

# TLG

## COMMERCIAL REAL ESTATE

LAND FOR SALE

### LEGEND

RETAIL STORE  
CONVENIENT STORE  
OFFICE  
TOWN HOMES  
AMENITY CLUBHOUSE  
APARTMENT BUILDING  
ASSISTED LIVING FACILITY  
DAYCARE  
SINGLE FAMILY RESIDENTIAL LOTS  
POCKET PARK  
QUICK-SERVE RESTAURANT



**Daycare Site Bradford Hills**  
Lawton Chiles Lane & Rhea Road  
Tallahassee, FL 32312



### TREY DESANTIS

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## EXECUTIVE SUMMARY

## DAYCARE SITE BRADFORD HILLS

LAWTON CHILES LANE &amp; RHEA ROAD, TALLAHASSEE, FL 32312



## OFFERING SUMMARY

**Sale Price:** \$1,200,000.00

**Lot Size:** 1.61 +/- Acres

**APN:** 14-15-21-00A-0010

**Zoning:** BC-1 (Bradfordville Commercial)

## PROPERTY OVERVIEW

This property is ideal for a daycare, small school, or any other BC-1 zoned uses. 1.61-acre parcel located at the roundabout on Rhea Road and Lawton Chiles Lane at the main entrance to the Bradford Hills development, a 155-acre mixed-use project. Bradford Hills will consist of The Grove (a luxury apartment complex), a townhome component, 20+ acres of retail and professional office uses, and a permitted site for a 160-bed assisted living facility. All utilities are to the property lines and offsite stormwater is allocated to the parcels. This project is also adjacent to Lawton Chiles High School, which is one of the top-rated high schools in the State of Florida with over 2,200 students. Property is just off of Thomasville Road in Bradfordville (north Tallahassee).

## LOCATION OVERVIEW

Bradford Hills on Thomasville Road (HWY 319), the gateway into Tallahassee from Georgia and beyond. Surrounded by dense high-end residential and commercial uses. Join Publix, Target, Chic-Fil-A, Zaxby's, Walgreens, and numerous other retail and restaurant uses all in proximity.

[Click for Zoning Information](#)

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ADDITIONAL PHOTOS

# DAYCARE SITE BRADFORD HILLS

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LEGEND	
(A)	RETAIL STORE
(B)	CONVENIENCE STORE
(C)	OFFICE
(D)	TOWNHOMES
(E)	AMENITY/CLUBHOUSE
(F)	APARTMENT BUILDING
(G)	ASSISTED LIVING FACILITY
(H)	DAYCARE
(I)	SINGLE FAMILY RESIDENTIAL LOTS
(J)	POCKET PARK
(K)	QUICK SERVICE RESTAURANT
(L)	CHIPOTLE
(M)	Culver's
(N)	Dutch Bros
(O)	WAFFLE HOUSE



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**Phase 1 of The Grove is officially complete and tenants have begun moving in!**

