

Retail Property

FOR LEASE



1572 BANNERMAN RD

Tallahassee, FL 32312

**FLETCHER DILMORE**

850.326.1463

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**PREMIER COMMERCIAL GROUP**

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



# 1572 BANNERMAN RD

Tallahassee, FL 32312



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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 2023 and sits on the corner of Bannerman Rd and Bull Headley - both known for their heavy daily traffic counts. .

In addition, it sits across from a Publix anchored neighborhood center that also opened in the summer of 2023. this area of Bannerman is surrounded by thousands of residential housing units, with over 1,000 more planned within a few mile radius.

## PROPERTY HIGHLIGHTS

- On intersection of Bull Headley - leading to boat ramp at lake lamonia
- Across from Publix anchored neighborhood center
- Over 1,000 new residential units of growth planned within a few mile radius

## OFFERING SUMMARY

Lease Rate:	\$82,000.00 per year (NNN)
Number of Units:	1
Lot Size:	0.3 Acres
Building Size:	850 SF

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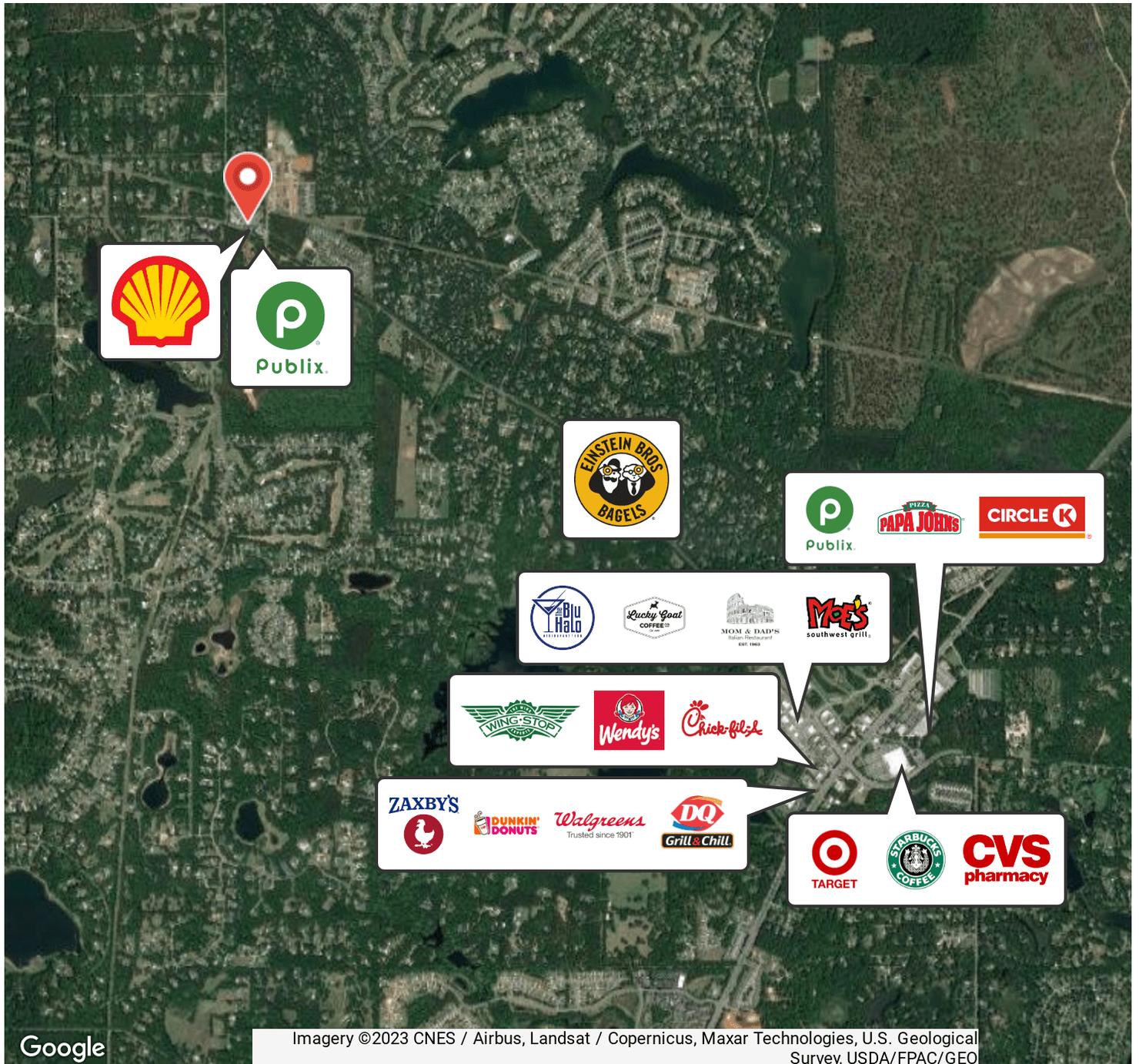
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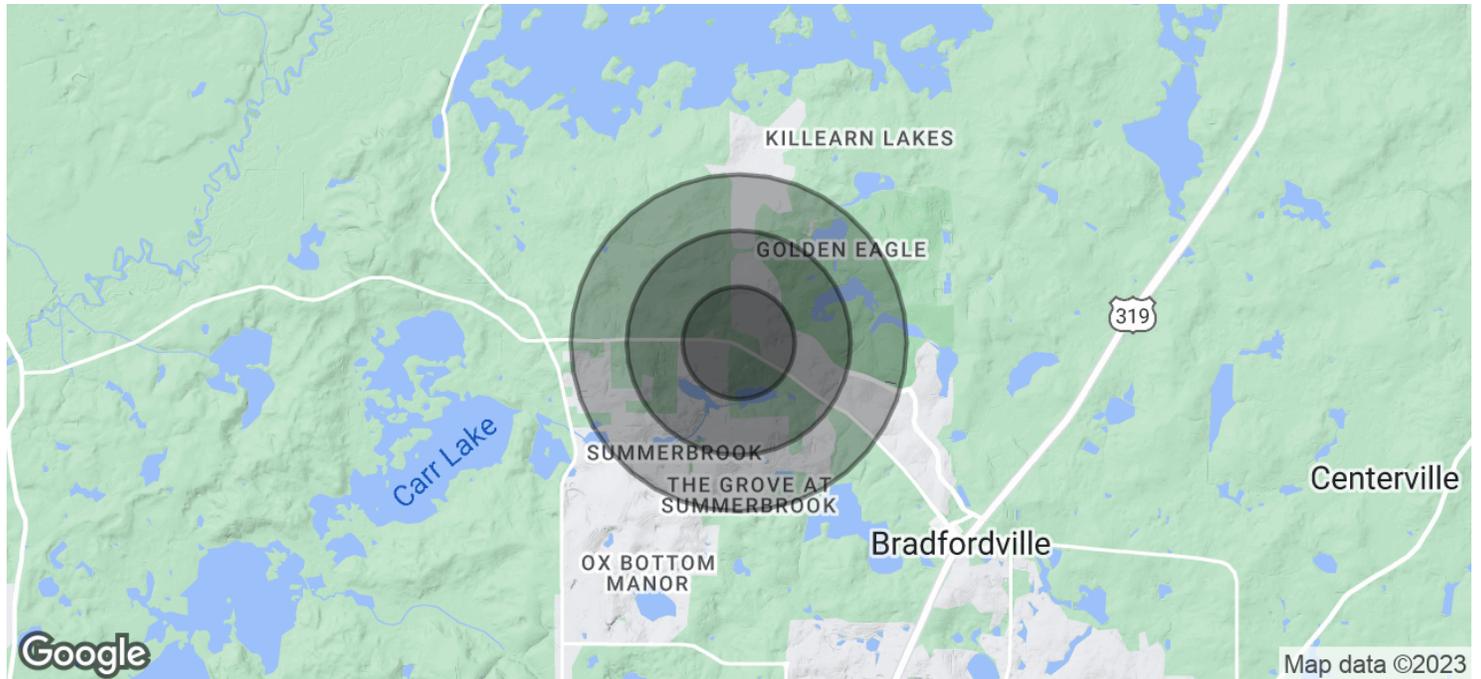
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,255	3,866	7,648
Average Age	35.3	39.2	41.6
Average Age (Male)	31.3	37.0	41.3
Average Age (Female)	37.9	40.2	41.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
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