



EXECUTIVE SUMMARY

PERSIMMON HILL

6265 & 6267 OLD WATER OAK DRIVE, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Building:	Bldg. 6265 - Suites 102B & 105
Available SF:	102B - 1,589 SF 105 - 1,317 SF
Lease Rate:	\$27.00 SF/YR (NNN) \$5.20 CAM
Year Built:	2012
Building Size:	53,166 SF

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This popular commercial center is well located on Thomasville Road, just north of Kerry Forest Parkway. Serving the Northeast sub-market 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
- **Building Sizes: 6265 is 26,583 sf; 6267 is 26,583 sf**

Laurie Blank
850.545.5107
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





PLAZA PHOTOS
PERSIMMON HILL

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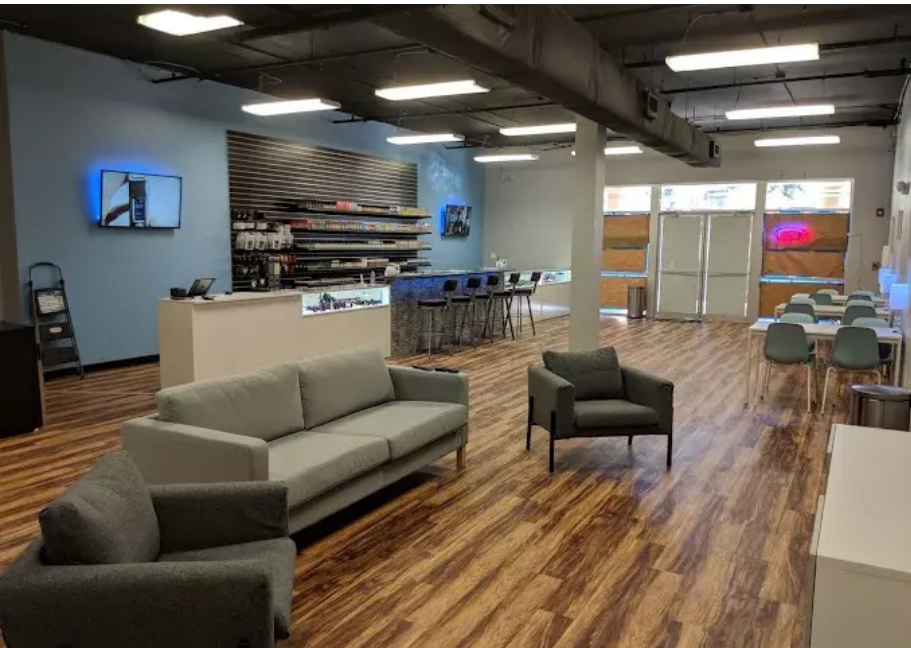
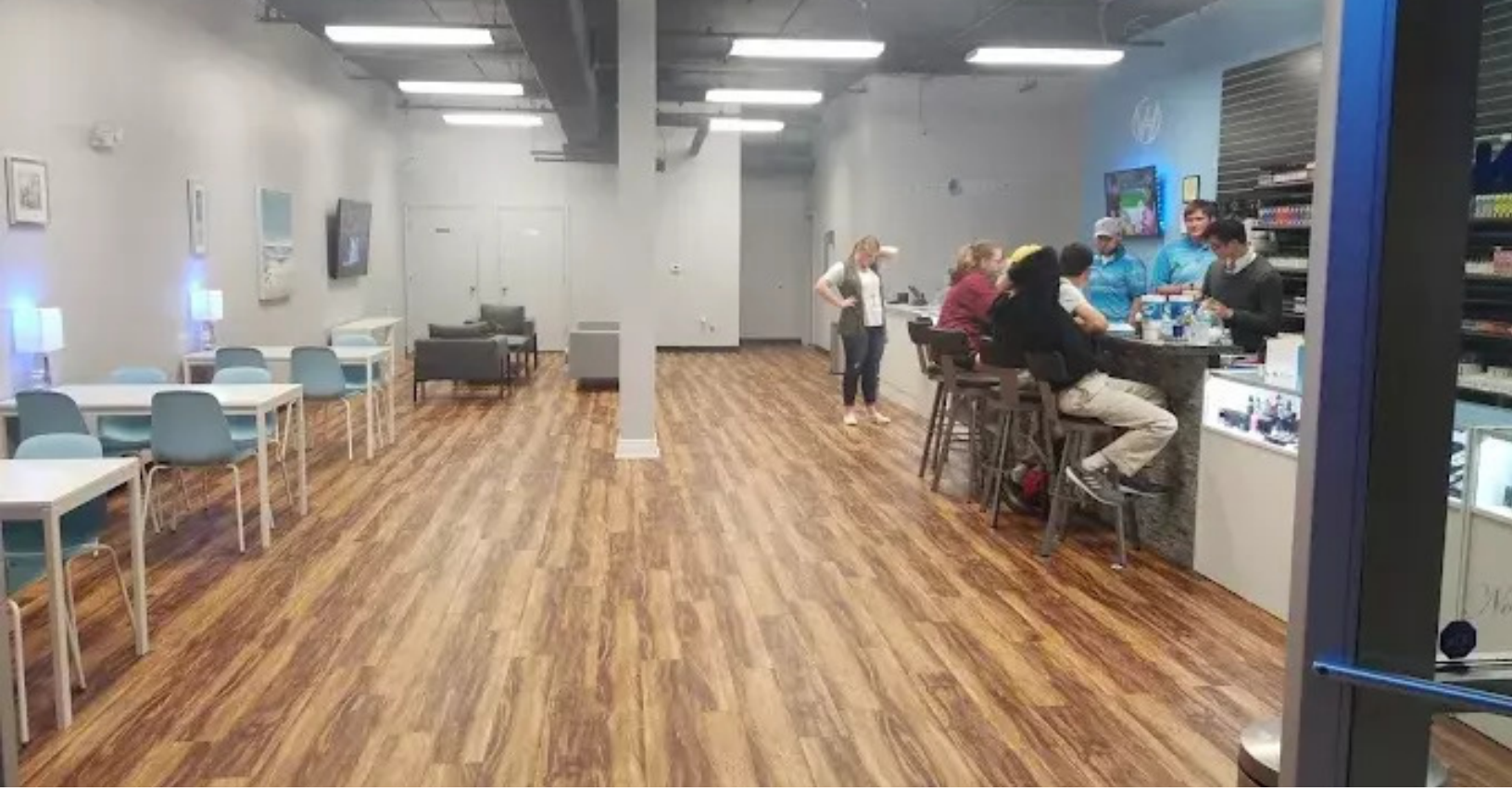




