



COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE



Bull Run Retail Center

2887 Kerry Forest Parkway , Tallahassee, FL 32312

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EXECUTIVE SUMMARY

BULL RUN RETAIL CENTER

2887 KERRY FOREST PARKWAY , TALLAHASSEE, FL 32312



OFFERING SUMMARY

Available SF:	1,778 SF
Lease Rate:	\$32.00 SF/yr (NNN)
Lot Size:	1.54 Acres
Year Built:	2007
Building Size:	11,160 SF
Traffic Count:	Thomasville Rd: 56,500
Leon County APN:	14-28-20-224-0040

LOCATION OVERVIEW

This center is adjacent to Wal-Mart Supercenter, CVS, and ABC Fine Wine & Spirits in the most highly sought after area of Tallahassee at Kerry Forest Parkway and Thomasville Road.

PROPERTY HIGHLIGHTS

- Current tenant mix includes: Massage Envy, Dave's Pizza Garage, and J. Lynn's Consignment Boutique
- Highly populated area, creating an ideal location for retail or business uses
- 46 surface spaces available
- Signage on Thomasville Road

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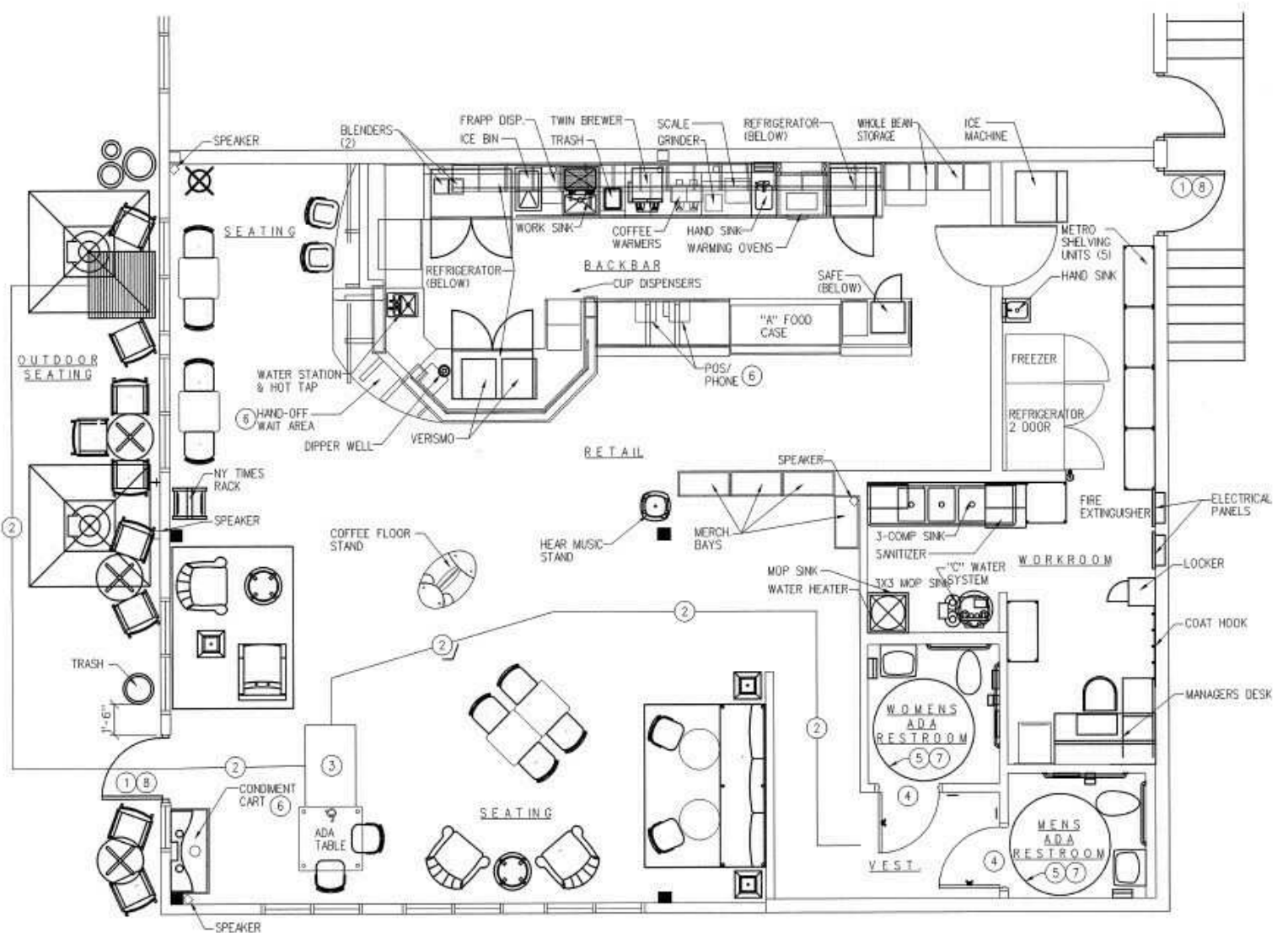




