



# Macro Aerial

3715 Bradfordville Rd. | Tallahassee, FL 32309



# Summary

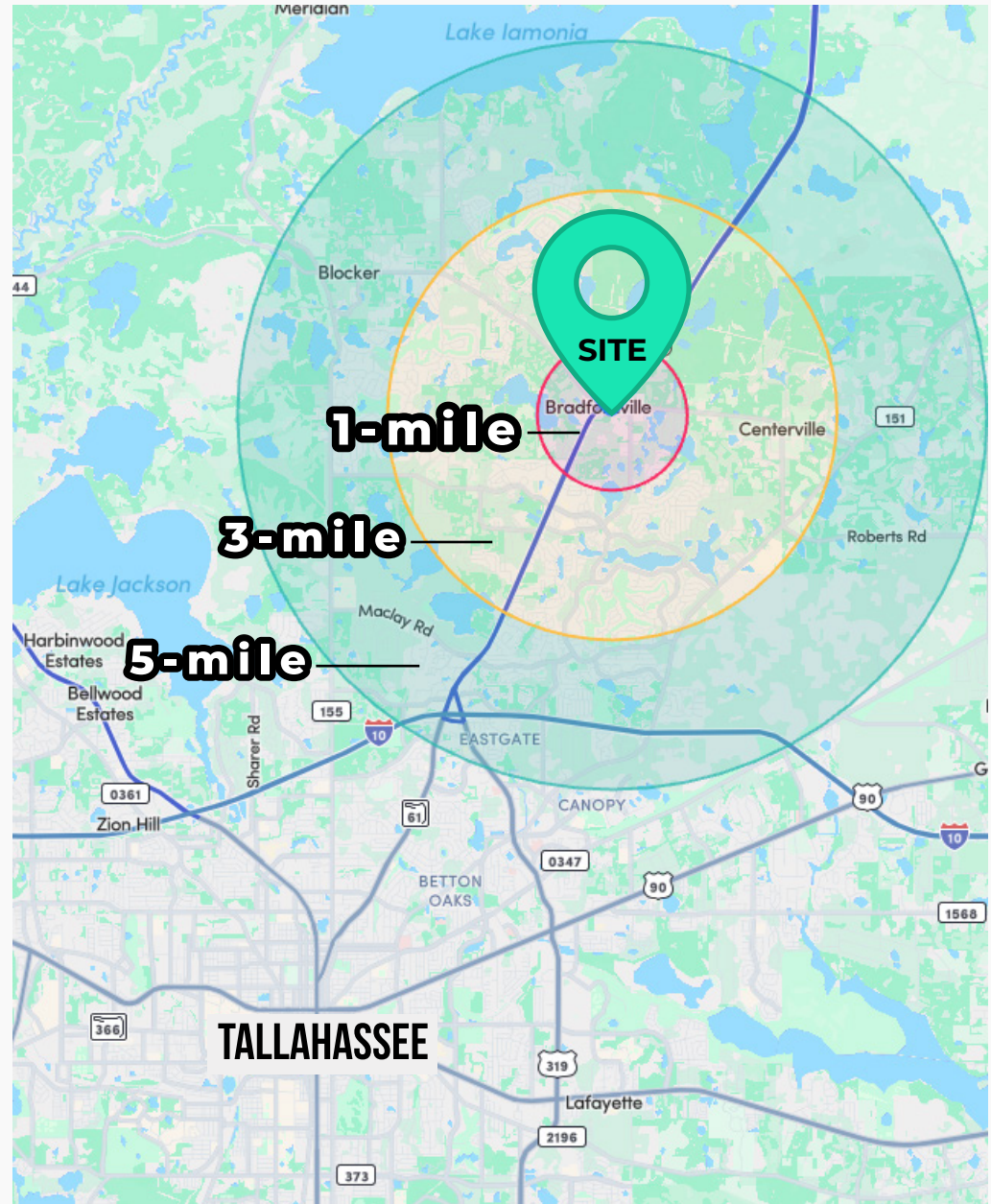
- Lease Rate: Call for Pricing
- Building Size: +/- 9,648 SF
- Available For Lease: +/- 2,751 SF
- Completion Date: Available Immediately
- Co-Tenants: Redemption Orthodontics

# Property Overview

- Gray shell space in Bradfordville's primary commercial corridor
- Located next to market's primary Target directly across from Bannerman Crossings Shopping Center
- Excellent demographic profile- AHHI exceeding \$128,000