BLDG. 6265, SUITE 102B

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BLDG. 6265, SUITE 105

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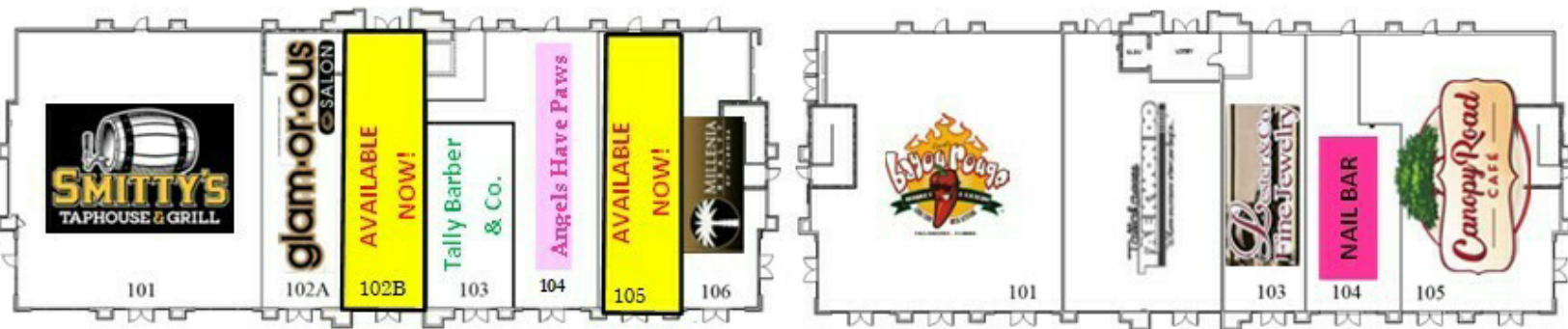
RETAIL SPACE AVAILABLE
PERSIMMON HILL

