

**NORTHSIDE SHOPPES
COMING SOON!**



Ox Bottom Meadows.

*A 2,500 SF drive-thru pad between Starbucks and Trulieve —
with 300 brand-new apartments rising directly behind.*

2728 Ox Bottom Rd • Tallahassee, FL 32312

A Drive-Thru Pad Between Starbucks & Trulieve

A rare hard-corner pad on Tallahassee's most dominant retail corridor

Premier Commercial Group is pleased to offer for sale a prime 2,500 SF drive-thru pad within Ox Bottom Meadows — a nationally anchored retail development at the hard-corner intersection of Ox Bottom Rd and Thomasville Rd in Tallahassee. The primary listing is the 2,500 SF drive-thru pad positioned between Starbucks and Trulieve, ideal for QSR, coffee, or quick-service concepts. A ±1,800 SF vanilla-shell space located directly behind Trulieve is also available. Most notably, 300 brand-new apartments are currently under construction directly behind the project — delivering hundreds of new rooftops within a single walk of the pad, on top of an already established affluent Killearn / Ox Bottom rooftop base. The development is anchored by Starbucks, Trulieve, Surcheros Tex-Mex, SunStop, and additional national brands. Priced at \$1,900,000, this offering pairs a first-in-market pad opportunity with one of Tallahassee's most active retail corridors and a captive customer base coming online in the next 12–24 months.

AT A GLANCE

Sale Price	\$1,900,000
Main Pad	2,500 SF drive-thru
Between	Starbucks & Trulieve
Also Available	1,800 SF vanilla shell
Second Bay	Behind Trulieve
Anchors	Starbucks • Trulieve • Surcheros
Corridor	Thomasville Rd
Traffic	~51,500 VPD
Trade Area	Killearn / Bradfordville

2,500^{SF}

DRIVE THRU PAD

300^{APARTMENTS}

UNDER CONSTRUCTION

51.5K^{VPD}

THOMASVILLE RD TRAFFIC

THE OPPORTUNITY

A 2,500 SF drive-thru pad between Starbucks and Trulieve — plus a 1,800 SF vanilla-shell bay behind Trulieve, at \$1,900,000.



Why Ox Bottom Meadows.

Six reasons this pad opportunity stands apart.

01 Drive-Thru Pad Between Starbucks & Trulieve

A 2,500 SF drive-thru pad sandwiched between Starbucks and Trulieve — a rare hard-corner spot with two national traffic drivers.

02 300 New Apartments Behind the Project

300 brand new apartments are under construction directly behind the site - delivering hundreds of new rooftops and a captive, walkable customer base coming online in the next 12 - 24 months.

03 Nationally Anchored Development

Anchored by Starbucks, Trulieve, Surcheros Tex-Mex, and SunStop — a curated national lineup driving consistent daily traffic.

04 1,800 SF Vanilla-Shell Bay Behind Trulieve

Also available for sale: an ±1,800 SF vanilla-shell bay directly behind Trulieve — a right-sized second income lever.

05 Killearn / Bradfordville Trade Area

Serves the affluent Killearn, Bradfordville, and Ox Bottom rooftops — 5-mile HHI of \$110,656, well above the Tallahassee average.

06 Thomasville Rd — ~51,500 VPD

Direct exposure to Thomasville Road, one of the most dominant retail corridors in the Florida Panhandle at ~51,500 vehicles per day.

THE OPPORTUNITY

A hard-corner drive-thru pad between Starbucks and Trulieve — on Tallahassee's most dominant retail corridor at \$1,900,000.



TALLAHASSEE, FL 32312

Thomasville Rd — Tallahassee's premier NE corridor.

On Thomasville Road — Tallahassee's Most Dominant Corridor.

01 Thomasville Rd Corridor

One of the most dominant retail corridors in the Florida Panhandle — with ~51,500 vehicles per day and established national-brand demand.

02 Killearn / Ox Bottom

Serves the affluent Killearn, Ox Bottom, and Bradfordville submarkets — 5-mile HHI of \$110,656 and steady household growth.

03 Adjacent to Trulieve & Starbucks

Directly between Trulieve and Starbucks with SunStop and Surcheros next door — proven daily traffic engines already in place.

DEMOGRAPHICS

Affluent, established, and traffic-rich.

247,480

PEOPLE

POPULATION IN 10 MILES

\$110,656

AHI

AVG HH INCOME IN 5 MILES

51,500

VPD

THOMASVILLE RD TRAFFIC

	1 MILE	5 MILES	10 MILES
Total Population	4,708	65,120	247,480
Total Households	1,914	28,036	111,902
Average HH Income	\$125,341	\$110,656	\$69,454

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail and dining mix at Ox Bottom Meadows and beyond.

