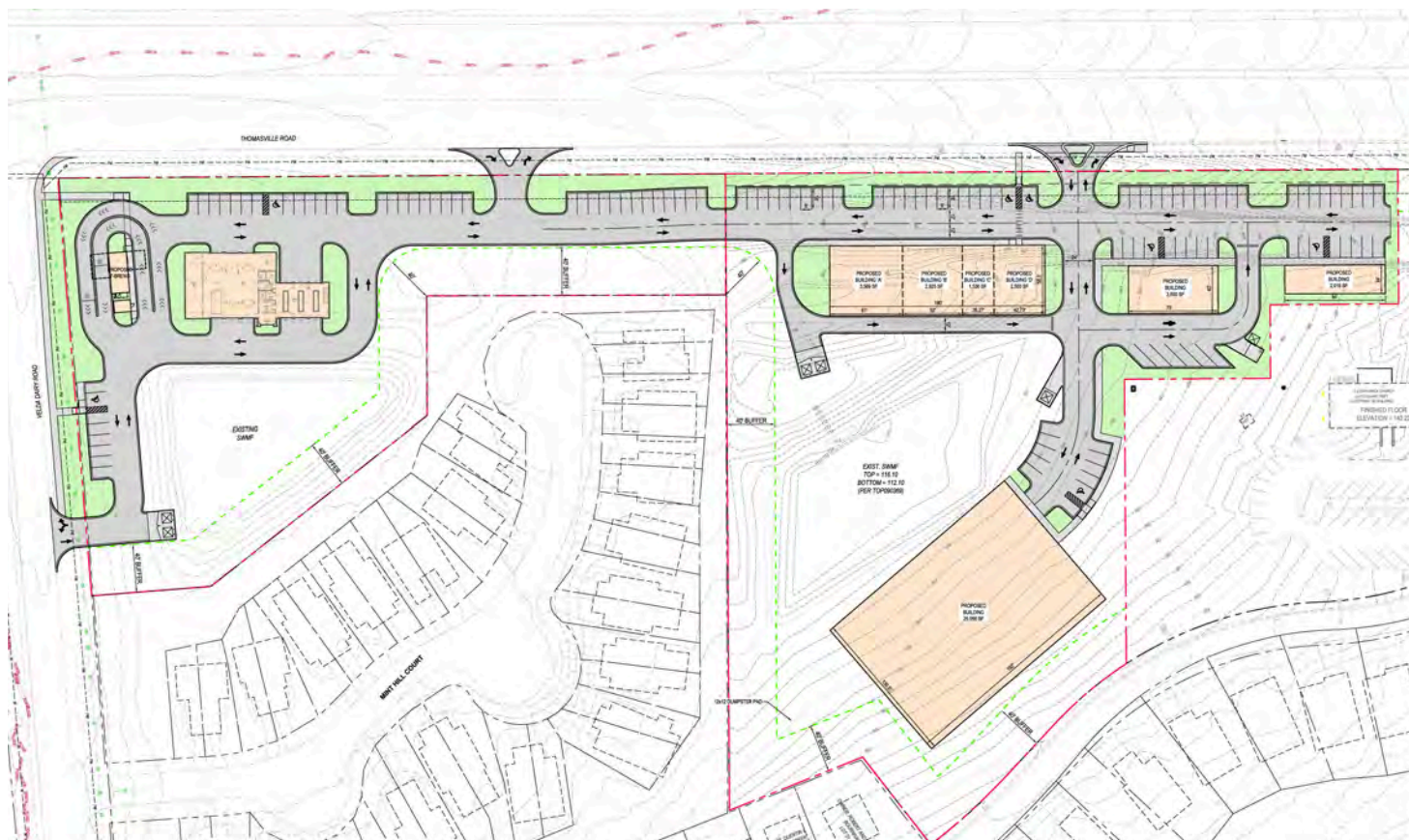


NORTHSIDE SHOPPES AT THOMASVILLE RD.



