



EXECUTIVE SUMMARY

PERSIMMON HILL

6265 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Available SF: 1,201-1,368 SF

Lease Rate: 22.00 SF/yr
Plus \$4.25 (NNN)

Year Built: 2012

Building Size: 53,164 SF

PROPERTY OVERVIEW

This popular neighborhood commercial center is well located off Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast submarket of Tallahassee, Persimmon Hill provides a mix of great retail shopping and dining experiences as well as Class A office space

PROPERTY HIGHLIGHTS

- High Profile location in NE Tallahassee, just north of the Walmart Supercenter
- Excellent Demographics
- 200+ parking spaces
- Great Signage and Visibility

Laurie Blank
850.545.5107
lblank16@comcast.net

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





AVAILABLE SPACES

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Tenants: Coosh's Bayou Rouge, Bagel Market and Bistro, Flying Bear Restaurant, Swear Therapy Fitness, Dazzle Me Divas, 319 Wine & Cheese, Srare Farm, Cape Harbor Outfitters, Finire Carbon and Pink Nail Bar.

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
103-A	Retail	\$22.00 SF/YR	NNN (\$4.25)	1,368 SF	Negotiable
106-B	Retail	\$22.00 SF/YR	NNN (\$4.25)	1,201 SF	Negotiable

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ADDITIONAL PHOTOS

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LOCATION MAPS

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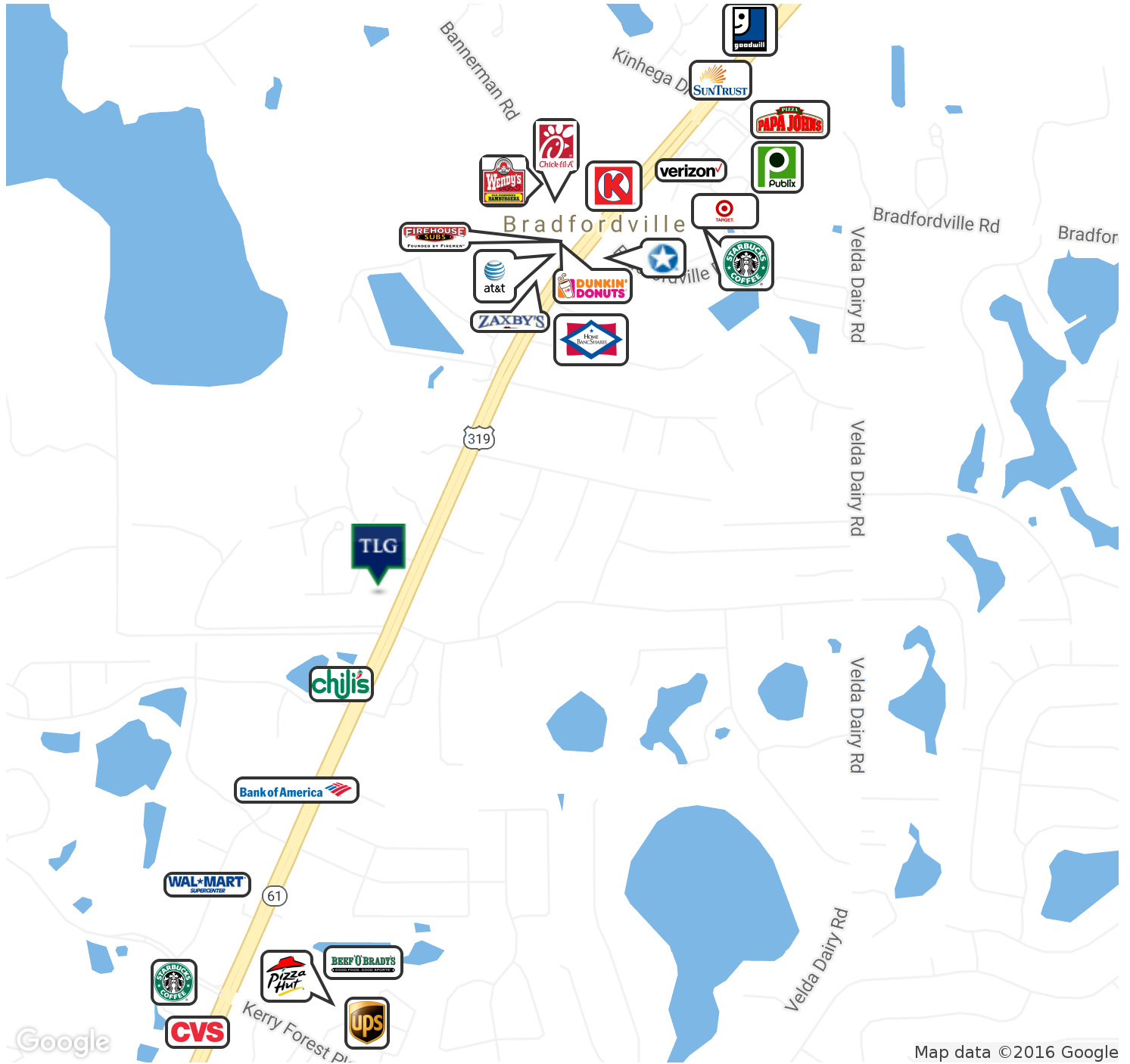