FLOORPLAN

BULL RUN RETAIL CENTER

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ADDITIONAL PHOTOS

BULL RUN RETAIL CENTER

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RETAILER MAP

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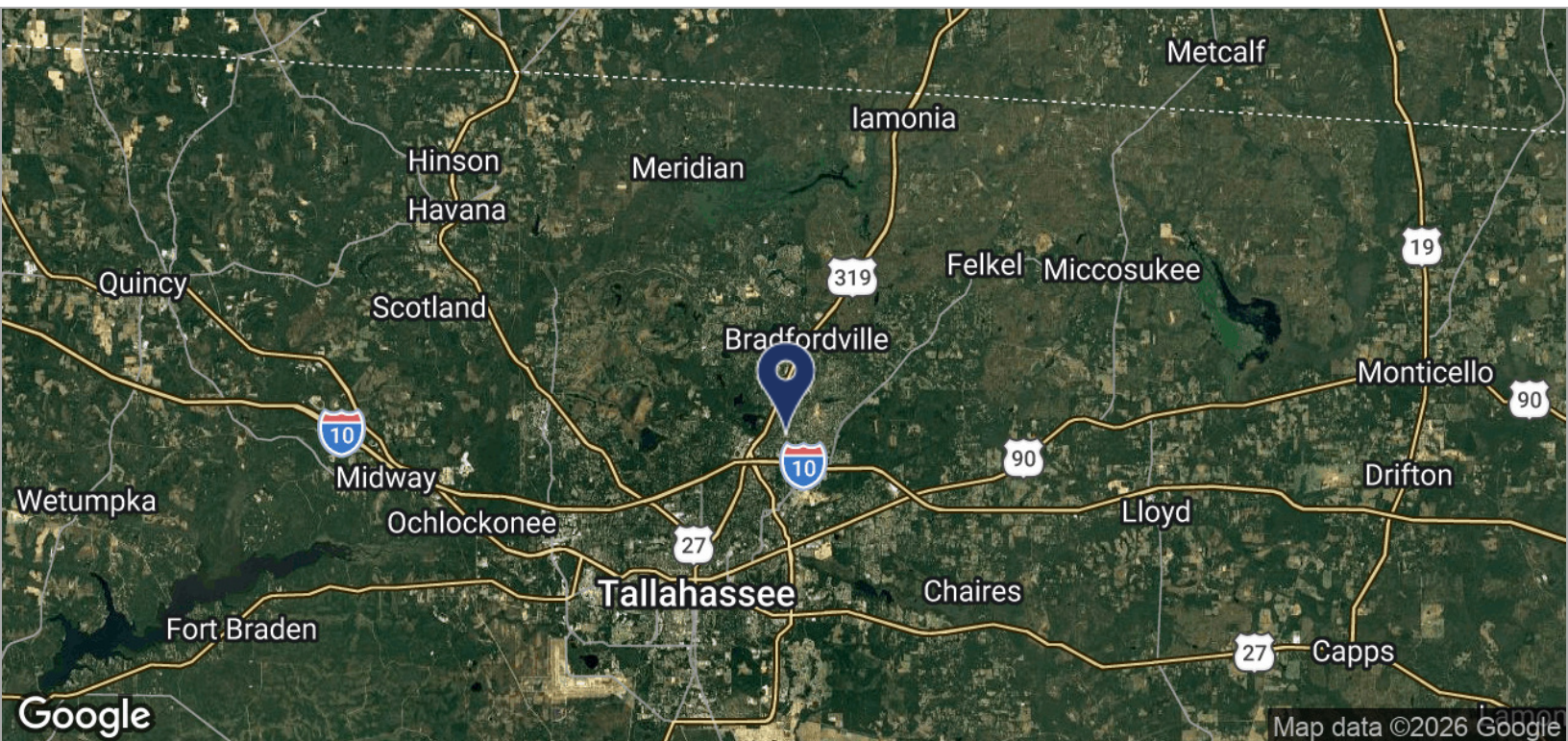




