



## EXECUTIVE SUMMARY

## PERSIMMON HILL - BLDG. 6265 STE. 105

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



## OFFERING SUMMARY

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

**Laurie Blank**  
850.545.5107  
lblank16@comcast.net

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





PLAZA PHOTOS

PERSIMMON HILL - BLDG. 6265 STE. 105

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank  
850.545.5107  
lblank16@comcast.net

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





SUITE 105

# PERSIMMON HILL - BLDG. 6265 STE. 105

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



**Laurie Blank**  
850.545.5107  
lblank16@comcast.net

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





RETAIL SPACE AVAILABLE

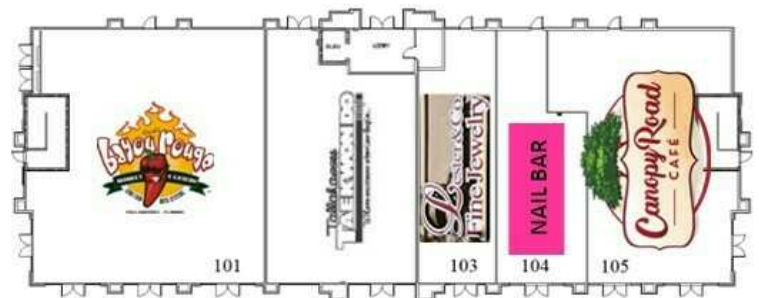
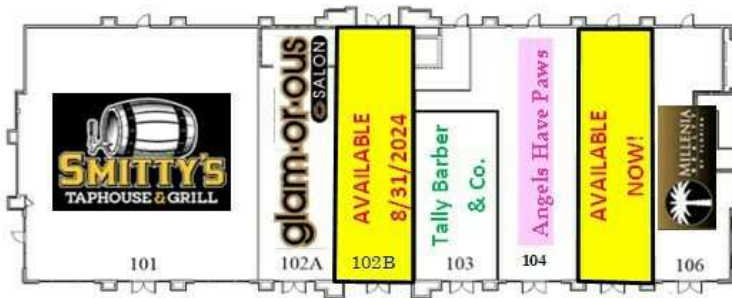
PERSIMMON HILL - BLDG. 6265 STE. 105

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

# RETAIL VACANCIES

## Bldg. 6265

## Bldg. 6267



BUILDING/UNIT	LEASE RATE	LEASE TYPE	AVAILABLE	SIZE
6265/105	\$23.50/\$4.80	NNN	NOW!	1,317 SF
6265/102B	\$23.50/\$4.80	NNN	8/31/2024	1,589 SF