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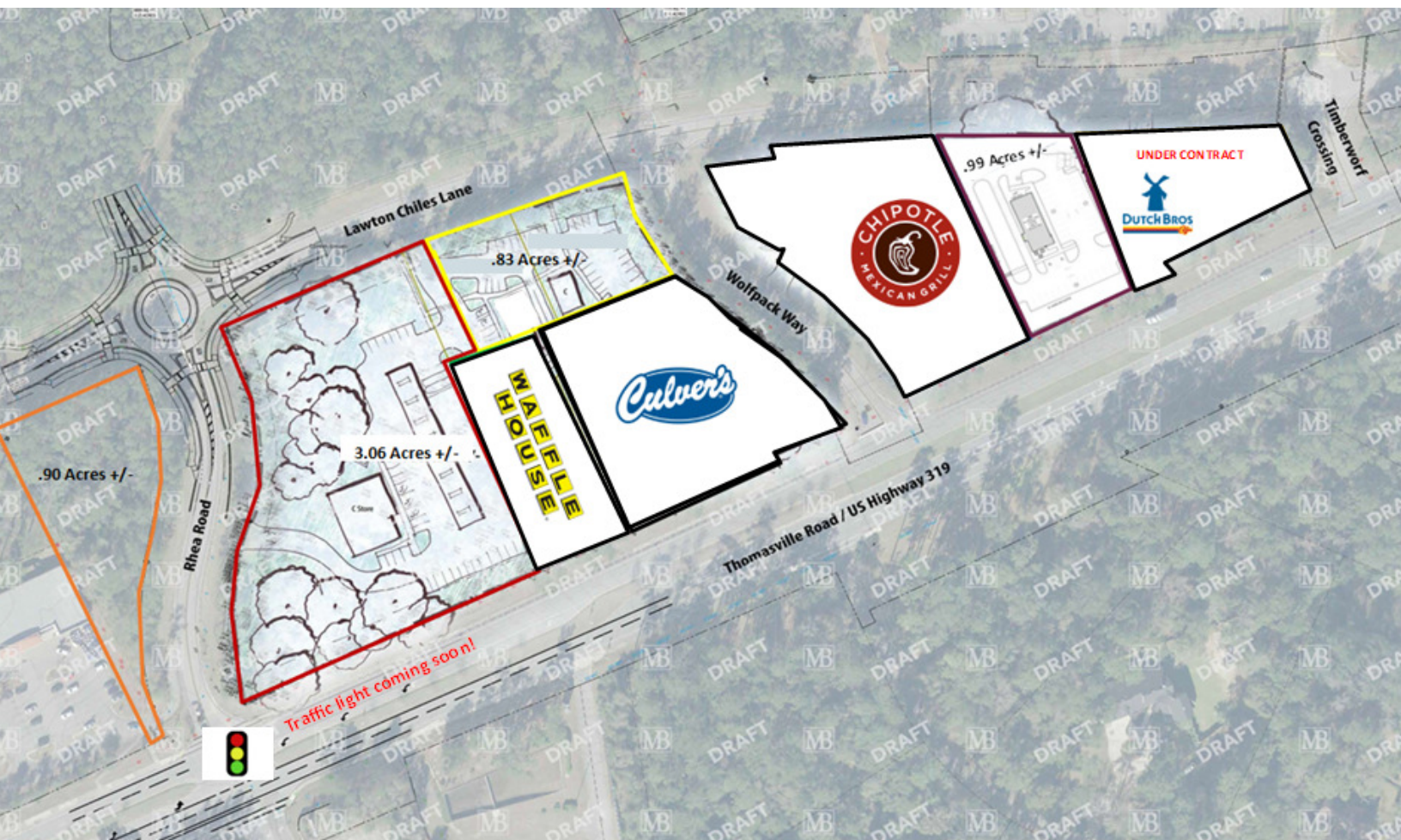




ADDITIONAL PHOTOS

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**Retail pad availability with frontage on Thomasville Rd. Signalized intersection coming soon!**

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## BRADFORD HILLS RETAIL MAP