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RETAIL VACANCIES

Bldg. 6265

Bldg. 6267



BUILDING/UNIT	LEASE RATE	LEASE TYPE	AVAILABLE	SIZE
6265/102B	\$27.00/\$5.20 CAM	NNN	NOW!	1,589 SF
6265/105	\$27.00/\$5.20 CAM	NNN	NOW!	1,317 SF

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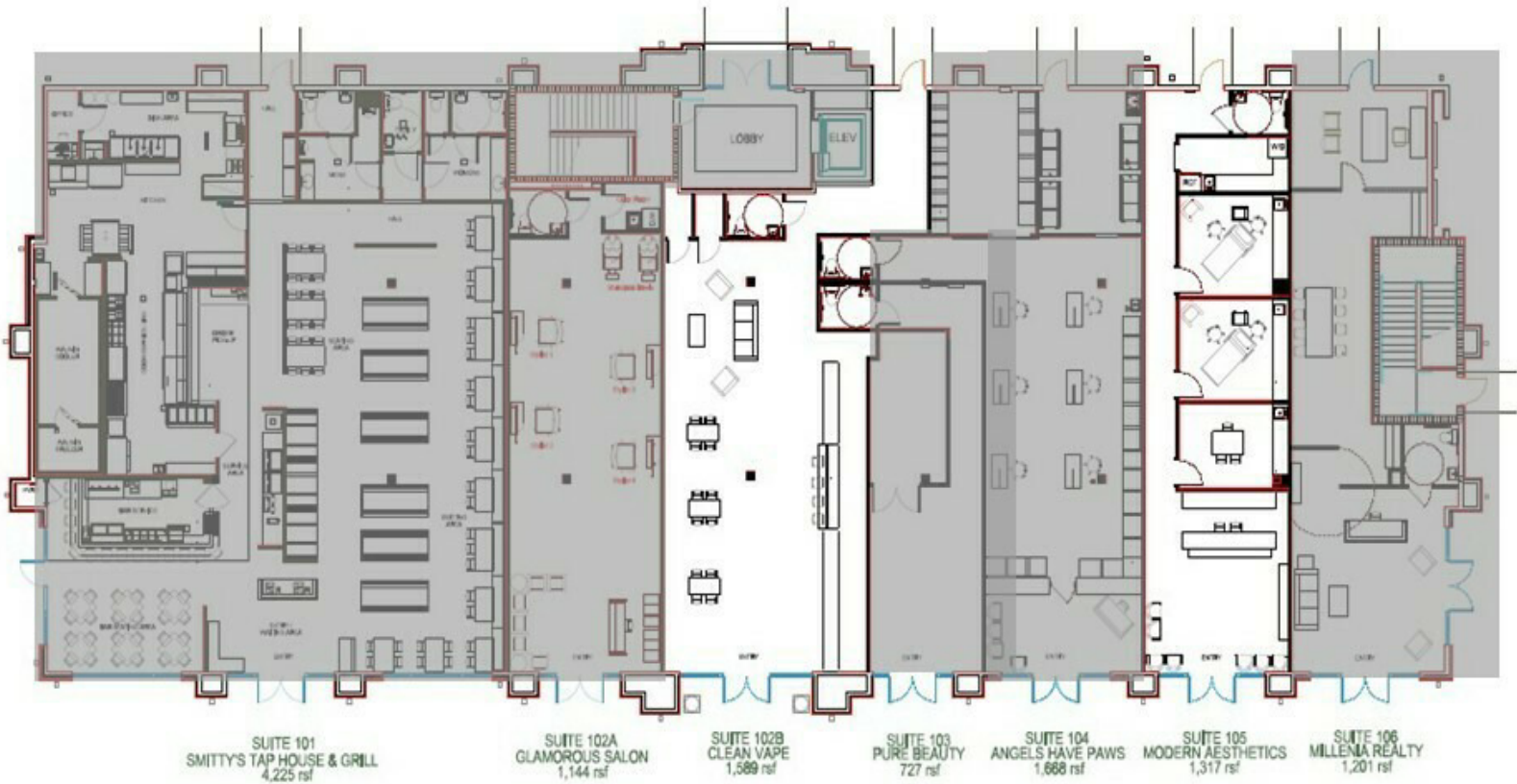