Laurie Blank  
850.545.5107  
lblank16@comcast.net

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

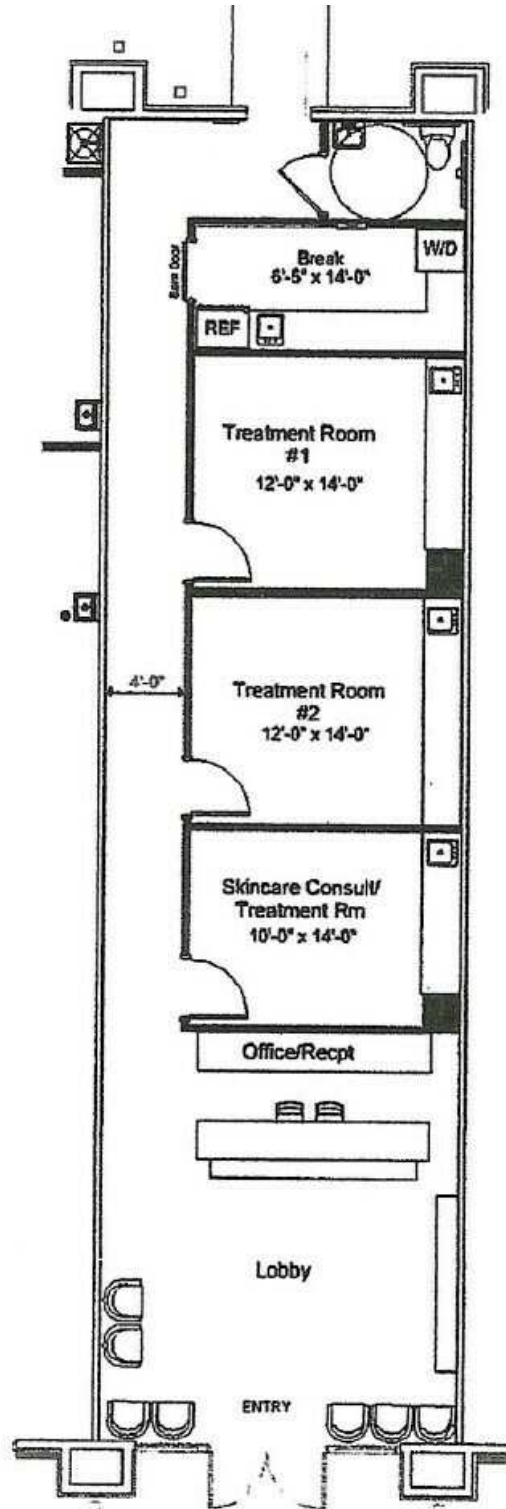




BLDG. 6265, SUITE 105

## PERSIMMON HILL - BLDG. 6265 STE. 105

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



**Laurie Blank**  
850.545.5107  
lblank16@comcast.net

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





RETAILER MAP

PERSIMMON HILL - BLDG. 6265 STE. 105

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Laurie Blank  
850.545.5107  
lblank16@comcast.net

