

FOR SALE >
10.30± AC IMPROVED PARCEL

6785 | THOMASVILLE ROAD
TALLAHASSEE, FL 32312

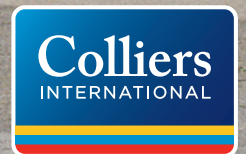
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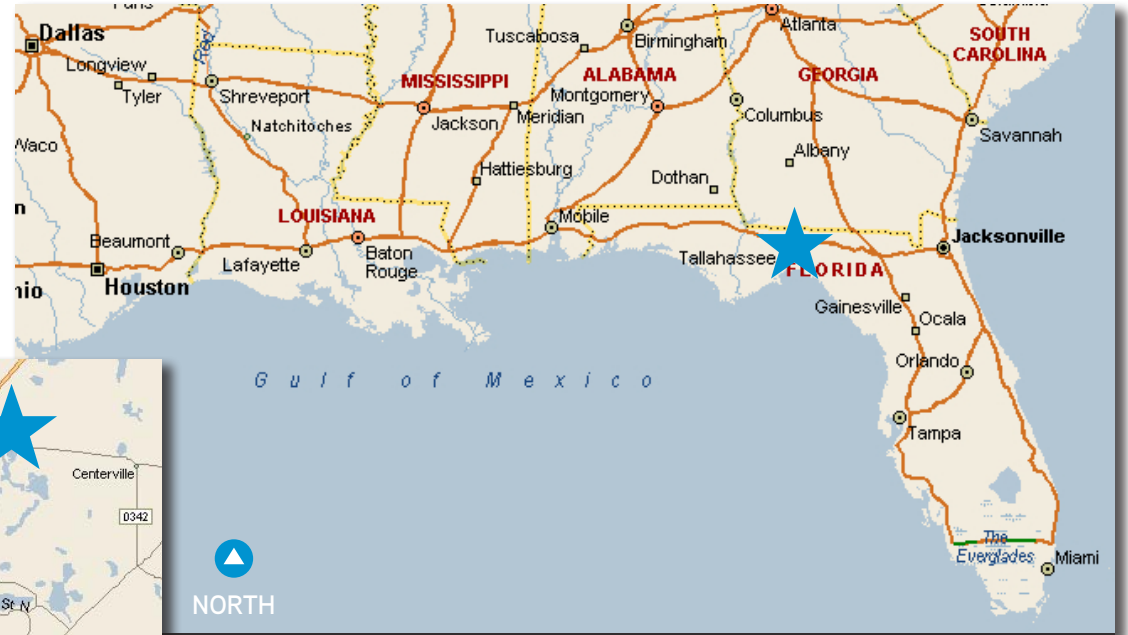
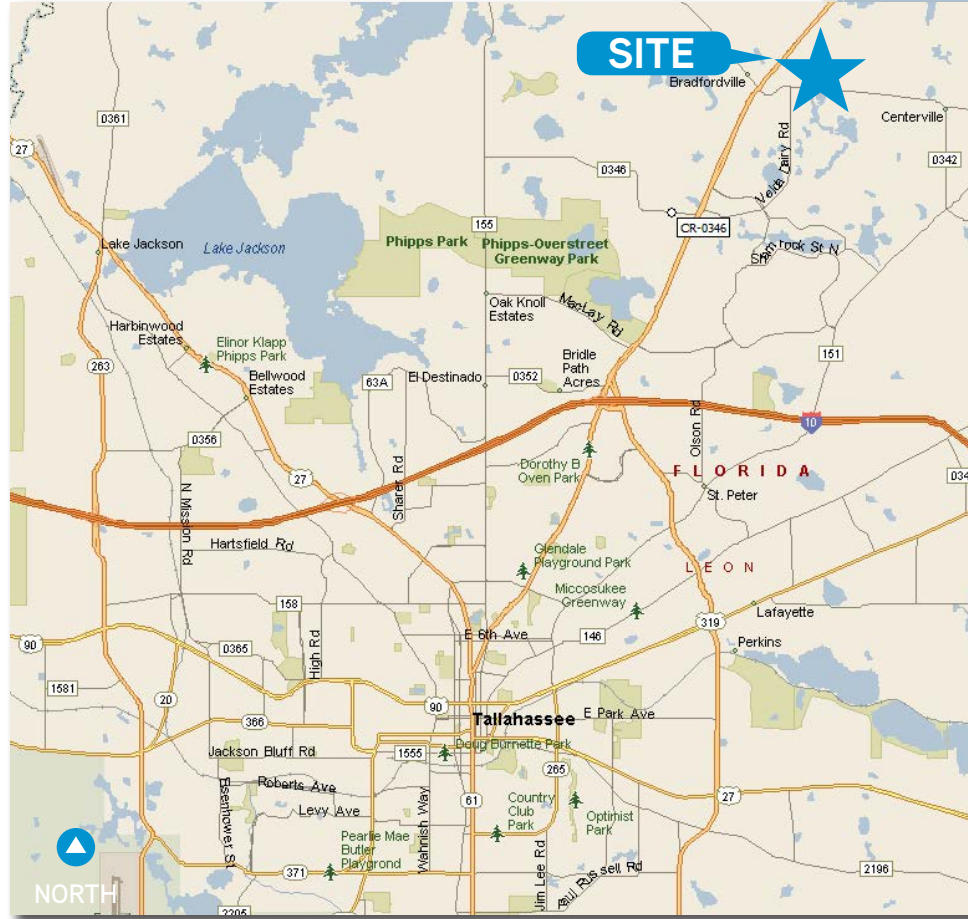
PROPERTY HIGHLIGHTS