BUILDING LAYOUT
PERSIMMON HILL

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200B
 6265 Old Water Oak Road



1ST FLOOR PLAN

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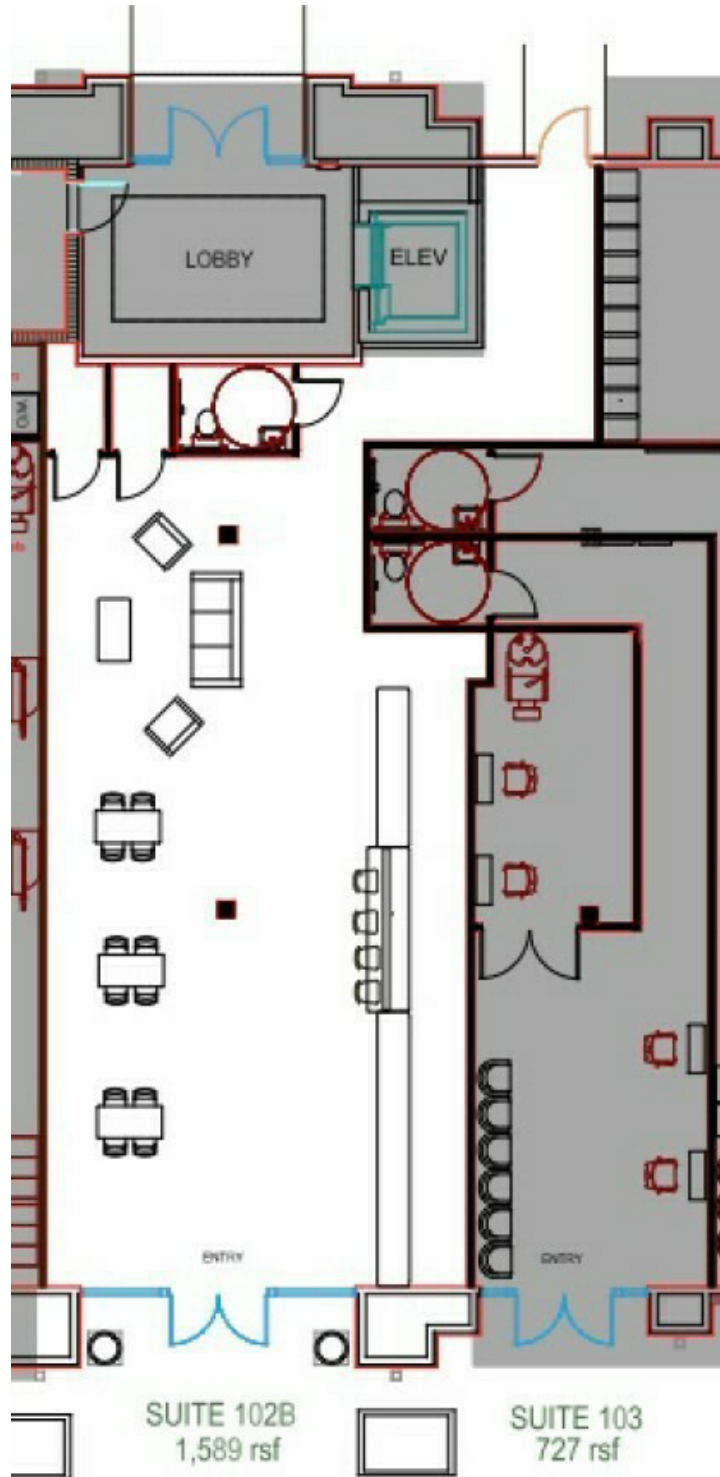




