# TLG

## EXECUTIVE SUMMARY **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



#### **OFFERING SUMMARY**

| Buildings:    | Bldg. 6265 - Suite 105 Retail                |
|---------------|--|
| Available SF: | Ste. 105 - 1,317 sf<br><b>Available NOW!</b> |
| Lease Rate:   | \$23.50 sf/\$4.80 CAM                        |
| Year Built:   | 2012   |

#### **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

#### **Click Here for Zoning Information**

Laurie Blank 850.545.5107 Iblank16@comcast.net **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

REALTO





## PLAZA PHOTOS PERSIMMON HILL - BLDG. 6265 STE. 105 6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank 850.545.5107 Iblank16@comcast.net TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for sources by of the property to your sources. Photos herein are the property of their respective owners and use of these images without the express writhen content of the owner is prohibited.



## SUITE 105 **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



Laurie Blank 850.545.5107 Iblank16@comcast.net **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner to the owner.



RETAIL SPACE AVAILABLE **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312

# **RETAIL VACANCIES**

# Bldg. 6265

Bldg. 6267

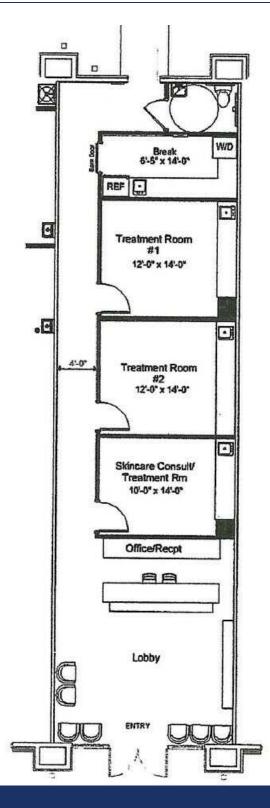


Laurie Blank 850.545.5107 lblank16@comcast.net TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the sources without the evenges without the evenges. Photos havin are the nonnerty of their respective owners and use of these images without the evenges without the evenges.



# BLDG. 6265, SUITE 105 **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



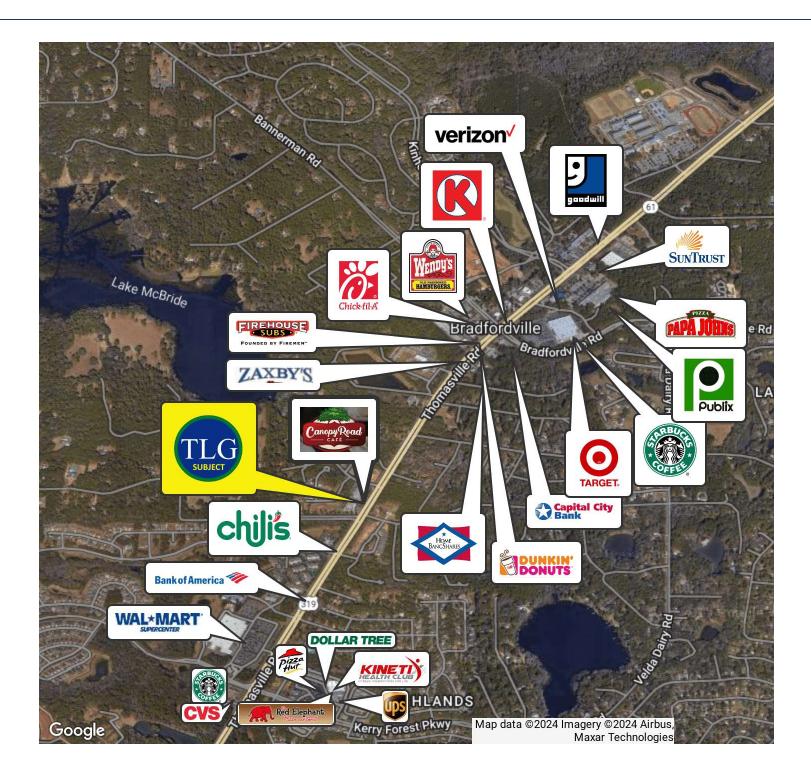
Laurie Blank 850.545.5107 Iblank16@comcast.net **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited to your satisfaction the