- › 10.30± acre improved parcel available for sale.
- › 97,713 SF newly constructed freestanding former Kohl's box.
- › Conveniently located off of US-319/Thomasville Rd.
- › Full access to the site with dedicated monument signage along Thomasville Rd.
- › Ample parking available for tenant's exclusive use, 300 spaces available (6.84/1000 SF parking ratio).
- › Household incomes average more than \$100,000 in the surrounding trade area.
- › Neighboring retailers include Super Target, Publix and Chick-fil-A.
- › Lawton Chiles High School just north of the site has more than 2,000 students, faculty and staff.



6785 THOMASVILLE ROAD

LOCATION MAP



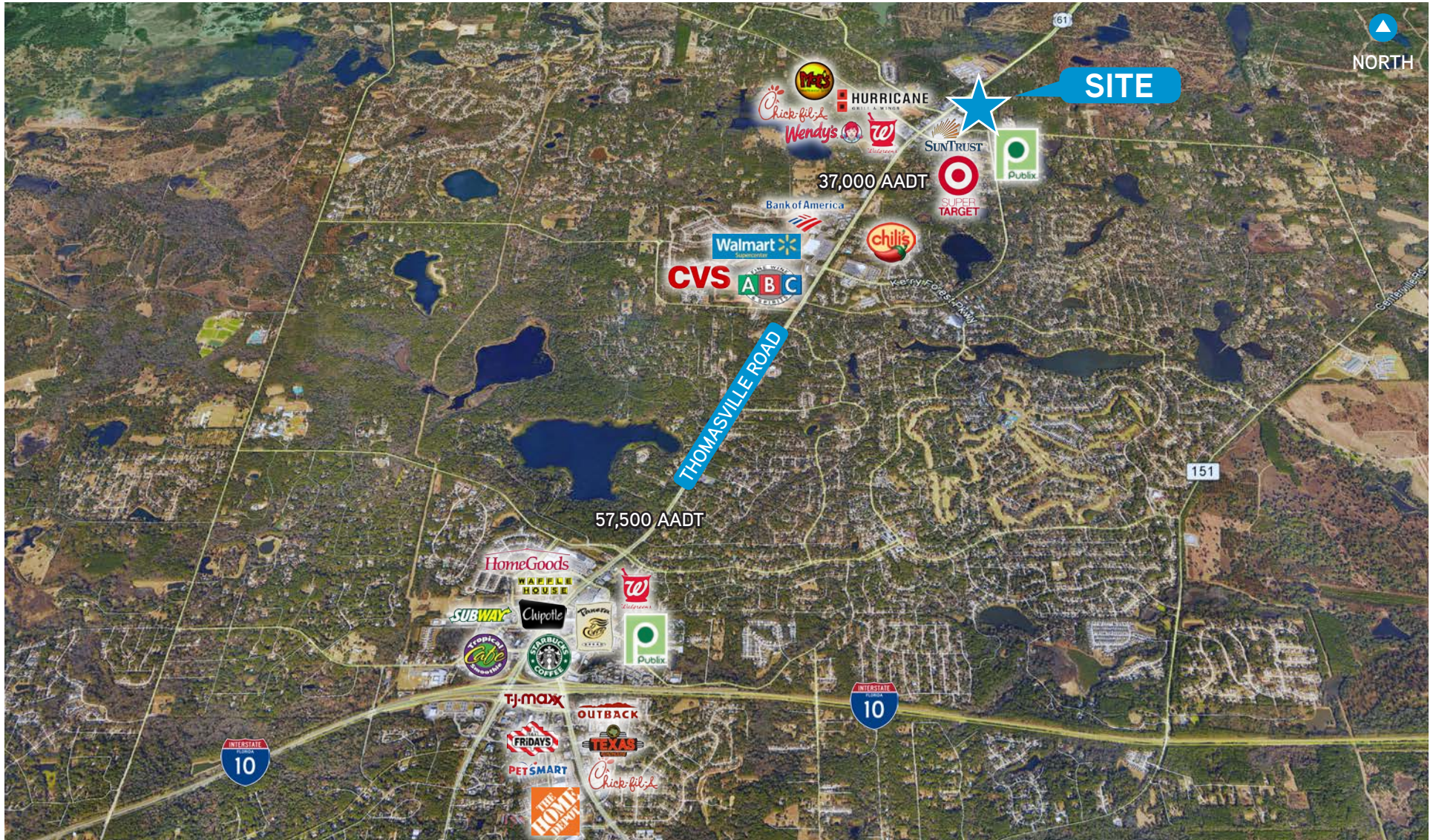
TALLAHASSEE is the State Capital of Florida and is a centralized location in the Southeast:

