Walmart Supercenter
- Excellent Demographics
- 200+ parking spaces
- Great Signage and Visibility

[Click Here for Zoning Information](#)

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TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363

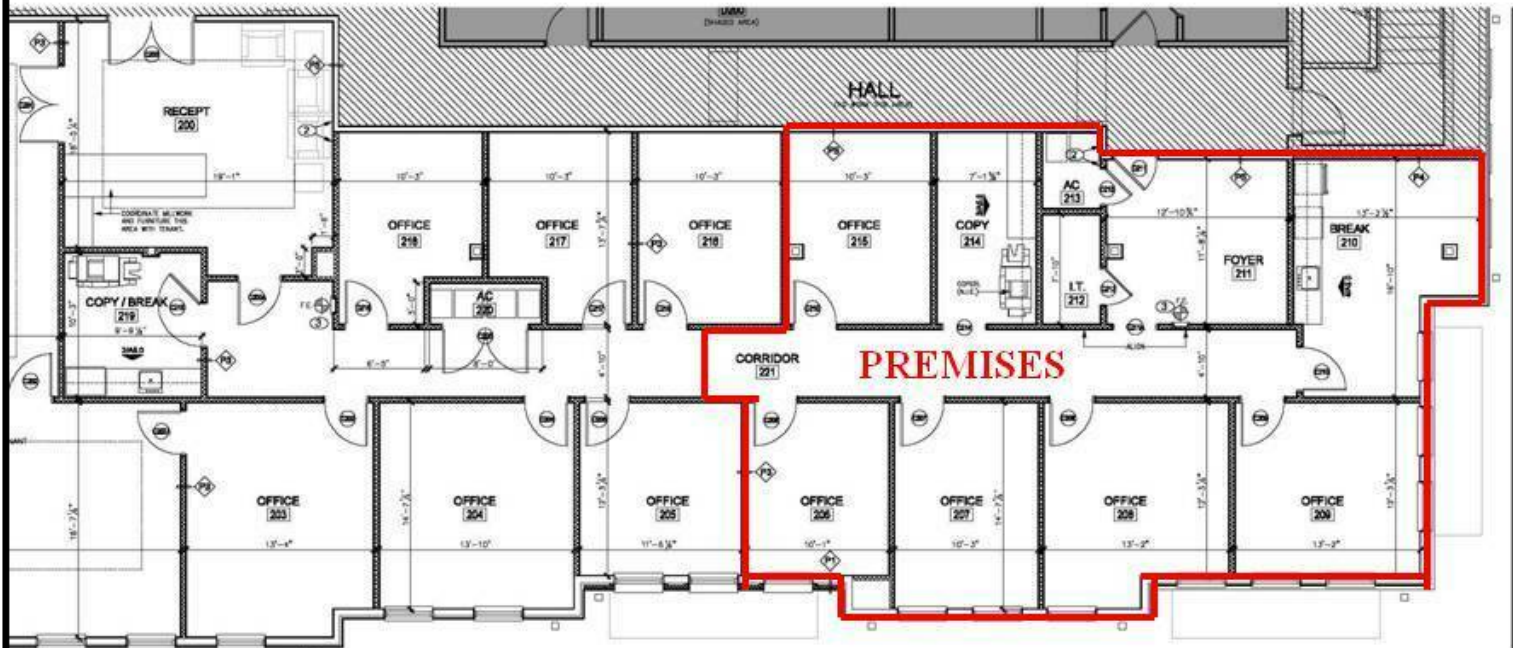




FLOOR PLAN - STE 203

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INTERIOR BUILDOUT - BUSINE
PERSIMMON 200-B for THE PARRISH

