

Retail Property
FOR SALE



1572 BANNERMAN RD

Tallahassee, FL 32312

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

Premier Commercial Group is proud to present this 850 sf double drive thru building at 1572 Bannerman Rd. in Tallahassee FL. This newly constructed, free standing drive-thru was completed in Summer of 2023 and sits on the corner of Bannerman Rd and Bull Headley - both known for their heavy daily traffic counts. Farm Stores, national tenant has a 12 year NNN lease at this location.

In addition, it sits across from a new development Publix anchored neighborhood center that also opened in the summer of 2023. This area of Tallahassee, FL is surrounded by thousands of residential housing units, with over 1,000 more planned within a few mile radius and boast the highest income demographics in all of Tallahassee

PROPERTY HIGHLIGHTS

- New 12 year NNN lease with national tenant
- On intersection of Bull Headley - leading to boat ramp at lake Iamonia
- Directly across from New Development Publix Anchored Center
- Over 1,000 new residential units of growth planned within a few mile radius

OFFERING SUMMARY

Sale Price:	\$1,524,000
Number of Units:	1
Lot Size:	0.3 Acres
Building Size:	850 SF
NOI:	\$80,000.00
Cap Rate:	5.25%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	445	1,393	2,792
Total Population	1,255	3,866	7,648
Average HH Income	\$99,696	\$121,231	\$132,764