DISTANCE TO:

Mobile, AL	156 Miles
Jacksonville, FL	172 Miles
Montgomery, AL	203 Miles
Atlanta, GA	258 Miles
Savannah, GA	258 Miles
Orlando FL	260 Miles
Tampa, FL	260 Miles

6785 THOMASVILLE ROAD

MARKET AERIAL



6785 THOMASVILLE ROAD

PROPERTY SUMMARY

Address:	6785 Thomasville Rd., Tallahassee, FL 32312
Land Information/Size:	10.30 Acres
Parking:	300 free surface spaces, ratio of 6.84/1,000
Frontage:	633' frontage on Thomasville Road.
Traffic Counts:	37,000 VPD on Thomasville Road
Cross Streets:	Thomasville Rd. & Kinhega Drive
Building Information/Size	71,402 USF / 97,713 RSF (two stories)
Year Built/Renovated:	2008
Co-Tenancy:	None, freestanding building
Signage:	Pylon and facade signage

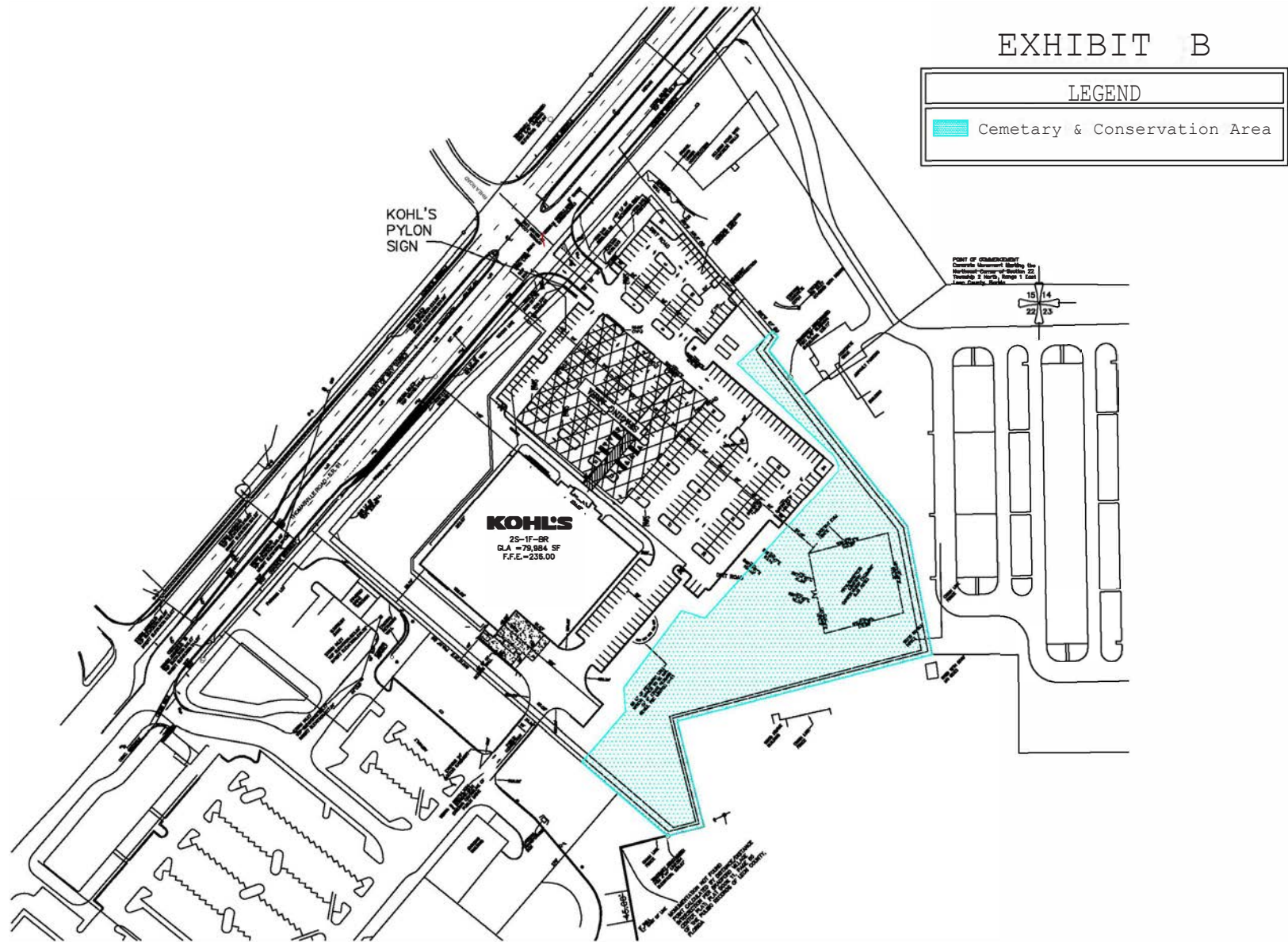
DEDICATED MONUMENT SIGN



SITE CLOSE UP



CEMETERY & CONSERVATION AREA



SITE PHOTOS



MARKET OVERVIEW

Tallahassee is not just the state capital of Florida, it is a thriving business community with a sophisticated workforce, a leading high-tech sector, world-class research, state government and educational institutions such as Florida State University and Florida A&M University.

- The **population of the Tallahassee metro** area is 374,301, with 146,601 households. With a unique blend of high-quality jobs, business opportunities, and exceptional quality of life, Tallahassee continues to attract residents of all ages.
- From the world's leader in energy-efficient HVAC compressors to a regional powerhouse in Laserfiche technology and award-winning custom-apparel suppliers, Tallahassee is **home to some economic powerhouses**. But local business of all sizes are esteemed here, with 12,524 number of business licenses in Tallahassee/Leon County alone.
- **More than 71,000 college students** reside here including Florida State University, Florida A&M University, and Tallahassee Community College.
- Tallahassee boasts a **highly qualified workforce** that takes full advantage of recent university graduates as well as skilled workers completing in-demand training programs. Collaboration between private business, education, and local government, as well as CareerSource Florida, ensures workers are ready for the next challenge.
- Tallahassee is **home to a thriving research community**, anchored by world-class facilities located at Innovation Park, including the National High Magnetic Field Laboratory and High Performance Materials Institute.
- As the capital of Florida, Tallahassee is the **seat of state government**. The community benefits not only from the thousands of jobs it creates, but the annual three-month legislative session, supporting industries, national attention and an economic stability.
- Tallahassee has a **great quality of life** and is known as a great place to raise a family. More than anything else, Tallahassee has maintained its Southern, small-town charm even as it evolves into a high-tech home to research, innovation and influence.