2901 Kerry Forest Pkwy, Tallahassee, FL 32309



PROPERTY DESCRIPTION

Discover an exceptional opportunity for your business with Thomasville Rd. frontage. This premier commercial property boasts a versatile layout, perfectly suited for a variety of business needs. With convenient access and a highly visible, prominent location, this site offers unmatched potential for growth and success.

The property features multiple drive-through options, accommodating users with spaces ranging from 800 to 3,000 square feet. Additionally, a parcel at the rear of the site is available for larger developments, supporting up to a 20,000 square foot footprint and allowing for multiple stories.

PROPERTY HIGHLIGHTS

- Site allows for multiple drive thru users
- Larger space - up to 20,000 sf
- High visibility in prime location
- 300 apartment units coming directly across the street

OFFERING SUMMARY

Lease Rate:	Call for Info
Available SF:	up to 20,000 SF
Lot Size:	364,410 SF
Traffic count:	50,000 cars/day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,636	14,161	26,367
Total Population	6,655	35,755	65,474
Average HH Income	\$148,414	\$137,381	\$138,112

CHRISTIAN PENNY

850.284.0556

cpenny@teampcg.com

PREMIER COMMERCIAL GROUP

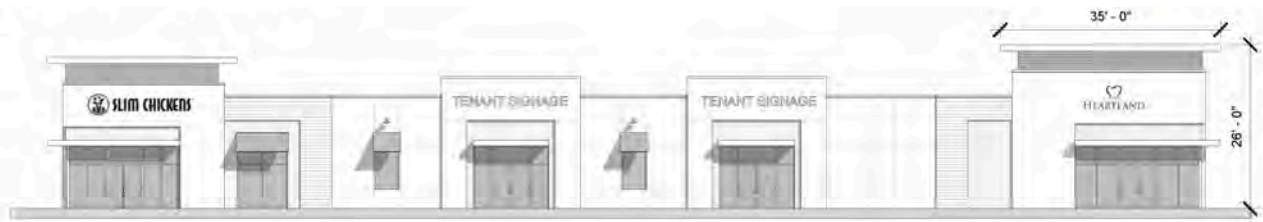
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FRONT ELEVATION



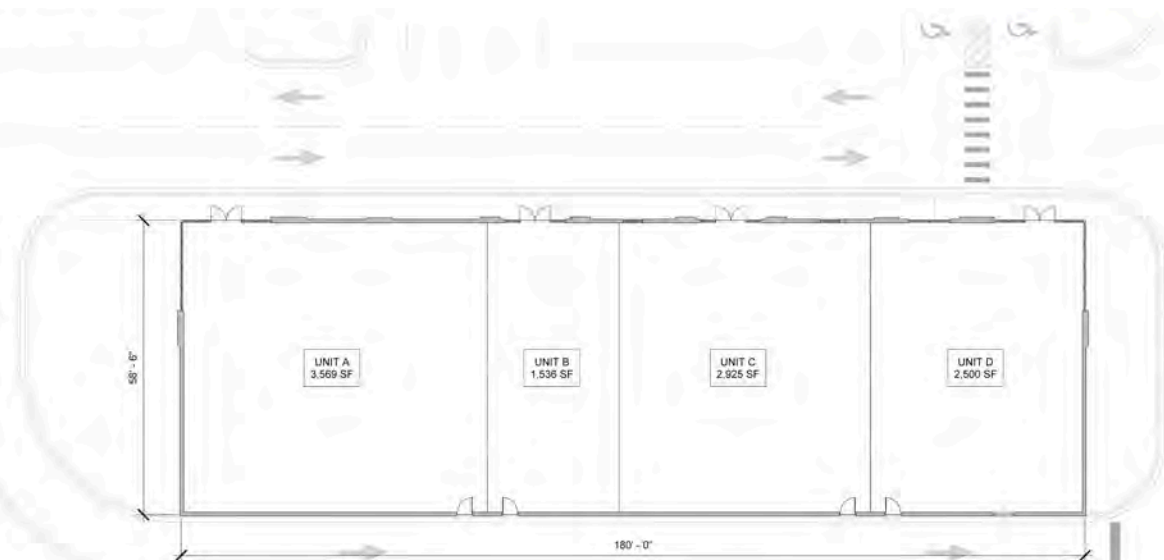
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