IN ARCHITECTS

For Illustrative Purposes Only

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STE 203

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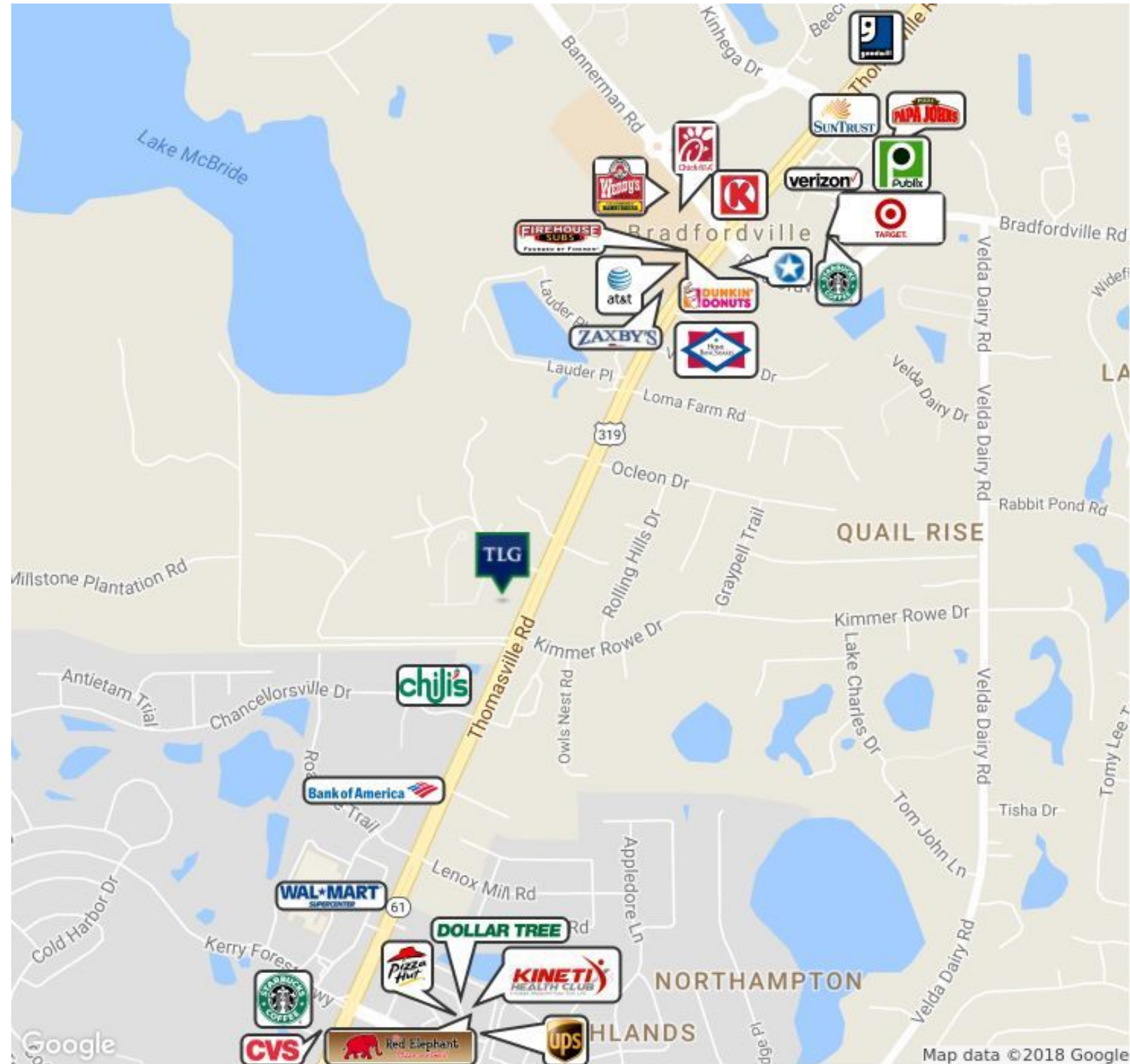
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RETAILER MAP PERSIMMON HILL