#### RETAILER MAP **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



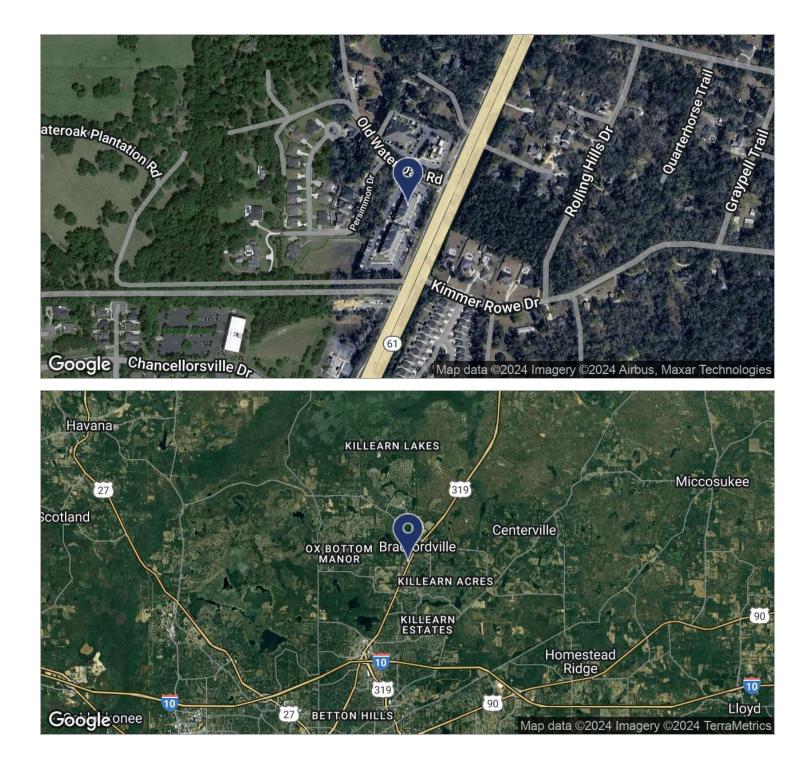


Laurie Blank 850.545.5107 Iblank16@comcast.net

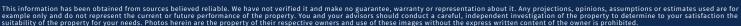
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### LOCATION MAPS **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312

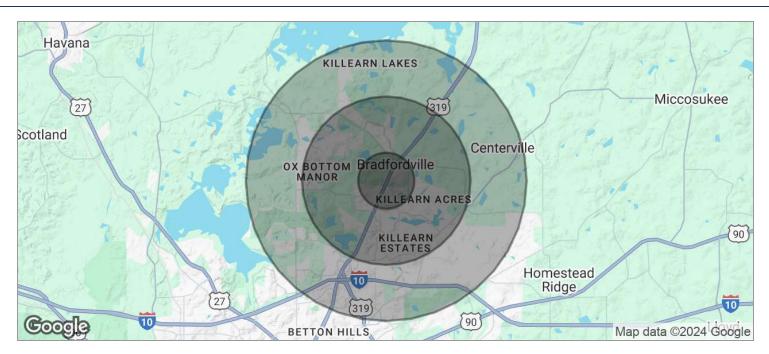


Laurie Blank 850.545.5107 Iblank16@comcast.net TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363





#### DEMOGRAPHICS MAP **PERSIMMON HILL - BLDG. 6265 STE. 105** 6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



| 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 |  |
|                     | JJZJ,1J1  | JZJ0,JJ0  | 7271,230  |  |

\* Demographic data derived from 2020 ACS - US Census

Laurie Blank 850.545.5107 Iblank16@comcast.net



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.