RETAILER MAP

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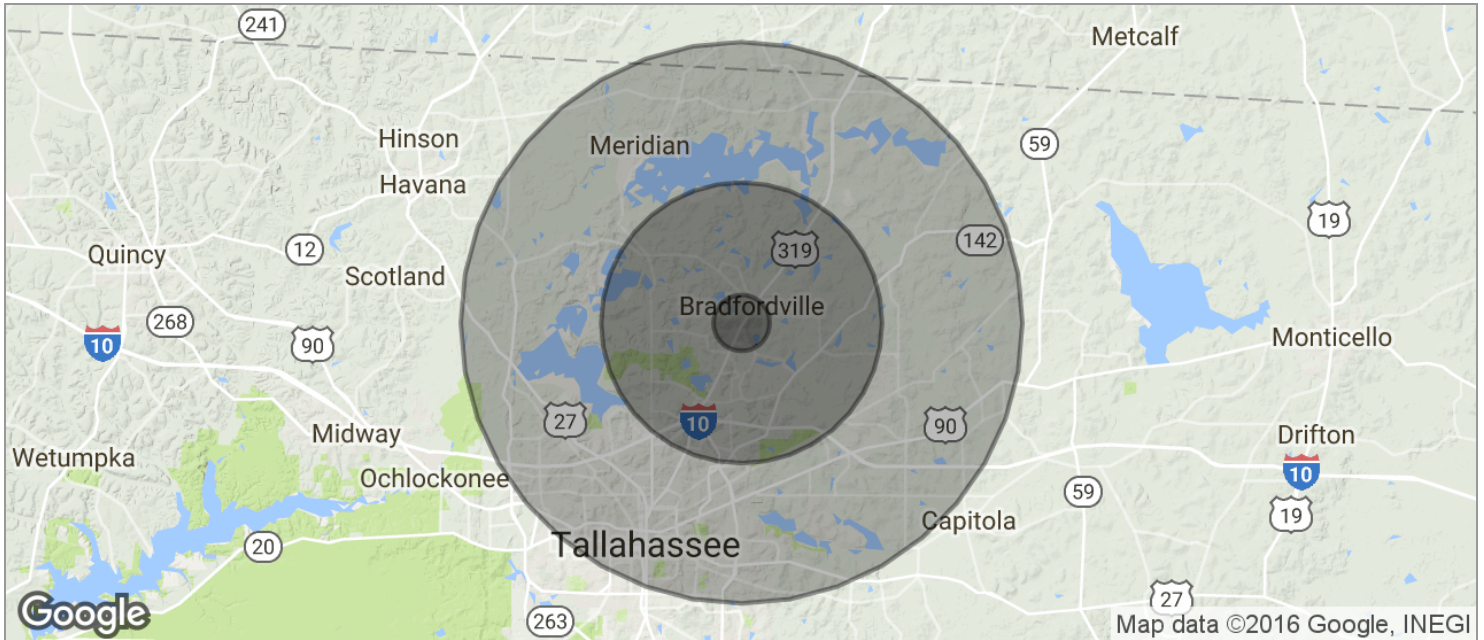




DEMOGRAPHICS MAP

PERSIMMON HILL

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,303	55,959	217,936
MEDIAN AGE	39.3	41.2	33.8
MEDIAN AGE (MALE)	39.2	40.7	33.2
MEDIAN AGE (FEMALE)	39.4	41.9	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,145	21,697	88,156
# OF PERSONS PER HH	2.9	2.6	2.5
AVERAGE HH INCOME	\$121,244	\$107,054	\$68,714
AVERAGE HOUSE VALUE	\$506,393	\$354,482	\$272,776

* Demographic data derived from 2010 US Census

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