LOCATION MAPS

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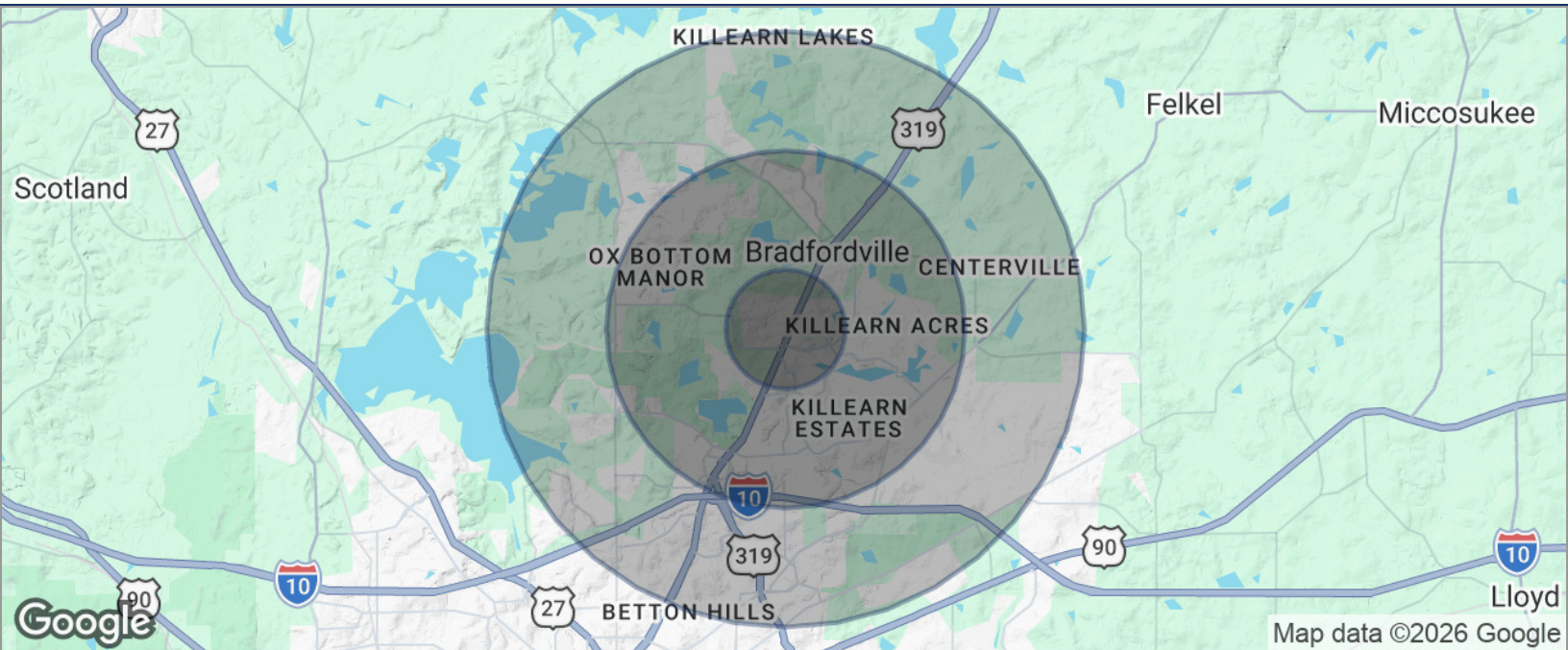




DEMOGRAPHICS MAP

BULL RUN RETAIL CENTER

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,506	34,071	62,981
MEDIAN AGE	42.2	42.6	43.6
MEDIAN AGE (MALE)	44.1	39.9	41.2
MEDIAN AGE (FEMALE)	42.3	45.0	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,931	13,441	25,414
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$135,708	\$133,871	\$138,891
AVERAGE HOUSE VALUE	\$393,079	\$386,958	\$394,055

* Demographic data derived from 2020 ACS - US Census

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