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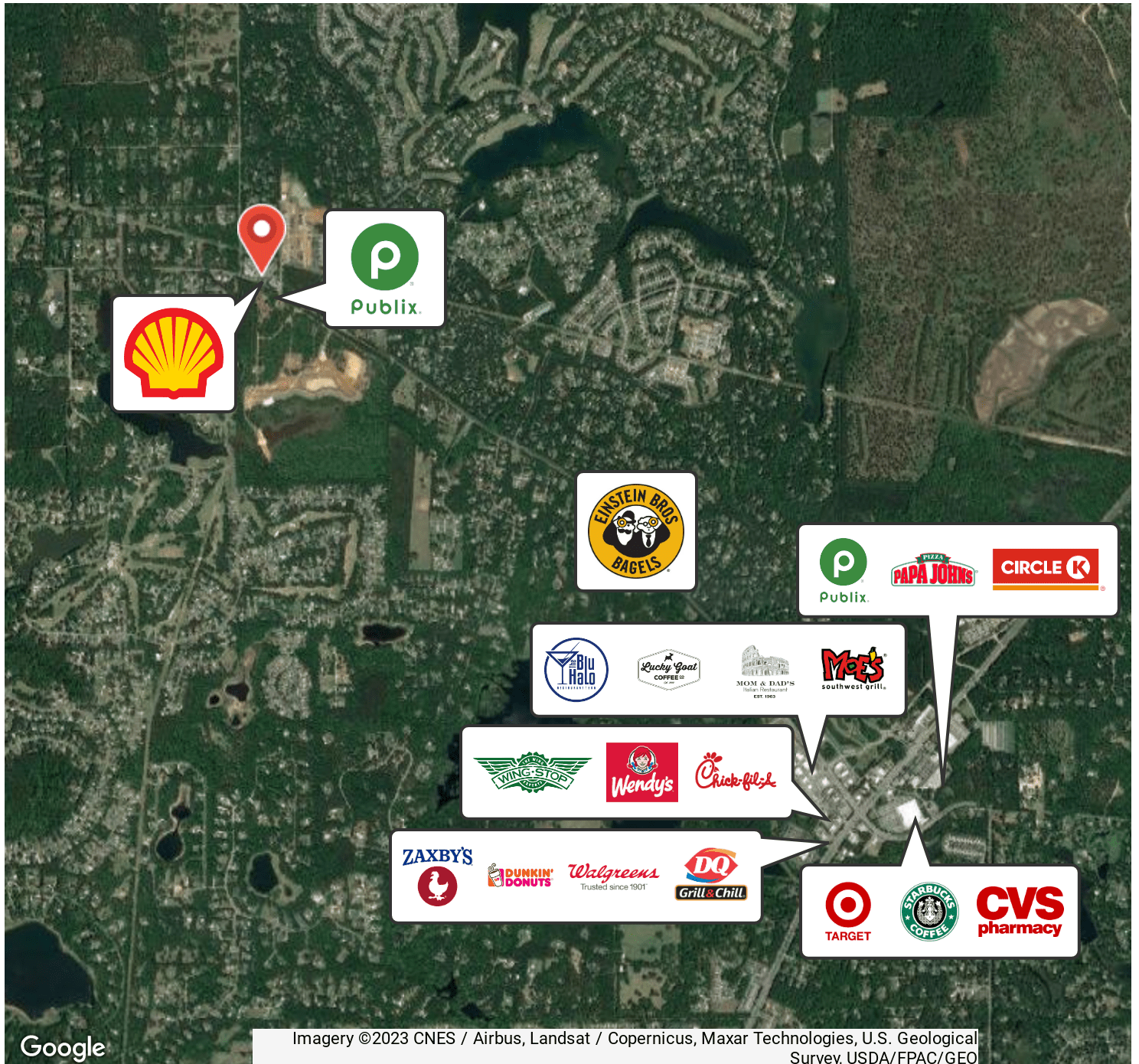
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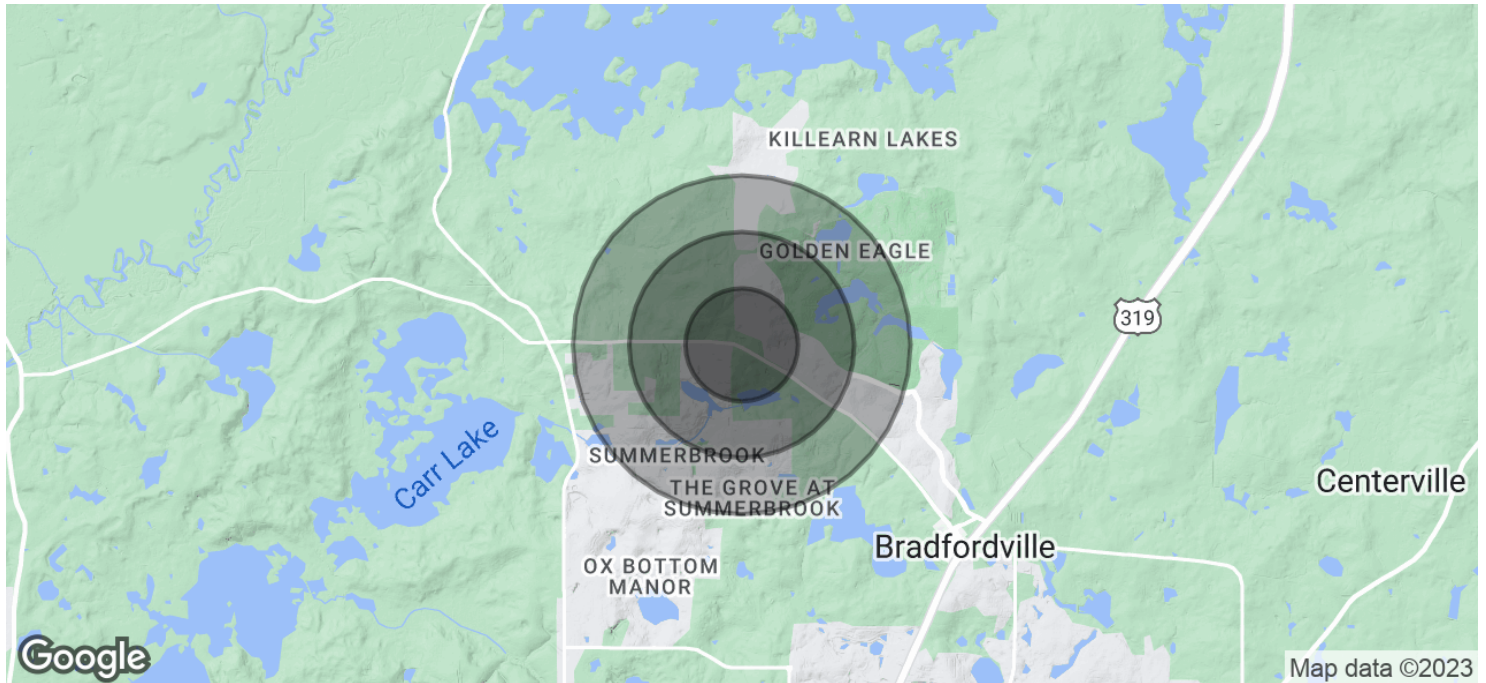
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,255	3,866	7,648
Average Age	35.3	39.2	41.6
Average Age (Male)	31.3	37.0	41.3
Average Age (Female)	37.9	40.2	41.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	445	1,393	2,792
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$99,696	\$121,231	\$132,764
Average House Value	\$244,234	\$300,565	\$330,519

* Demographic data derived from 2020 ACS - US Census

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