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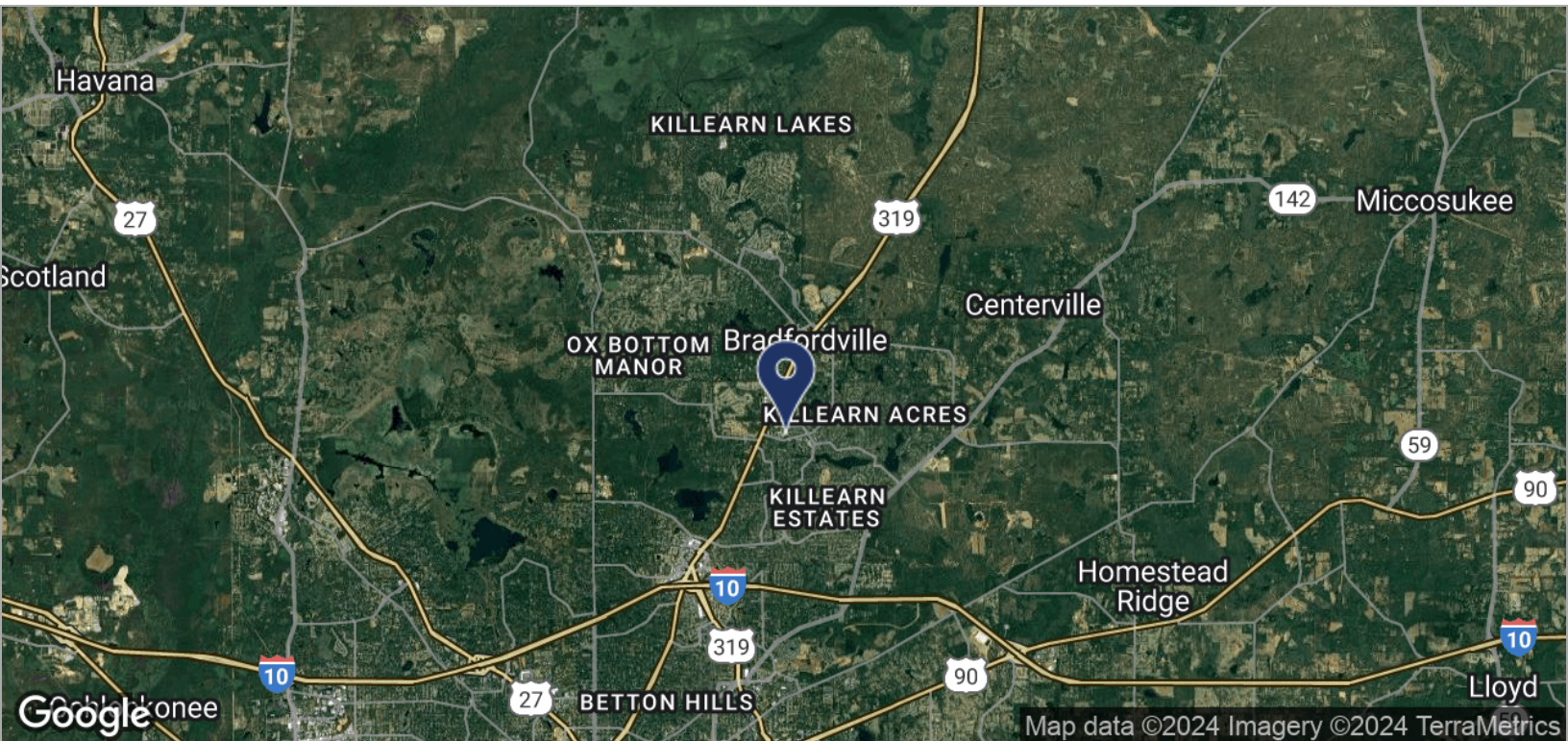
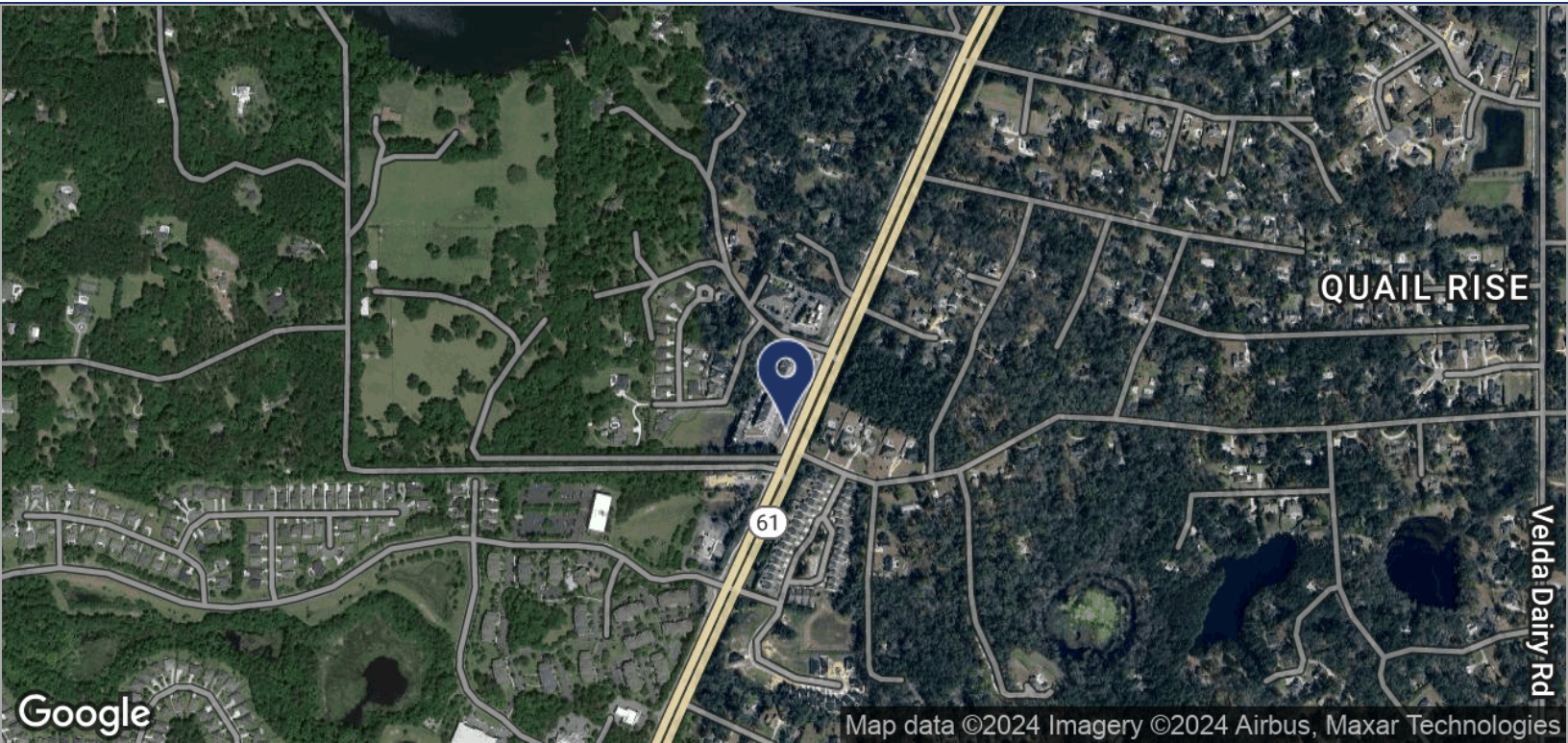