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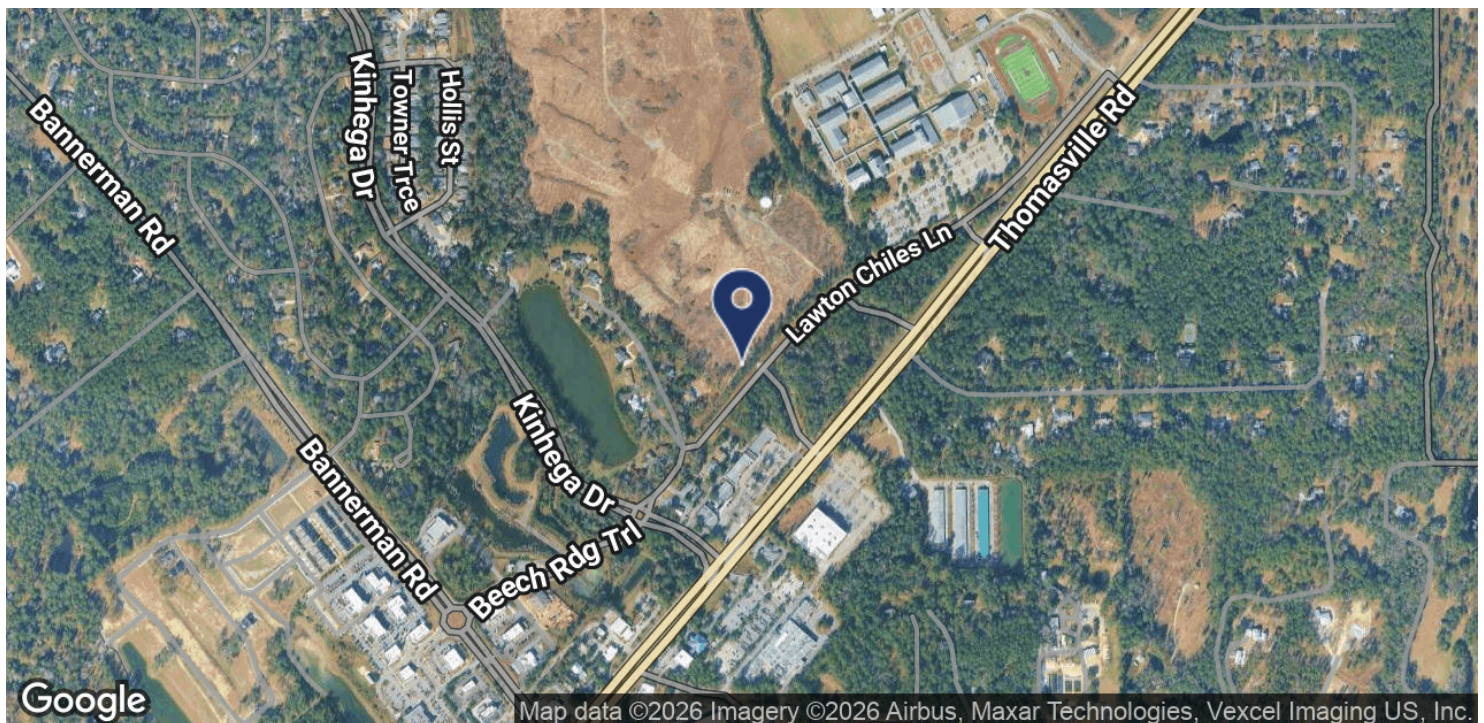
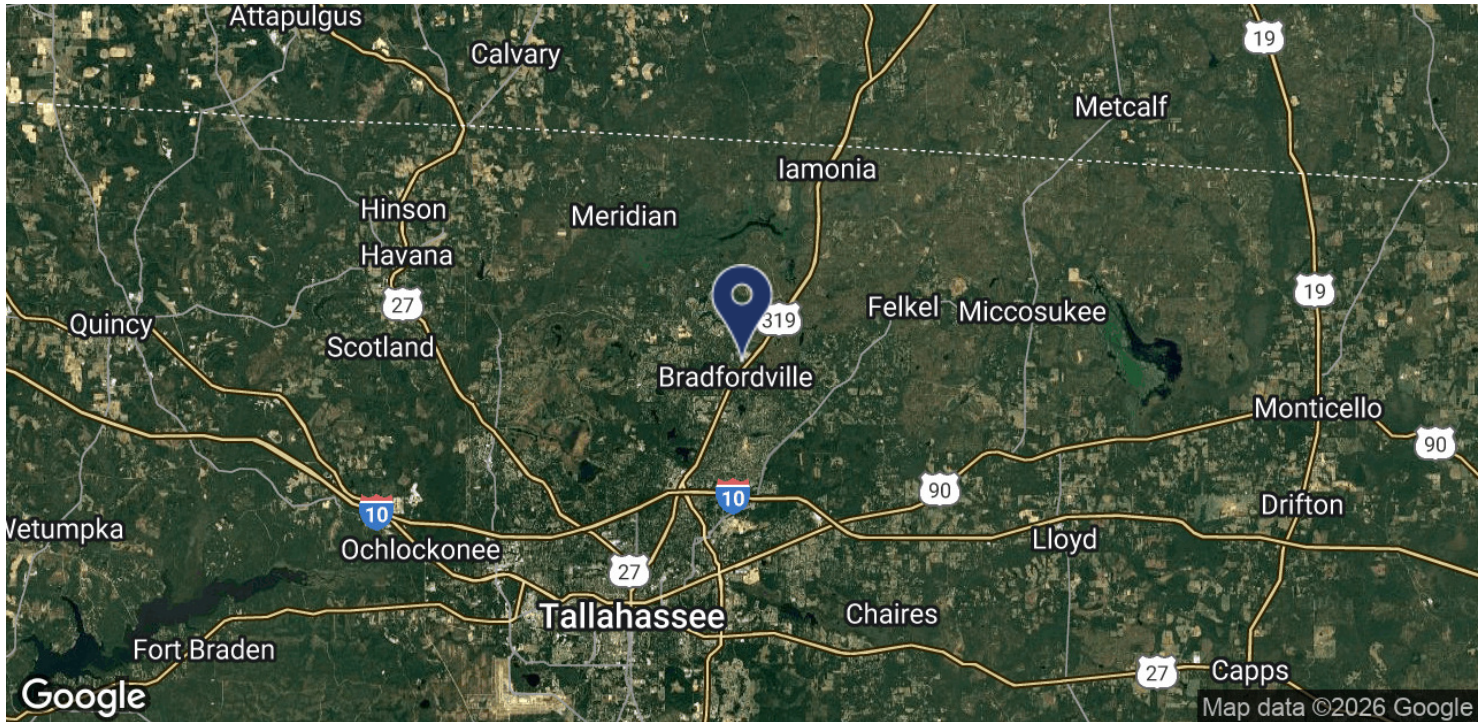