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

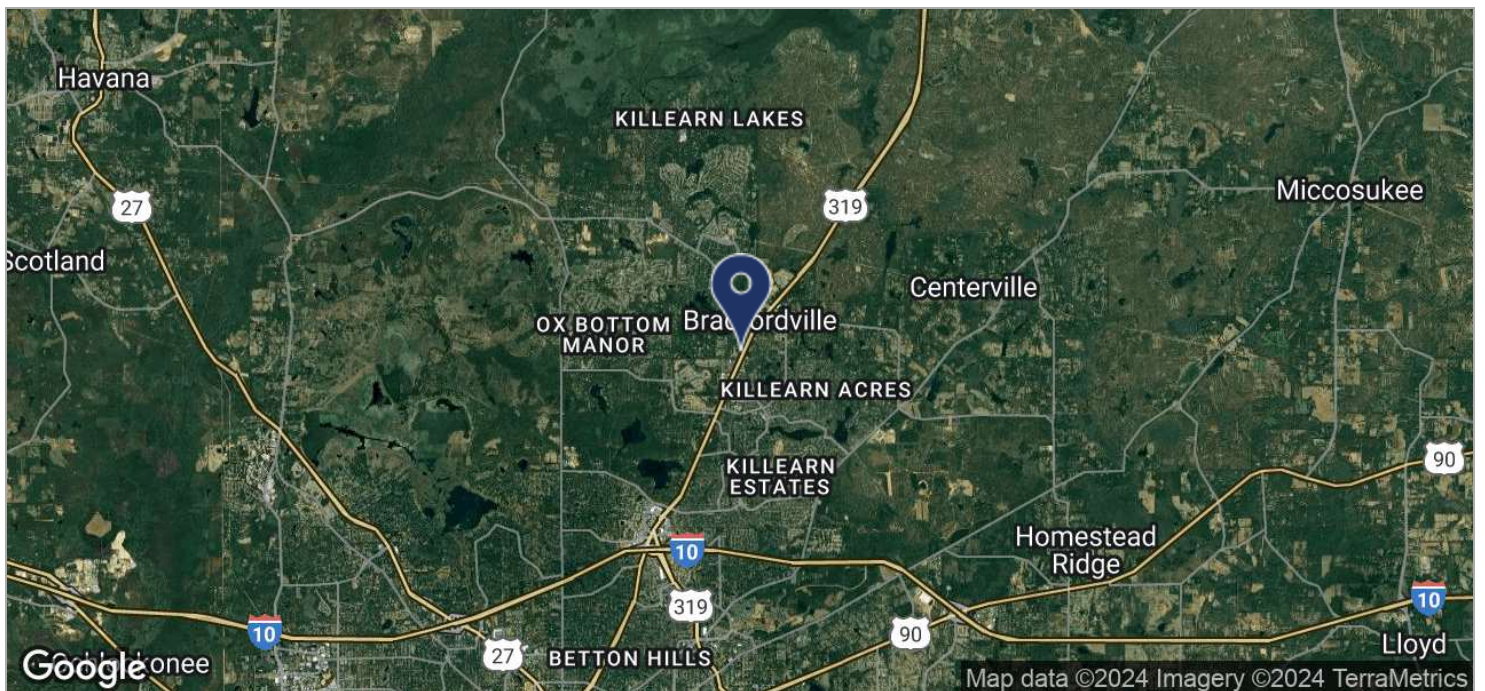
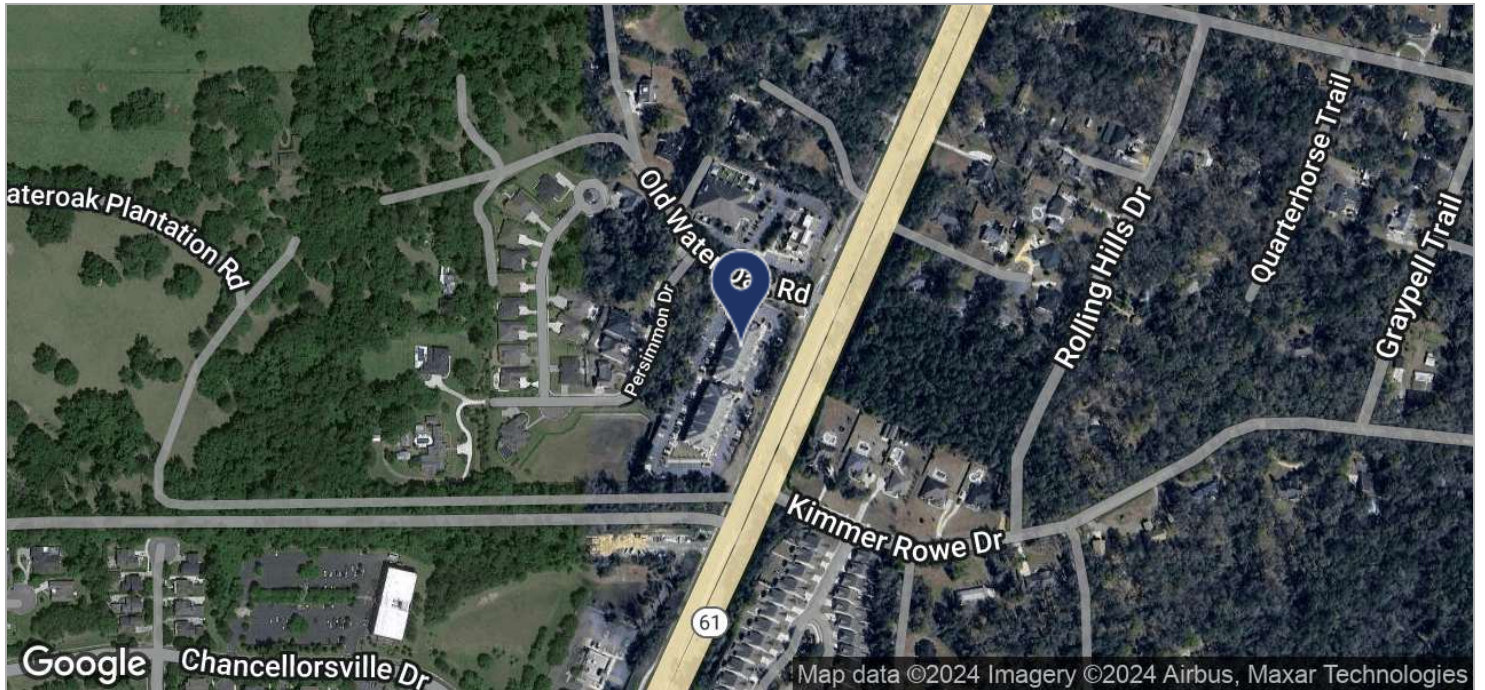




