

Retail Property
FOR SALE



952 W THARPE ST

Tallahassee, FL 32303

FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

800 sf outparcel with brand new construction 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.

PROPERTY HIGHLIGHTS

- New tenant with long term (10 year) NNN lease with national tenant
- 5.1% cap rate
- Close proximity to FSU, FAMU, TCC, 2 high schools, and 1 middle school

OFFERING SUMMARY

Sale Price:	\$1,175,000
Number of Units:	1
Lot Size:	0.2 Acres
Building Size:	800 SF
NOI:	\$59,328.00
Cap Rate:	5.1%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	7,227	15,253
Total Population	3,284	14,458	33,261
Average HH Income	\$48,056	\$43,477	\$41,778

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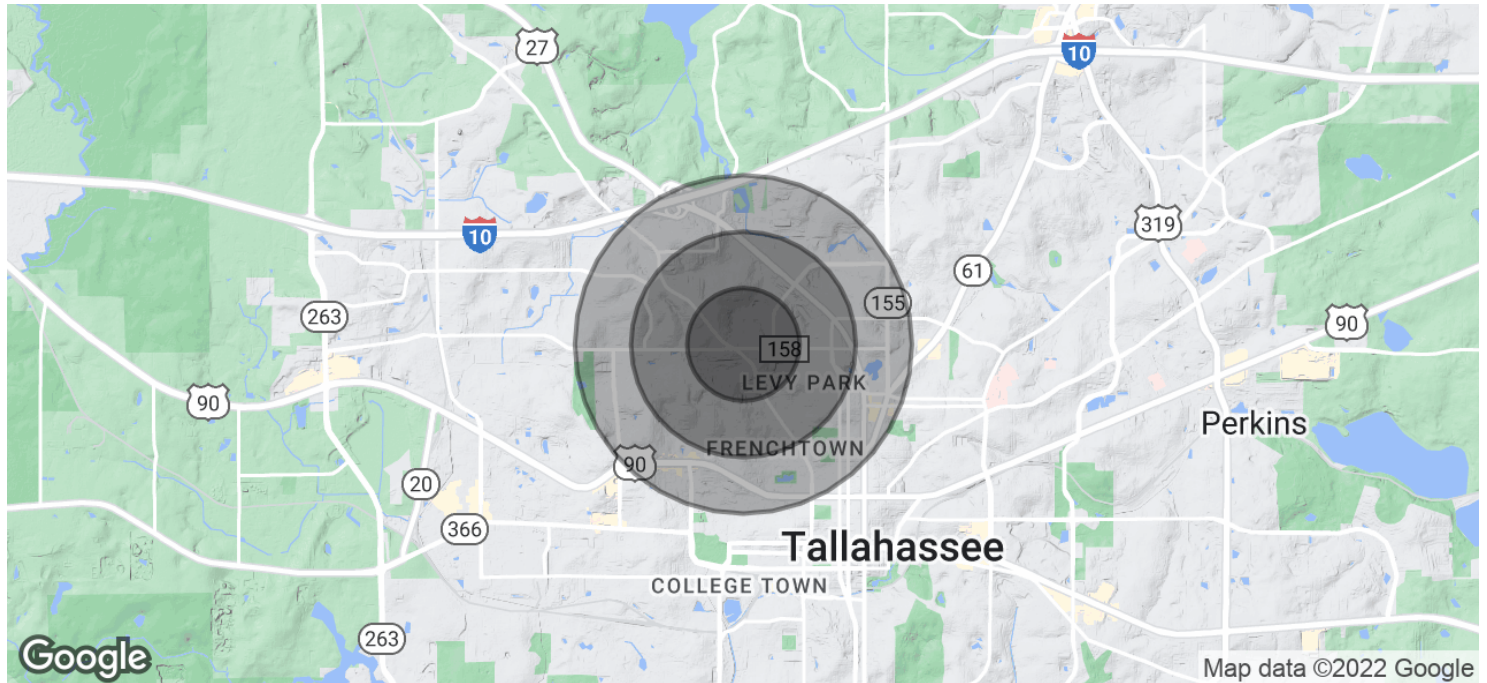
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,284	14,458	33,261
Average Age	26.5	28.9	28.0
Average Age (Male)	24.6	27.9	27.6
Average Age (Female)	27.0	30.9	29.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	7,227	15,253
# of Persons per HH	2.5	2.0	2.2
Average HH Income	\$48,056	\$43,477	\$41,778
Average House Value	\$162,385	\$200,376	\$161,806

* Demographic data derived from 2020 ACS - US Census

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