ON-SITE TENANTS

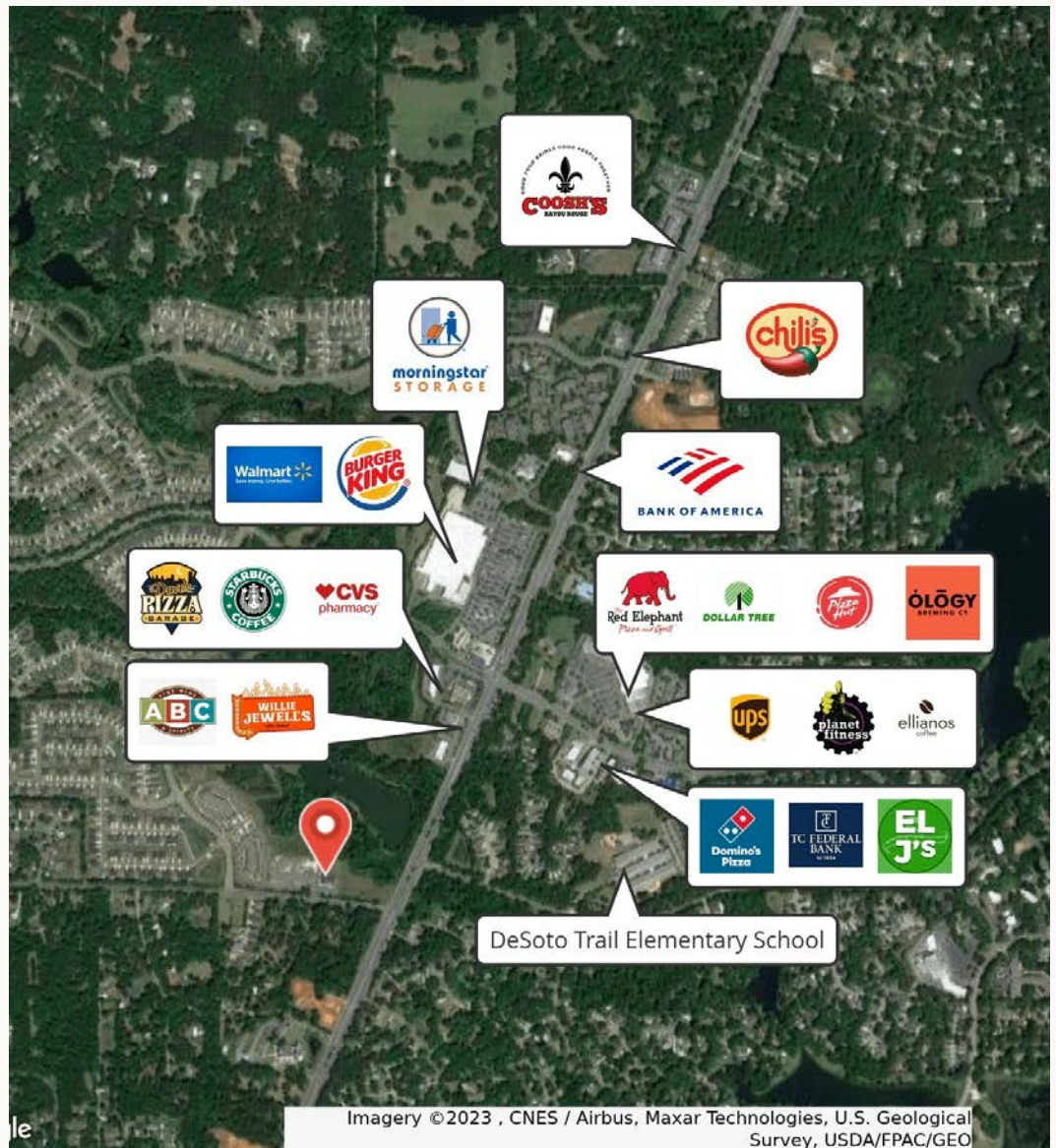
Starbucks
Trulieve
Surcheros Tex-Mex
SunStop
Red Rapids

NEARBY NATIONALS

Publix
Chick-fil-A
Walgreens
CVS Pharmacy
Chevron
Panera Bread

DINING & QSR

Chipotle
First Watch
Five Guys
Bruster's
Sonic
Ace Hardware



THOMASVILLE ROAD

Tallahassee's most dominant retail corridor — affluent rooftops, hard-corner intersections, and rising rents.

Five Pads.

One Premier Address.



01

Parcel 1

Surcheros / Trulieve
1,800 SF avail. on rear

REAR AVAILABLE

02

Parcel 2

Drive-Thru Pad
Up to 2,500 SF

AVAILABLE

03

Parcel 3

Starbucks
Drive-Thru — built

LEASED

04

Parcel 4

Red Rapids Car Wash
Built

LEASED

05

Parcel 5

Sun Stop
Fuel — built

LEASED

A Closer Look.

The pads, the plaza, and the corridor.



LET'S TALK

Let's talk about Ox Bottom Meadows.

*\$1,900,000 · 2,500 SF drive-thru pad between Starbucks and Trulieve —
with 300 new apartments rising behind and a 1,800 SF bay also available.*



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