LOCATION MAPS

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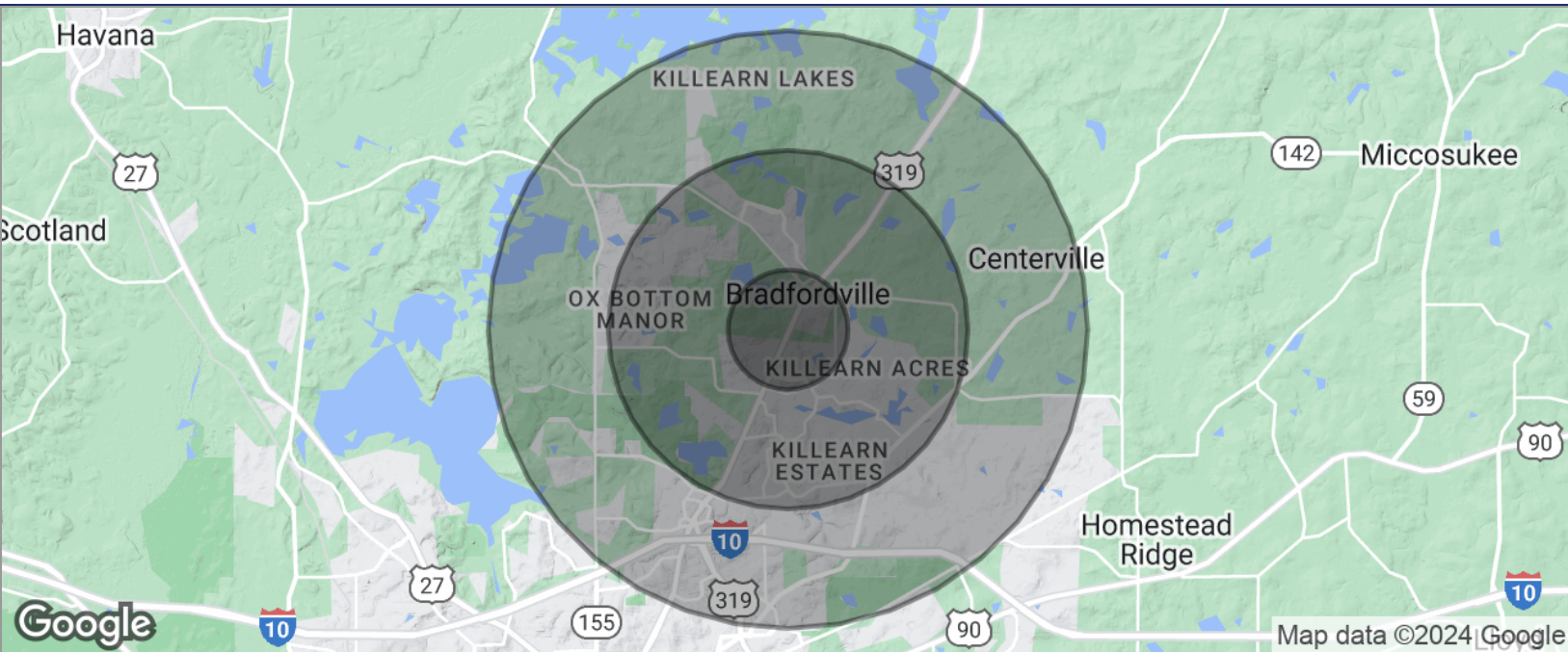




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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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