



Northside Shoppes.

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

2901 Kerry Forest Parkway • Tallahassee, FL 32309

A Premier Tallahassee Retail Pad.

Drive-thru pads from 1,500 SF – anchored by a proven national lineup.

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. The rear pad has been sold to a national self-storage operator – adding consistent daily customer flow to the site. Two purpose-built drive-thru buildings – Building 100 and Building 150 – each offer ±1,500 SF of available end-cap space, with drive-thru opportunities ranging from 1,500 to 3,000 SF. Heartland Dental, Paris Baguette, Zoom Tan 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	1,500 SF
Drive-Thru Pads	1,500–3,000 SF
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

1,500_{SF}
MINIMUM AVAILABLE

4_{PADS}
AVAILABLE FOR LEASE

50K_{VPD}
DAILY TRAFFIC ON THOMASVILLE

COMMITTED TENANTS

Paris Baguette + Heartland Dental · Zoom Tan
300 new apartment units planned directly across Thomasville Rd
Multiple drive-thrus from ±1,500 SF

PROPERTY TYPE Multi-Building Retail Development · Drive-Thru & Outparcel
IDEAL USES QSR · Coffee · Medical · Boutique Retail · Service · Pharmacy
LOCATION 2901 Kerry Forest Pkwy · Tallahassee, FL 32309 · Leon County



Why Northside Shoppes.

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

01 Drive-Thru Pads from 1,500 SF

Two purpose-built drive-thru buildings each offer ±1,500 SF of available end-cap space, with additional drive-thru opportunities ranging from 1,500 to 3,000 SF.

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, Zoom Tan 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 Premium Trade-Area Demographics

A1-mile average household income of \$148,414 and average home value of \$433,416 anchor the resident base — among the strongest demographics in the Tallahassee metro.

06 50,000 VPD on Thomasville Rd

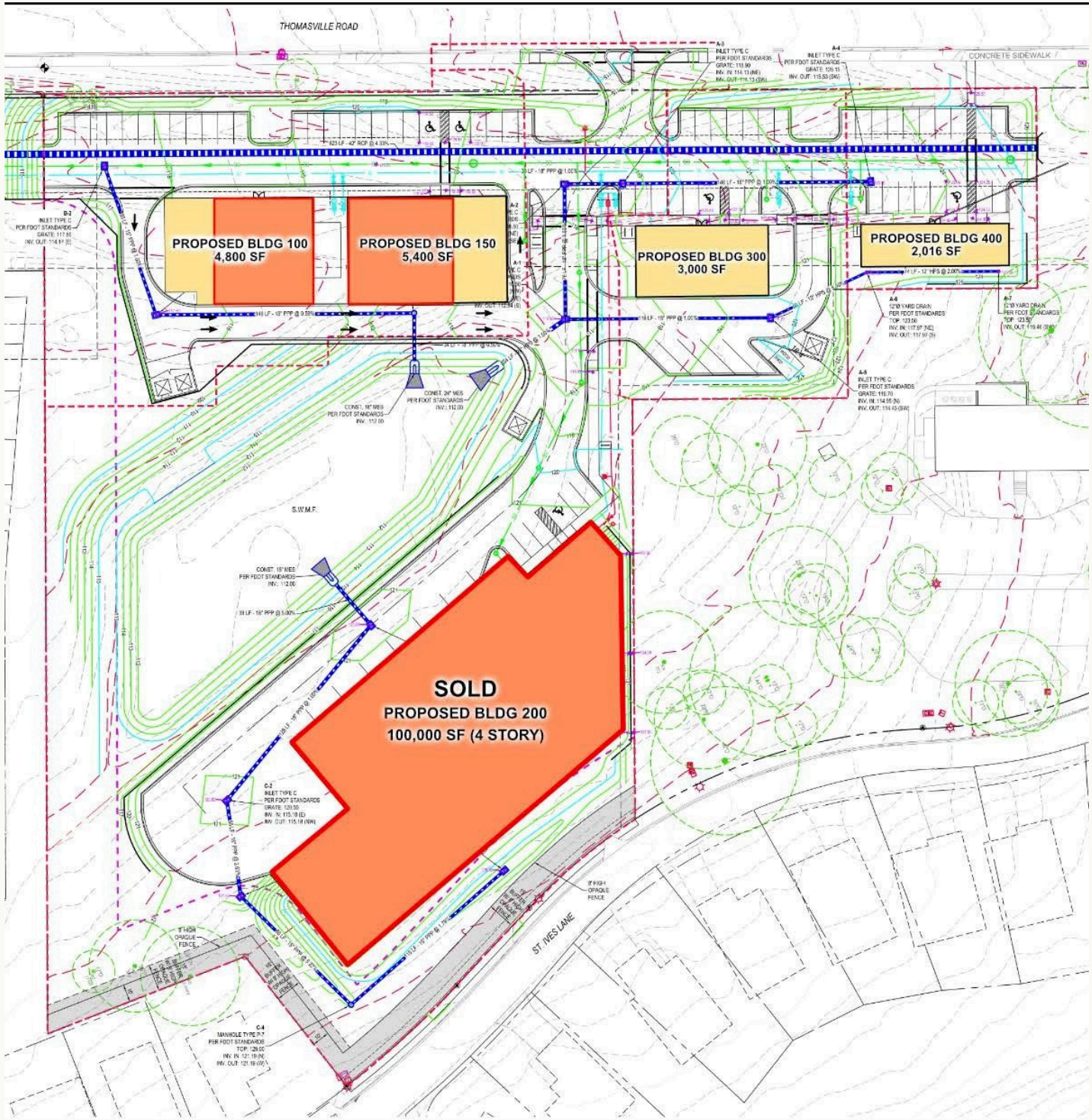
Direct frontage on a corridor carrying 50,000 daily vehicles — high-visibility exposure and easy access at one of Northeast Tallahassee's most active addresses.

