

1,500 -
2,000 SF
AVAILABLE

**2,400 SF
AVAILABLE**



Ox Bottom Meadows

*Five premier pads at the crossroads of
Tallahassee's most affluent retail corridor.*

2728 OX BOTTOM ROAD • TALLAHASSEE, FL 32312

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A Premier Retail Development in Northeast Tallahassee.

Ox Bottom Meadows is a five-pad retail development at one of Tallahassee's most active intersections — Ox Bottom Road at Thomasville Road. The property fronts the city's busiest north-south retail corridor, with 51,500+ daily vehicles and direct exposure to one of North Florida's strongest spending bases.

Anchor tenants Starbucks, Surcheros Fresh Mex, Trulieve, Sun Stop, and Red Rapids Car Wash are already drawing daily traffic, giving incoming tenants the benefit of established co-tenancy, captive consumer flow, and immediate brand visibility.

Two prime opportunities remain — a 1,800 SF vanilla-shell space on the rear of Parcel 1 and a 2,500 SF drive-thru pad on Parcel 2 — ideal for QSR, sit-down restaurants, retail, banks, and pad-site users seeking a premier address.

DIRECTLY ACROSS FROM

Northside Shoppes 2901 Kerry Forest Parkway

Signed: Heartland Dental · Paris Baguette · Zoom Tan · Express Corporate

Drive-thrus 800–3,000 SF · Rear parcel up to 20,000 SF · 300 new apartments planned across the street

5 PADS

TOTAL DEVELOPMENT

2 LEFT

AVAILABLE NOW

51,500 VPD

THOMASVILLE RD TRAFFIC

\$125K^{AHI}

WITHIN 1 MILE

AVAILABLE PADS

Two opportunities remain.

PARCEL 1 — REAR

1,800 SF Vanilla Shell

AVAILABLE SF

1,500 – 2,000 SF

RATE

\$72,000 NNN

LEASE TERMS

Build-to-suit on rear of Parcel 1 (behind Surcheros / Trulieve)

IDEAL USES

Restaurant, retail, professional service, medical

PARCEL 2

2,500 SF Drive-Thru

AVAILABLE SF

Up to 2,500 SF

RATE

\$110,000 NNN

LEASE TERMS

Ground lease pad site

IDEAL USES

QSR / fast-food drive-thru, bank, coffee, pharmacy

Why Ox Bottom Meadows.

01

Across from Northside Shoppes — PCG's Next Project

Directly across from PCG's Northside Shoppes (2901 Kerry Forest Pkwy) — already signed: Heartland Dental, Paris Baguette, Zoom Tan, and Express Corporate, plus drive-thru pads from 800–3,000 SF and a rear parcel for up to 20,000 SF / multi-story development. 300 new apartment units are planned directly across the street, driving immediate, sustained demand at this intersection.

02

Frontage on the Region's Busiest Corridor

Direct visibility on Thomasville Road — Tallahassee's primary retail and commuter artery — with daily traffic counts of 51,500+ VPD and uninterrupted exposure to one of the highest-spending consumer bases in North Florida.

03

Anchored by National & Regional Tenants

Co-tenancy with Starbucks, Trulieve, Surcheros Fresh Mex, Sun Stop, and Red Rapids Car Wash drives consistent foot traffic, cross-shopping, and a built-in customer base from the moment doors open.

04

Surrounded by Affluent Households

Average household income of \$125,341 within 1 mile and \$110,656 within 5 miles. The Ox Bottom and Killearn submarkets are home to Tallahassee's top earners, supporting premium retail concepts and elevated price points.



THE CORRIDOR

Thomasville Road · 51,500 VPD · the busiest retail artery in North Florida



THOMASVILLE RD 51,500 VPD · Tallahassee's primary retail corridor

Tallahassee's Most Affluent Retail Corridor.

01 Tallahassee, FL

Florida's capital — home to Florida State University and Florida A&M. A stable government-and-education-anchored economy of 200,000+ residents drives consistent year-round demand.

02 Northeast Tallahassee

Tallahassee's most affluent submarket — Killlearn Estates, Ox Bottom Manor, and Bull Run. Median home values exceed \$300K and household incomes lead the metro.

03 Thomasville Road

The city's busiest north-south retail corridor. Direct route to Downtown Tallahassee and I-10 access. 51,500+ VPD, with national and regional retailers from Killlearn south to Midtown.

DEMOGRAPHICS

Affluent, established, and growing.

397,442 PEOPLE

TALLAHASSEE MSA POPULATION

\$138,000 AHI

AVG INCOME (1 MILE)

\$428,000 AHV

AVG HOME VALUE (1 MILE)

	1 MILE	5 MILES	10 MILES
Total Population	4,830	67,400	258,600
Total Households	1,960	29,020	116,940
Average HH Income	\$138,000	\$120,600	\$77,200
Average Home Value	\$428,000	\$394,300	\$273,200

Five Pads.

One Premier Address.



01

Parcel 1

Surcheros / Trulieve
1,800 SF avail. on rear

REAR AVAILABLE

02

Parcel 2

Drive-Thru Pad
Up to 2,500 SF

AVAILABLE

03

Parcel 3

Starbucks
Drive-Thru — built

LEASED

04

Parcel 4

Red Rapids Car Wash
Built

LEASED

05

Parcel 5

Sun Stop
Fuel — built

LEASED

In Excellent Company.

