

Land Property
FOR LEASE



NORTHSIDE SHOPPES AT THOMASVILLE RD.

2901 Kerry Forest Pkwy, Tallahassee, FL 32309

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for your business at 2901 Kerry Forest Parkway. This premier commercial property offers a highly versatile layout, ideal for a wide range of retail, restaurant, and service users. Positioned in a prominent, high-visibility location with convenient access, the site presents outstanding potential for long-term growth and success.

The development is part of the Northside Shoppes retail corridor, which continues to gain momentum with several nationally recognized retailers committed to the project, including Heartland Dental, Paris Baguette, Zoom Tan, and Express Corporate. This strong tenant mix will drive consistent traffic and enhance the overall synergy of the center.

The property features multiple drive-thru opportunities, accommodating users with spaces ranging from approximately 800 to 3,000 square feet. In addition, a rear parcel is available for larger-scale development, supporting up to a 20,000 square foot footprint with the potential for multi-story construction.

With 300 new apartment units planned directly across the street, the site is well-positioned to benefit from immediate and sustained increases in population density and consumer demand.

PROPERTY HIGHLIGHTS

- Multiple drive-thru opportunities available
- Flexible space options from ±800 SF to 3,000 SF
- Outparcel supports up to ±20,000 SF (multi-story potential)
- High-visibility location in a growing retail corridor
- Located within Northside Shoppes alongside committed retailers: Heartland Dental, Paris Baguette, Zoom Tan, and Express Corporate
- 300 apartment units coming directly across the street

OFFERING SUMMARY

Lease Rate:	Call for Info
Available SF:	Up to 20,000 SF
Lot Size:	
Traffic Count	50,000 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,636	14,161	26,367
Total Population	6,655	35,755	65,474
Average HH Income	\$148,414	\$137,381	\$138,112