TOP EMPLOYERS, INDUSTRY SECTORS & UNEMPLOYMENT

Top Employers - Tallahassee, FL

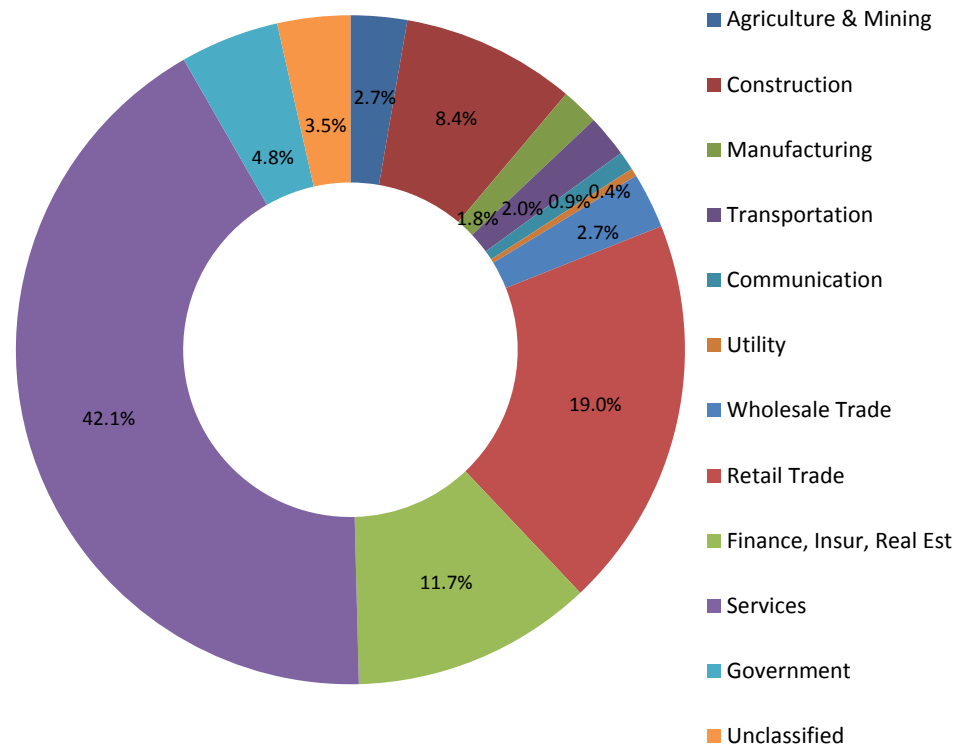


TALLAHASSEE MEMORIAL HEALTHCARE



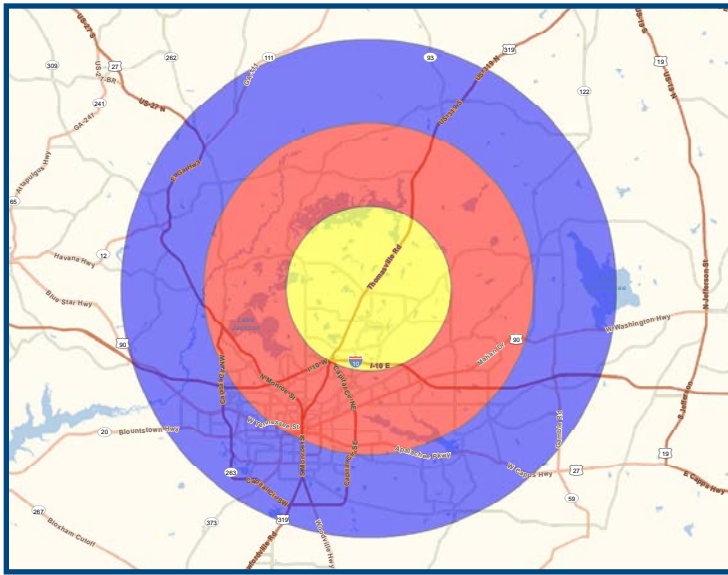
Company	Employees
State of Florida	22,612
Florida State University	12,512
Leon County Schools	4,550
Publix Supermarkets	3,439
Tallahassee Memorial HealthCare	3,190
City of Tallahassee	2,736
Walmart Stores	2,117
Leon County	1,919
Florida A&M University	1,759
Tallahassee Community College	1,631
Capital Regional Medical Center	1,151

The largest sector of the employment market in the Tallahassee metro area is in the services sector with more than four out of 10 of the workforce, followed by retail trade.



As the State Capitol along with being the home of two major state universities and a thriving community college, Tallahassee maintains a very healthy economy. The unemployment rate for Leon County as of December 2015 was 4.4% and the Tallahassee MSA was 4.5%. The unemployment rate for the State of Florida as of December 2015 was 5.0%.

6785 THOMASVILLE ROAD



AREA DEMOGRAPHICS

6785 THOMASVILLE ROAD, TALLAHASSEE, FL 32312			
	5-Mile Radius	10-Mile Radius	15-Mile Radius
POPULATION & GROWTH			
Total Population	48,663	181,519	283,822
Daytime Population	13,569	122,271	179,254
Population Growth %, 2016-2021	0.55%	0.53%	0.56%
Total Businesses	1,694	9,782	13,764
INCOME			
Average Household Income	\$114,689	\$79,357	\$68,267
Median Household Income	\$93,385	\$56,758	\$46,619
OTHER DEMOGRAPHICS			
Total Households	18,421	72,616	113,250
Average Household Size	2.64	2.36	2.37
Median Age	42.8	34.1	30.9
RACE & ETHNICITY			
White Population	81.3%	68.6%	59.9%
Black Population	11.1%	23.6%	32.5%
Hispanic Population	4.9%	6.4%	6.5%
Asian Population	4.5%	3.7%	3.4%