LOCATION MAP

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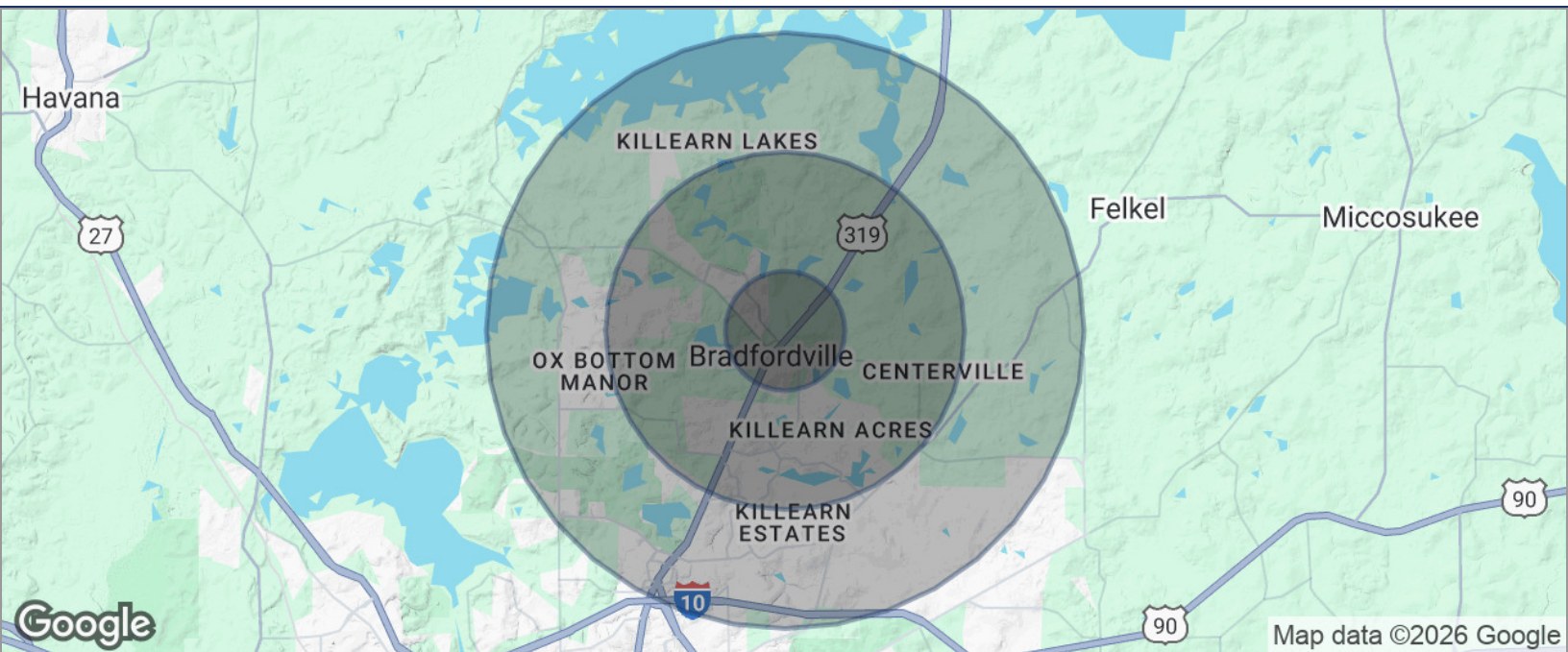




## DEMOGRAPHICS MAP

## DAYCARE SITE BRADFORD HILLS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,198	27,992	50,952
MEDIAN AGE	41	43	43
MEDIAN AGE (MALE)	40	42	42
MEDIAN AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	807	10,527	19,702
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$142,321	\$151,311	\$146,643
AVERAGE HOUSE VALUE	\$408,752	\$443,771	\$441,443

\* Demographic data derived from 2020 ACS - US Census

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