THE OPPORTUNITY

Drive-thru pads from 1,500 SF on a 50,000-VPD corridor — anchored by Heartland Dental and Paris Baguette, with 300 new apartments coming across the street.

The Site Plan.

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



MASTER PLAN – NORTHSIDE SHOPPES AT THOMASVILLE RD

1,500 SF Available – Two Buildings.

Building 100 and Building 150 – each with an end-cap suite.



BUILDING 100 – ±1,884 SF AVAILABLE (END-CAP, GREEN)



BUILDING 150 – ±1,600 SF AVAILABLE (END-CAP, GREEN)

BUILDING 100

±1,884 SF

LEASE RATE
Call for Info

LEASE TYPE
NNN

STATUS
Available – End-Cap

POSITION
End-Cap– Drive-Thru Building

IDEAL USE
QSR · Coffee · Service · Boutique

BUILDING 150

±1,600 SF

LEASE RATE
Call for Info

LEASE TYPE
NNN

STATUS
Available – End-Cap

POSITION
End-Cap– Drive-Thru Building

IDEAL USE
QSR · Coffee · Service · Boutique



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
- Zoom Tan
- 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
- Surcherо's
- Trulieve



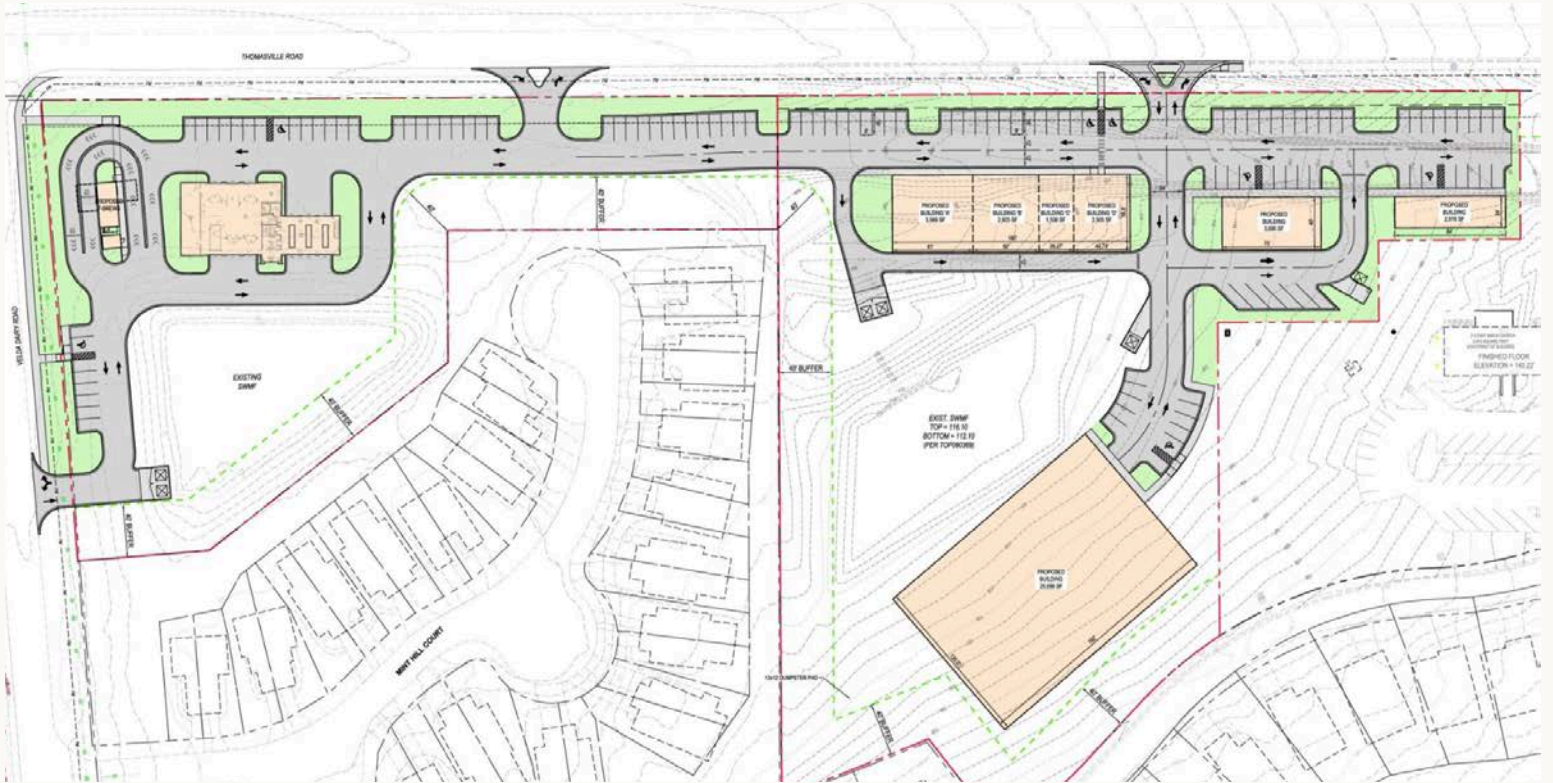
RETAIL MAP – THOMASVILLE / KERRY FOREST CORRIDOR

ESTABLISHED, AFFLUENT TRADE AREA

Heartland Dental, Paris Baguette, Zoom Tan 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 1,500 SF – directly across from Ox Bottom Meadows.
Inquiries welcome from QSR, retail, medical and service operators.



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