BLDG. 6265, SUITE 102B

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BLDG. 6265, SUITE 105

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SUITE 105
MODERN AESTHETICS
1,317 rsf

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RETAILER MAP PERSIMMON HILL

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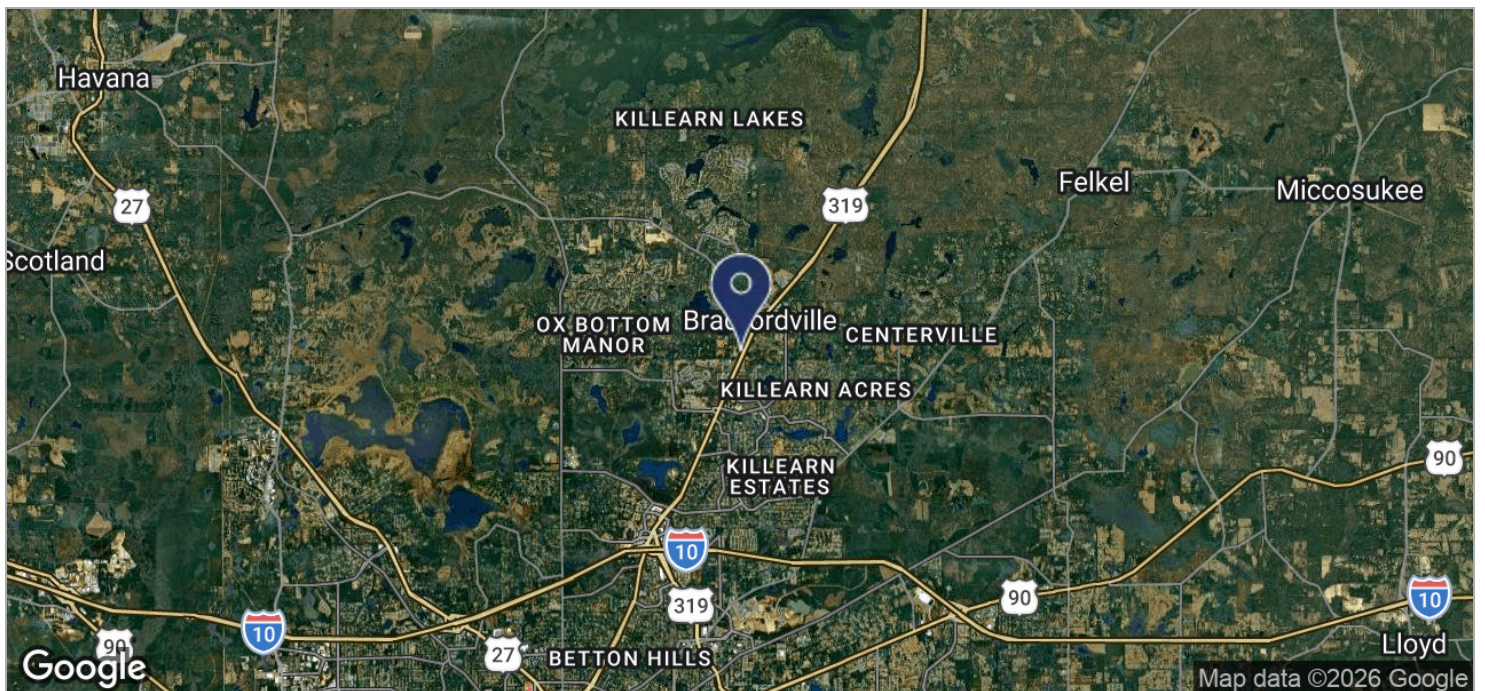
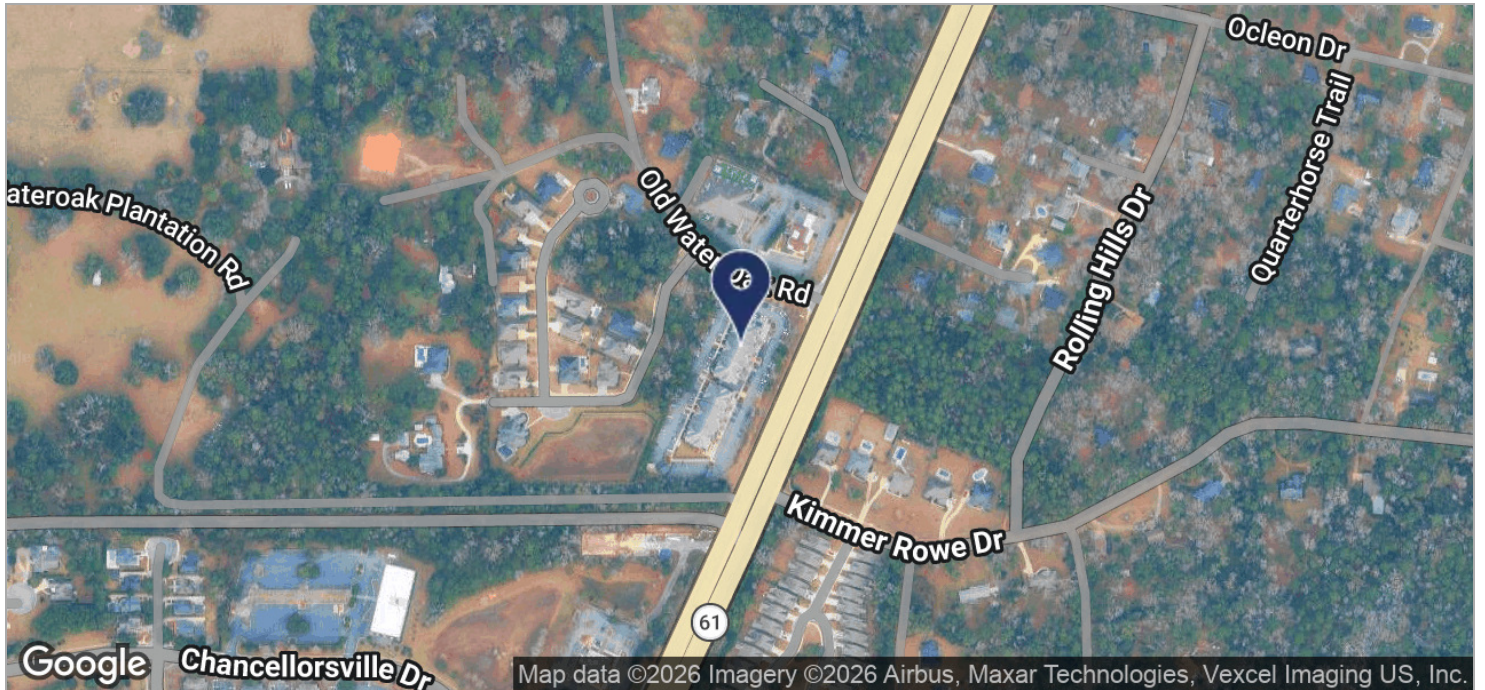




