

# Bradfordville Investment Opportunity

Bradfordville Commons Retail Condominiums

Two Unit Package

*For Sale*

*\$1,150,000*

6800 Thomasville Rd, Tallahassee, FL 32312



Two retail condo units in the extremely desirable northeast Tallahassee-Bradfordville submarket. Leases have recently been extended until 2030 and 2032. Located near thousands of residential homes with more residential development on the way.



# Offering Highlights

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- Long term established tenants
- Great rental history
- Zoning: Bradfordville Commercial-2, a very limited commercial zoning district
- Traffic Count: 40,000 vpd
- Frontage: 391 FT on Thomasville Rd
- Strong Demographics
- Rare opportunity to own a quality investment in the Bradfordville commercial corridor

# Two Unit Package

## Burn Boot Camp:

- 3,425 SF
- Leased through October 2032
- Starting Cap Rate: 7%
- 4% annual rent increases



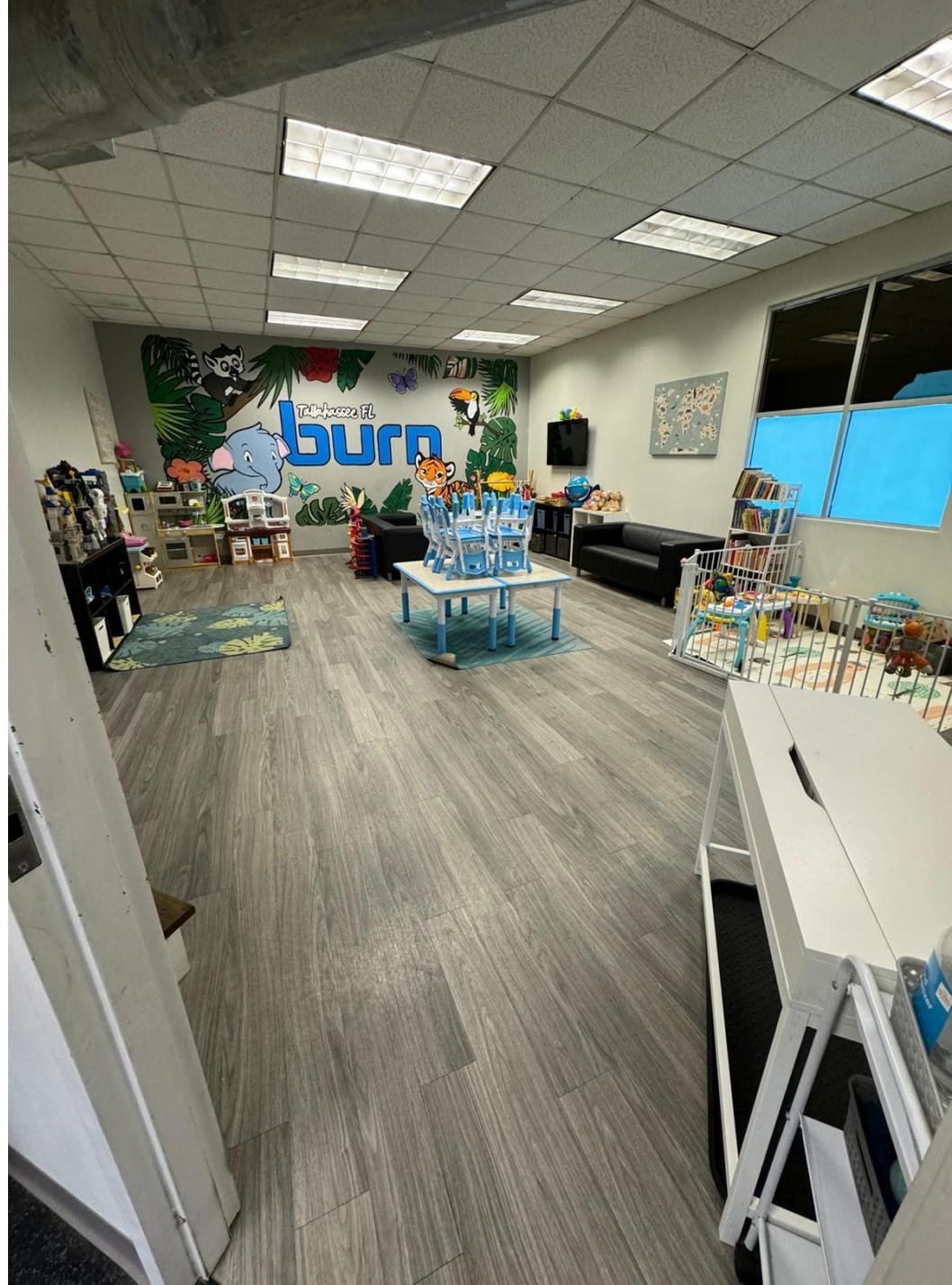
## US Post Office :

- 1,400 SF
- Leased through October 2030
- Starting Cap Rate: 7%
- Strong government tenant



# Unit 1: Burn Boot Camp







# Unit 2: US Post Office

# Aerial Location Maps



# Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,879	28,887	50,097
2028 Population	2,926	28,906	49,916
Pop Growth 2023-2028	+ 1.63%	+ 0.07%	(0.36%)
Average Age	41	42	42
2023 Total Households	1,050	10,829	19,285
HH Growth 2023-2028	+ 1.52%	(0.03%)	(0.45%)
Median Household Inc	\$117,061	\$104,229	\$101,737
Avg Household Size	2.70	2.70	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$324,033	\$311,390	\$314,741
Median Year Built	1995	1991	1991

# Contact George Harrison For More Information

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