



Land Property  
**FOR SALE**

**950 W THARPE ST**

Tallahassee, FL 32303

SEAN FEHELEY  
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**PREMIER COMMERCIAL GROUP**  
4708 Capital Circle NW, Tallahassee, FL 32303  
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## PROPERTY DESCRIPTION

This is a dual drive thru/retail pad with one National drive thru tenant already leased.

The available pad can be 1,200 to 2,500 sf of restaurant, retail, or bank use.

This Premium Build-to-Suit opportunity is ideally located with superb visibility frontage along West Tharpe St & Old Bainbridge Rd in Tallahassee FL with a traffic count of 28,500 vehicles per day on Tharpe St. & 18,000 vehicles per-day on Old Bainbridge Rd. The retail pad is situated on a 0.70+/- acres parcel adjacent to a newly developed 4 tenant strip center and a Family Dollar on the site in addition to new development activity.

## PROPERTY HIGHLIGHTS

- Owners willing to build to suit and lease back.
- Close proximity to one middle school, two high schools, and three universities
- 45,000 +/- daily traffic count between both streets
- Close proximity to FSU, FAMU, TCC, 2 high schools, and 1 middle school

## OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1,200 - 2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,355	43,792	76,595
Total Population	13,438	105,167	180,103
Average HH Income	\$59,948	\$65,933	\$72,138

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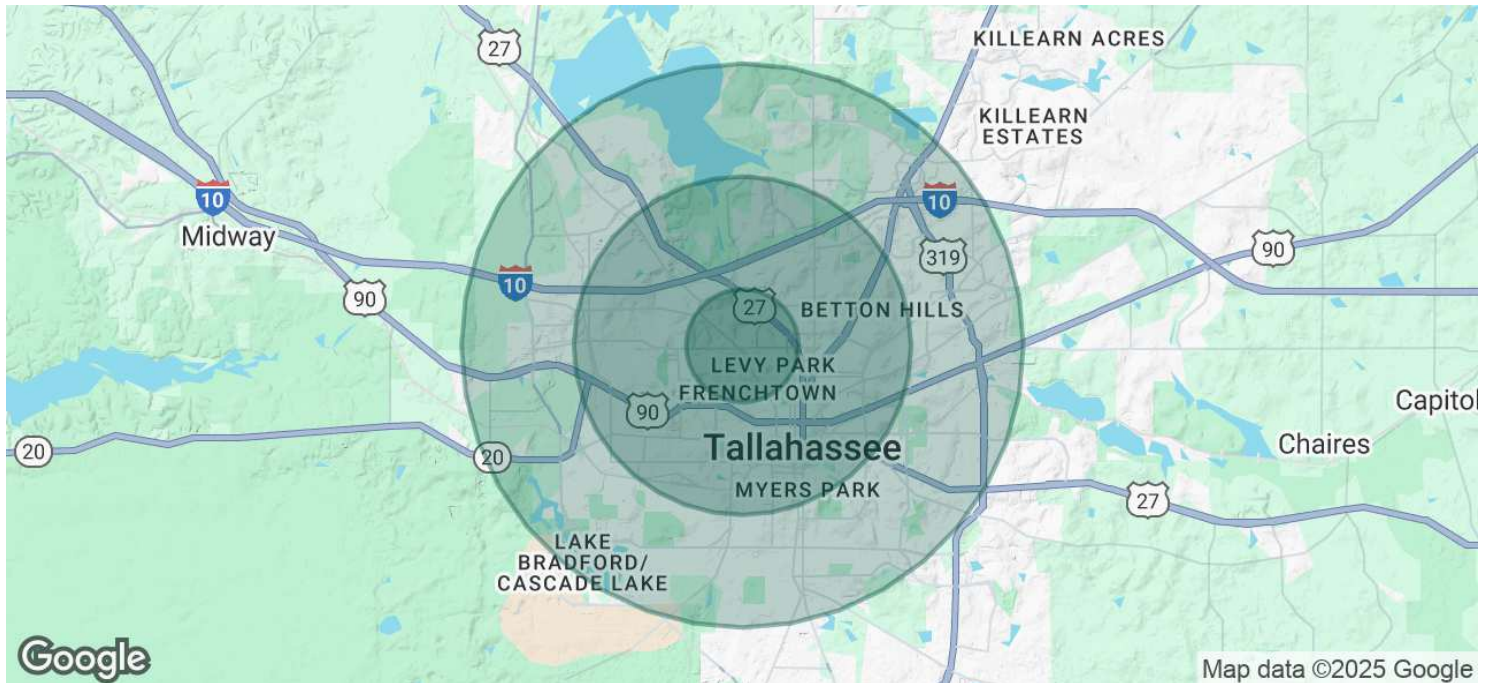
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,438	105,167	180,103
Average Age	34	32	35
Average Age (Male)	33	31	34
Average Age (Female)	35	32	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,355	43,792	76,595
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$59,948	\$65,933	\$72,138
Average House Value	\$205,648	\$252,143	\$264,017

\* Demographic data derived from 2020 ACS - US Census