LOCATION MAPS

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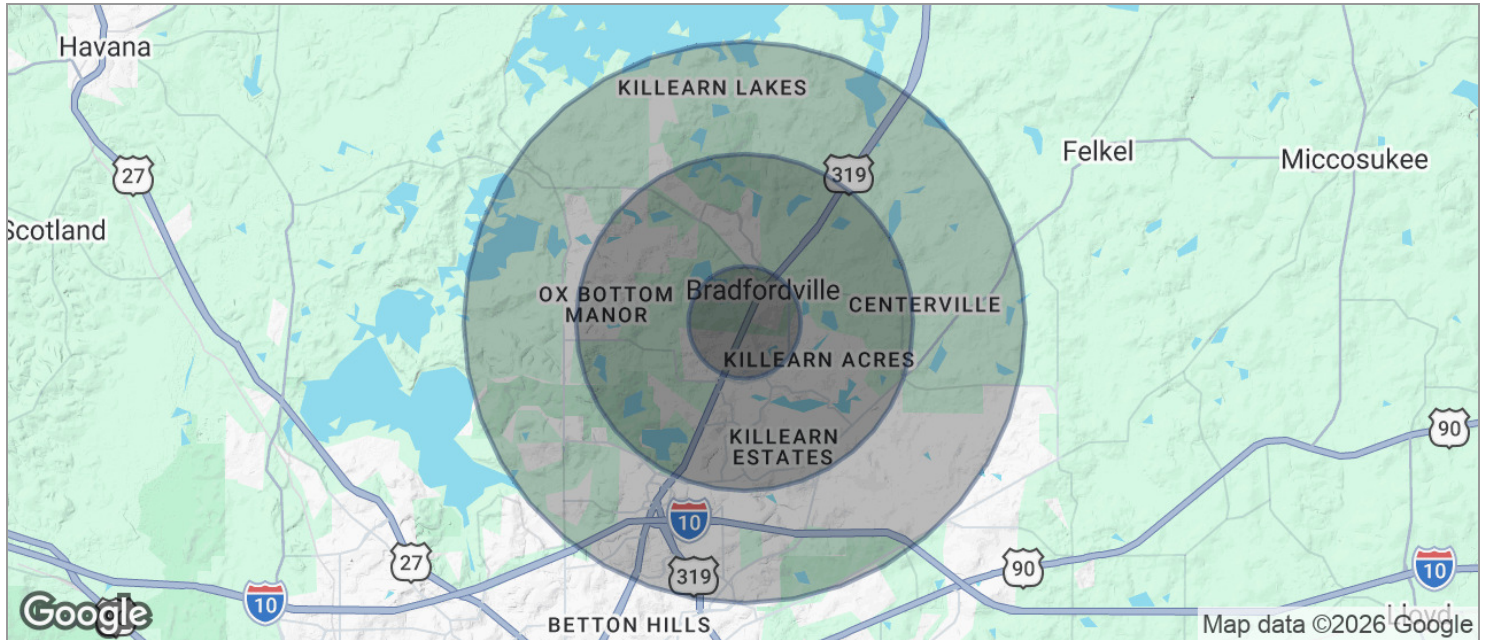




DEMOGRAPHICS MAP

PERSIMMON HILL

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,470	30,415	53,369
MEDIAN AGE	43.1	42.8	42.9
MEDIAN AGE (MALE)	45.6	42.1	41.5
MEDIAN AGE (FEMALE)	41.1	43.9	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,487	12,102	22,270
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$139,773	\$118,095	\$115,347
AVERAGE HOUSE VALUE	\$325,191	\$298,336	\$291,238

* Demographic data derived from 2020 ACS - US Census

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