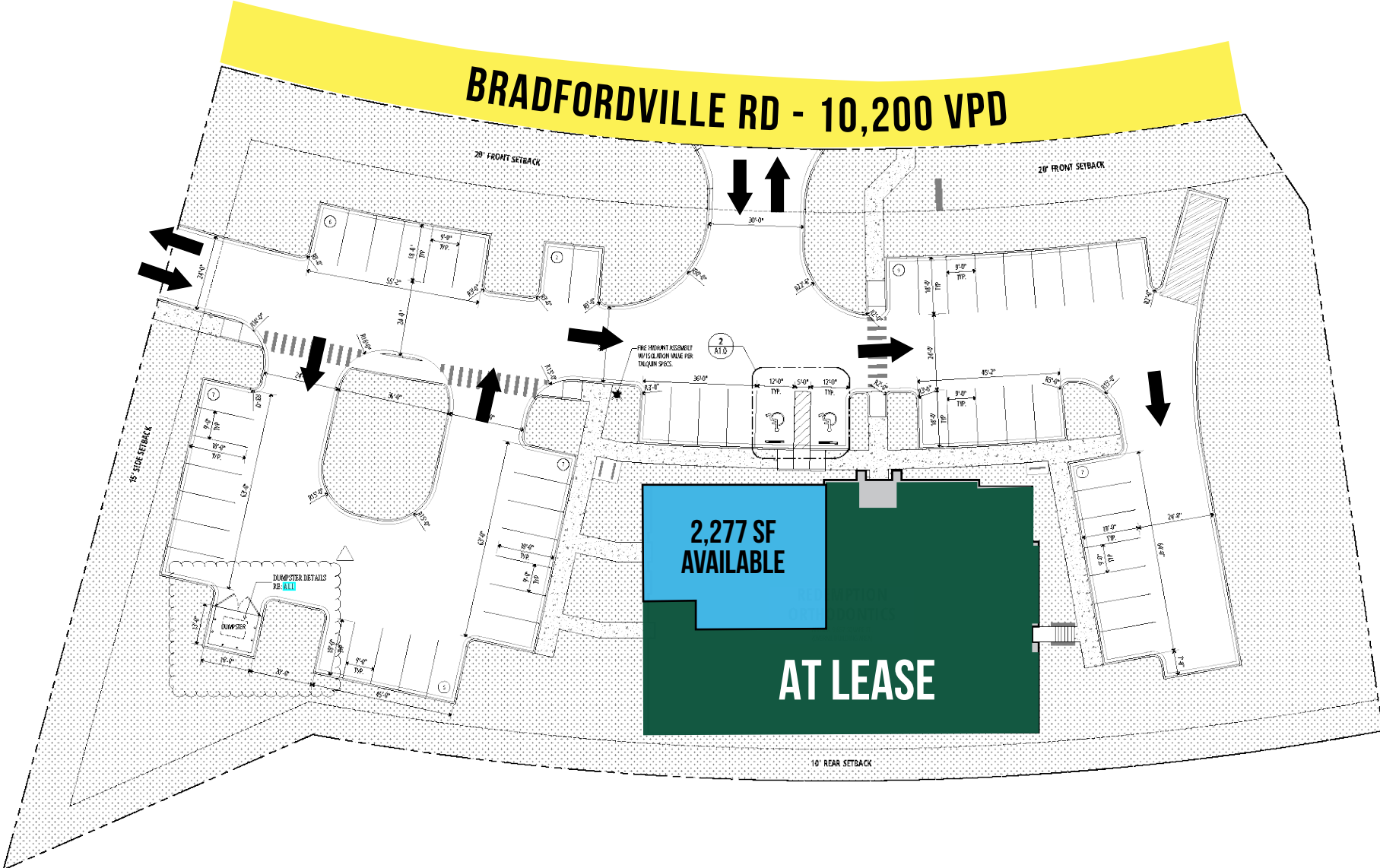
# Demographics

| 2024 Population                 |                     |                     |
|---------------------------------|---------------------|---------------------|
| 2,244<br>1 Mile                 | 27,902<br>3 Mile    | 50,083<br>5 Mile    |
| 2028 Projected Growth ('24-'28) |                     |                     |
| 2.75%<br>1 Mile                 | 4.95%<br>3 Mile     | 2.31%<br>5 Mile     |
| Avg. Household Income           |                     |                     |
| \$125,854<br>1 Mile             | \$126,696<br>3 Mile | \$125,291<br>5 Mile |



# Site Plan

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