

Bradfordville Office Space

For Sale

\$850,000

Executive Summary

8511 Bull Headley, Tallahassee, FL 32312



Unique opportunity to purchase office space in Bradfordville; Northeast Leon county's most affluent and fastest growing area. Numerous commercial and residential developments are presently in permitting or under construction.

Offering Highlights



- Listing Price: \$850,000
- Land Area: 1.60 Acres
- Square Footage: 4,332
- Comprised of four 1,083 SF units
- 4 ADA restrooms
- 20 on-site parking spots
- Updated with a new low maintenance metal roof, new floors, new HVAC, and drop ceilings



Tenant Information & Individual Pricing

- Seller currently occupies two units
 - With two units leased at \$14.00 PSF modified gross lease
 - The leases have 30-day termination option for the Owner if a Buyer wants to occupy additional units



Upcoming Developments in the Area

- New Publix, Starbucks, and park currently under construction across the street on Bannerman Road
 - Creating a pedestrian friendly area
- New Residential projects coming online:
 - Landon Hills 376 Single Family Units, Chastain Manor 80 Single Family Units, Hammock at Oak Grove 101 Single Family Units, Bradford Hills 32 Single Family Units
- Cawthon 244 Unit Apartment Complex





833 Residential Units
Under Construction or
in Permitting

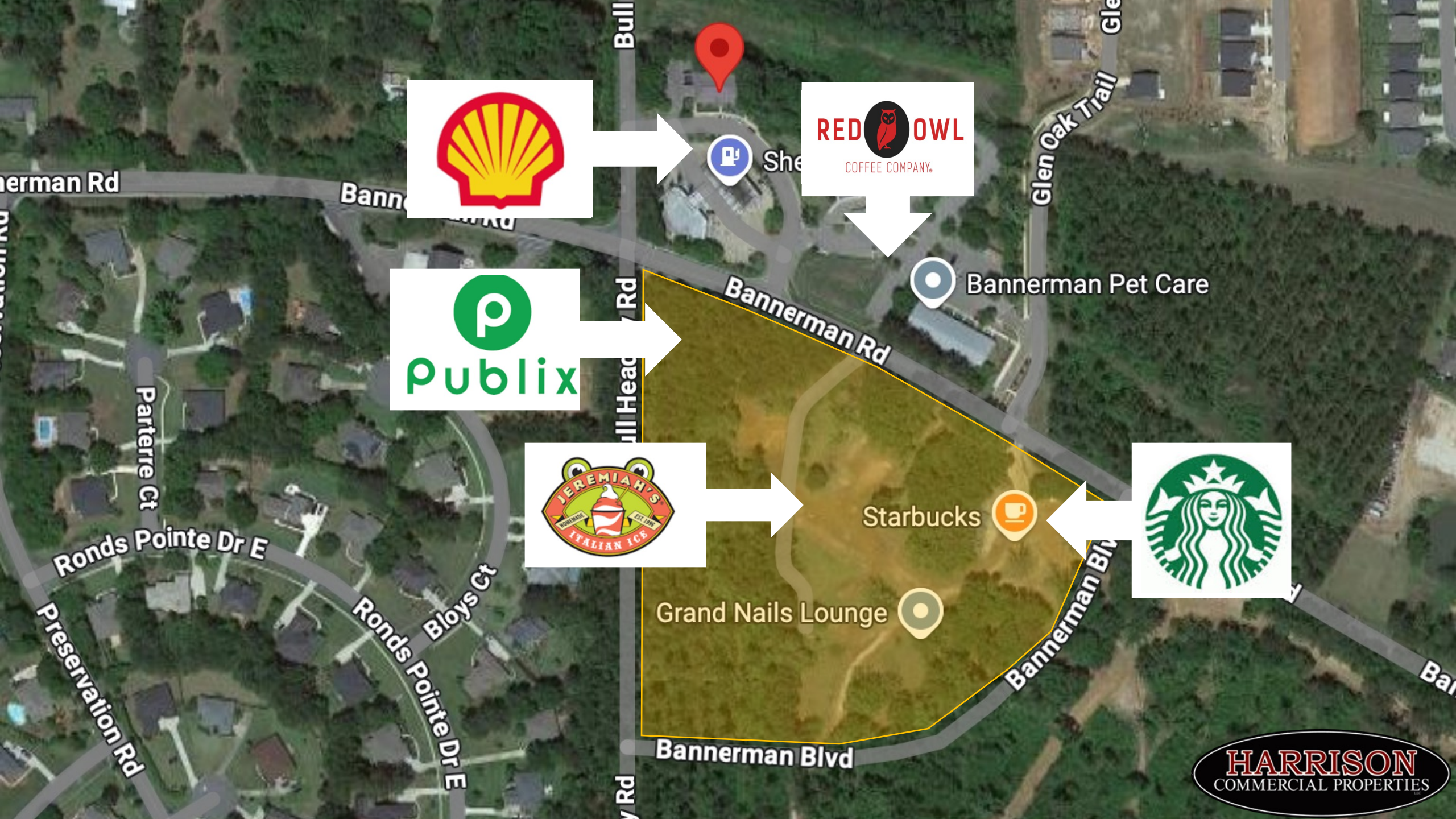
Ox Bottom and Summer
Brooke Neighborhoods:
12,500+ households



Publix
Development

Golden Eagle and
Killearn Lakes
Neighborhoods:
26,000+ households

New Residential
Construction:
Projected 400+
additional units







Demographics Near 8511 Bull Headley Rd

| | 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 |