LOCATION MAPS

PERSIMMON HILL - BLDG. 6265 STE. 105

6265 & 6267 OLD WATER OAK ROAD, TALLAHASSEE, FL 32312



Laurie Blank  
850.545.5107  
lblank16@comcast.net

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

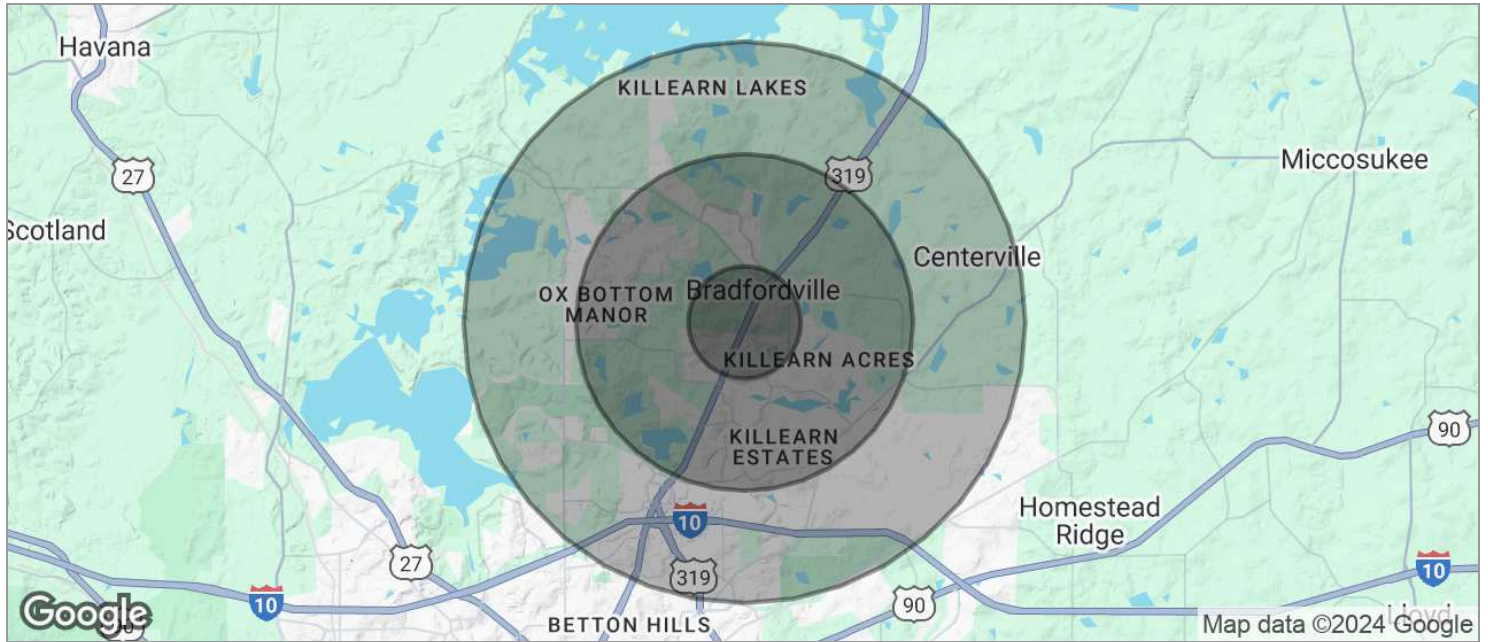




## DEMOGRAPHICS MAP

## PERSIMMON HILL - BLDG. 6265 STE. 105

6265 &amp; 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

\* Demographic data derived from 2020 ACS - US Census

Laurie Blank  
850.545.5107  
lblank16@comcast.net

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