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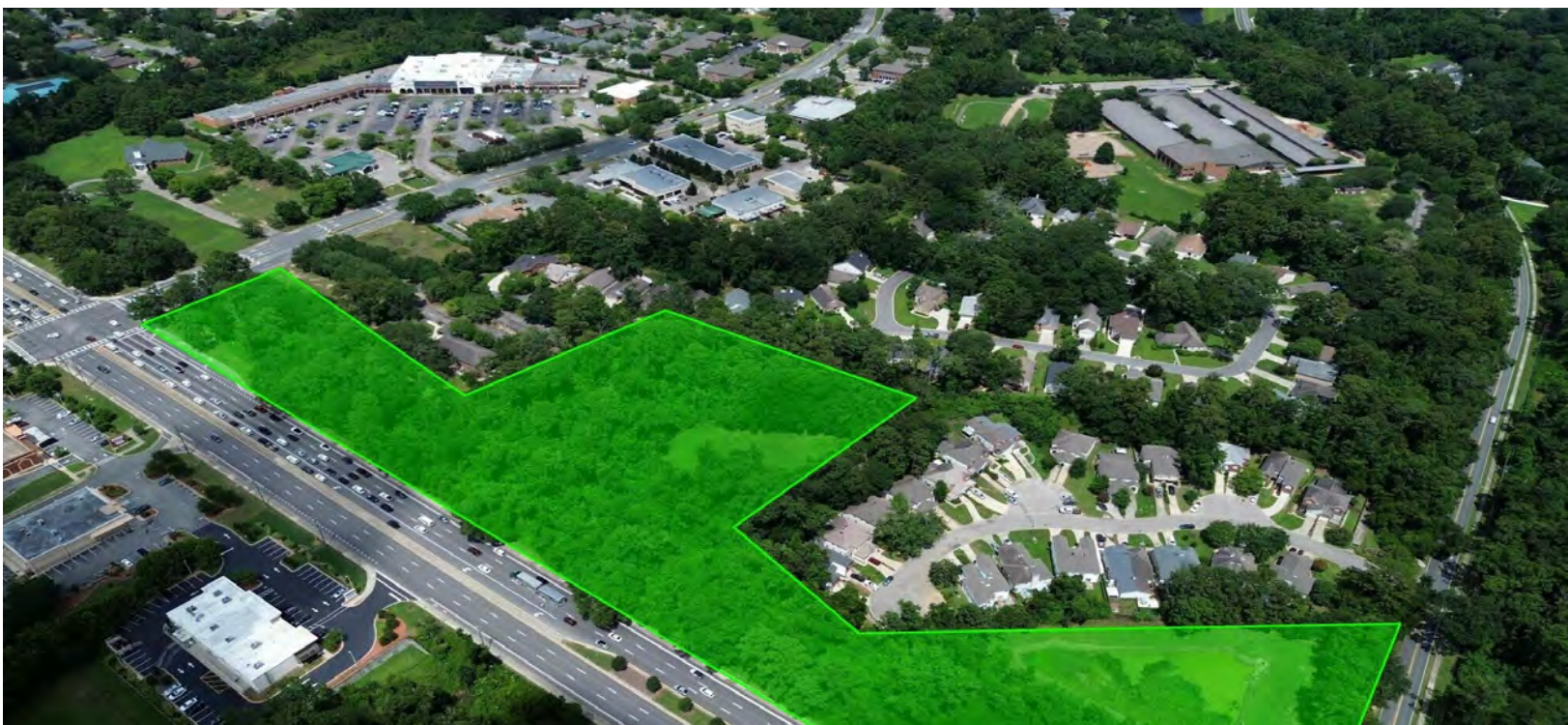
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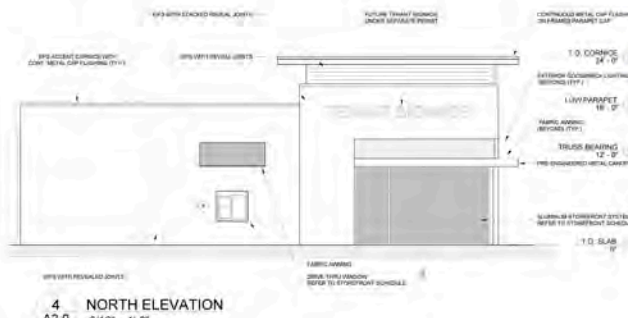
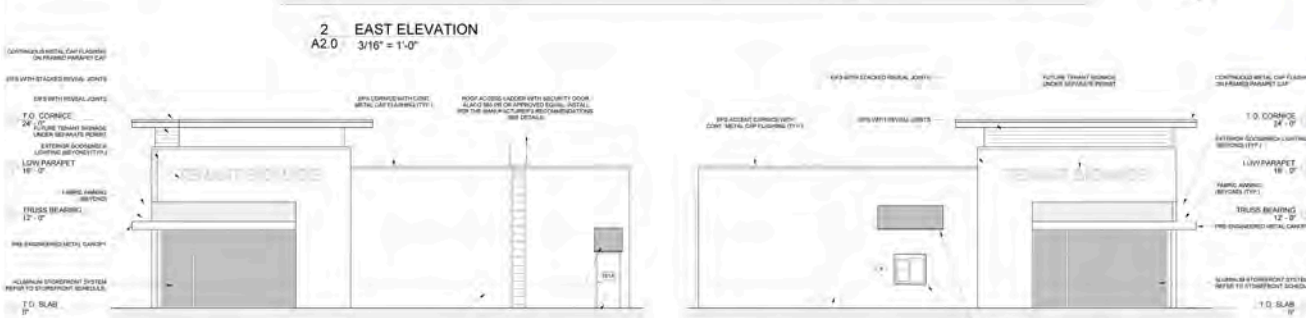
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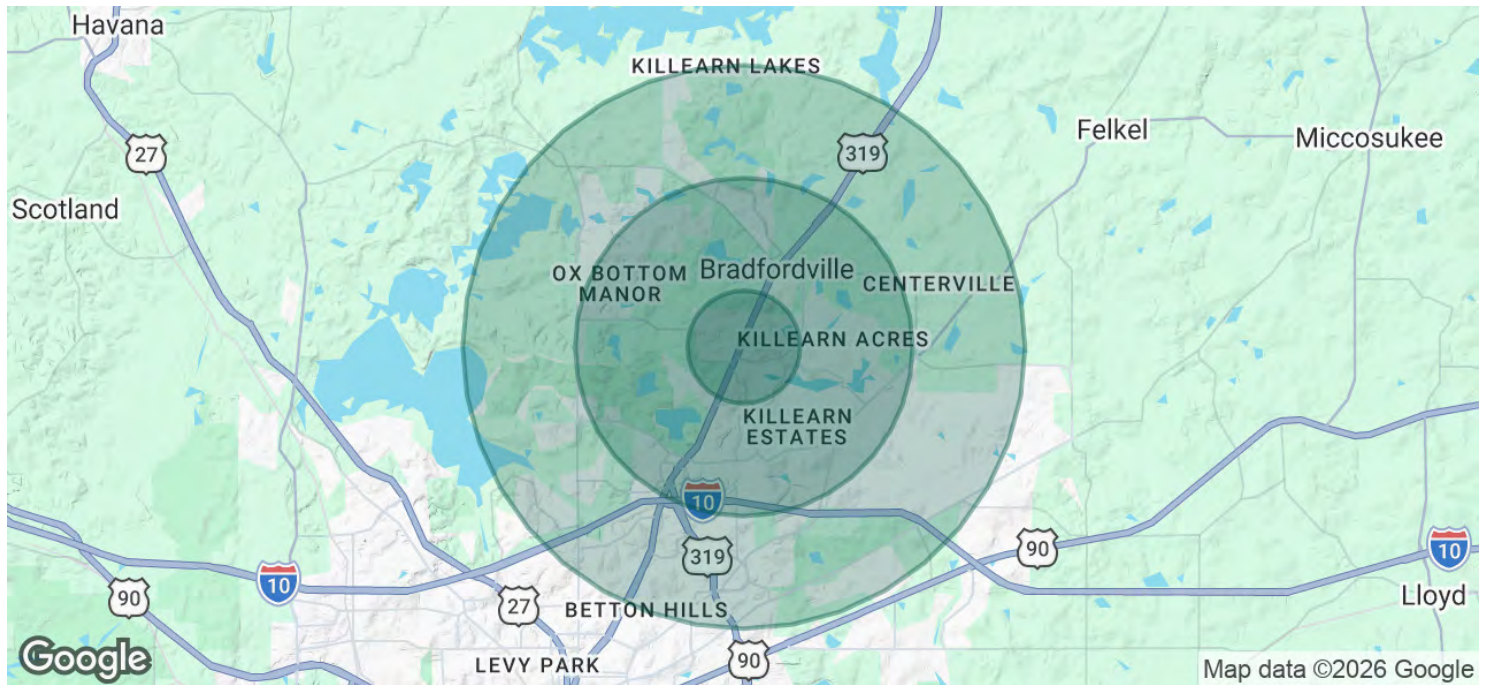
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,655	35,755	65,474
Average Age	44	43	44
Average Age (Male)	43	42	42
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,636	14,161	26,367
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$148,414	\$137,381	\$138,112
Average House Value	\$433,416	\$419,056	\$436,088

Demographics data derived from AlphaMap

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