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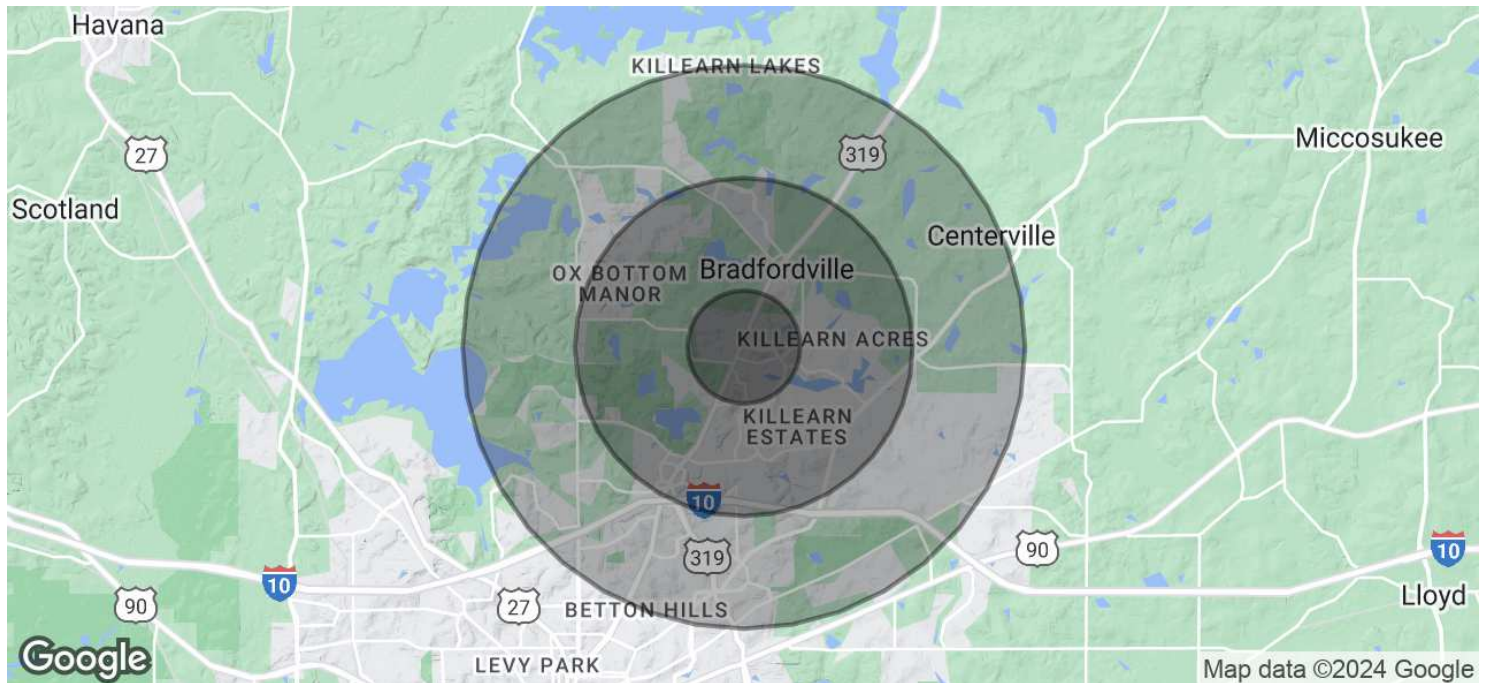
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,655	35,755	65,474
Average Age	44	43	44
Average Age (Male)	43	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,636	14,161	26,367
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$148,414	\$137,381	\$138,112
Average House Value	\$433,416	\$419,056	\$436,088

Demographics data derived from AlphaMap

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