Surrounded by national anchors and daily-needs destinations.

CO-TENANTS

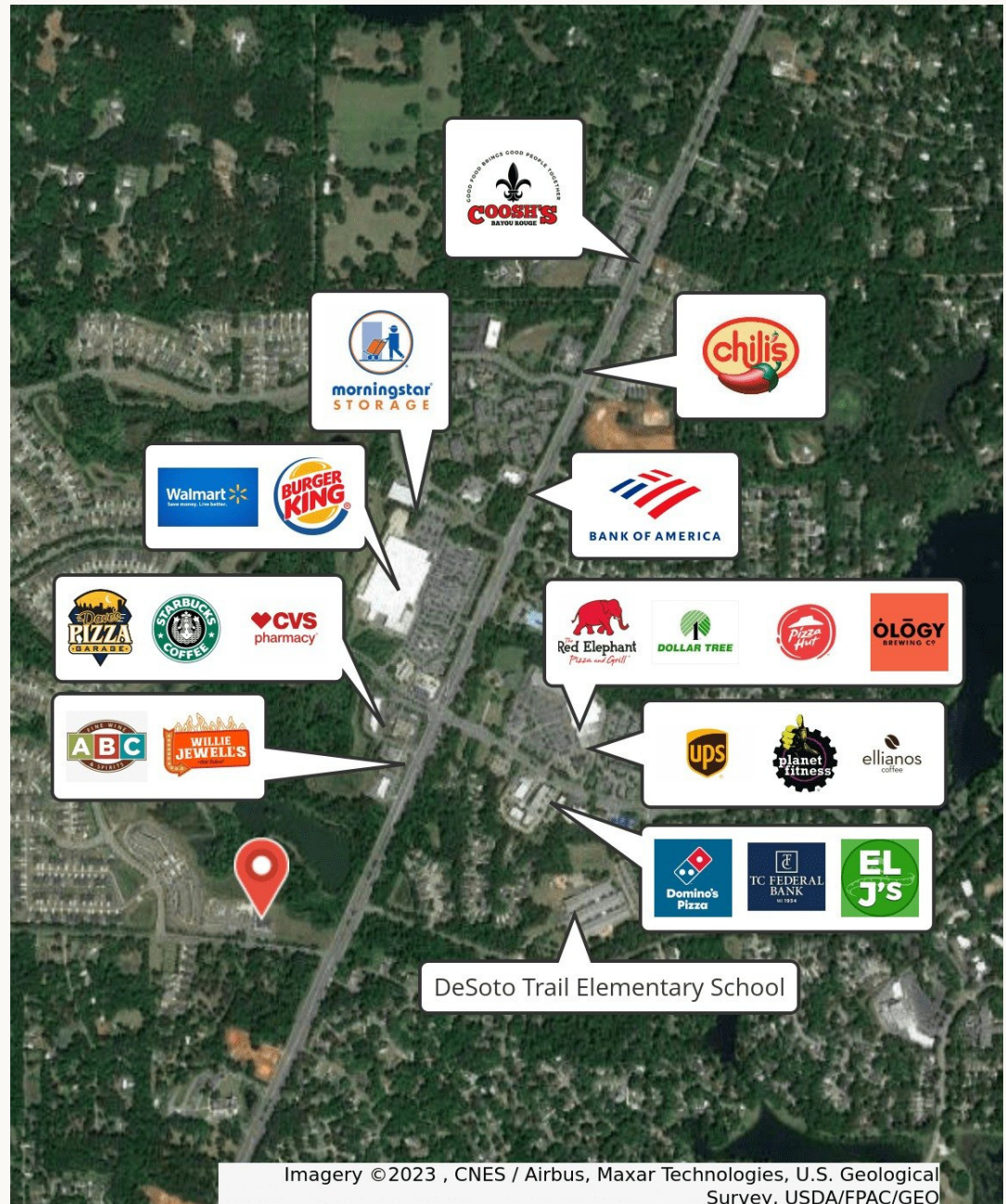
Starbucks
Surcheros Fresh Mex
Trulieve
Sun Stop
Red Rapids Car Wash

NEARBY ANCHORS

Walmart Neighborhood Market
Bank of America
Chick-fil-A
Chili's
CVS Pharmacy
Dollar Tree

DAILY NEEDS

Publix
UPS Store
Burger King
Pizza Hut
El Jalisco
Morningstar Storage



ESTABLISHED CO-TENANCY

Step into a corridor already powered by Walmart, Publix, Bank of America, Chick-fil-A, CVS, and dozens of national and daily-needs retailers.

A Closer Look.

The corner, the pads, and the company we keep.



01 THE CORNER Thomasville Rd & Ox Bottom Rd



02 PAD READY Build-ready pads · drive-thru



03 CO-TENANCY Northside Shoppes · PCG

GET IN TOUCH

Let's talk about Ox Bottom Meadows.

*Inquiries on Parcel 1 (1,800 SF rear vanilla shell) or Parcel 2
(2,500 SF drive-thru ground lease) welcome.*

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AVAILABLE

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LISTING AGENT

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