



## EXECUTIVE SUMMARY

## PERSIMMON HILL

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



## OFFERING SUMMARY

<b>Building:</b>	Bldg. 6265 Suite 102B Retail
<b>Available SF:</b>	Ste. 102B - 1,589 sf
<b>Lease Rate:</b>	\$25.50 sf/\$5.00 CAM
<b>Year Built:</b>	2012

[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  
lblank16@comcast.net

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





PLAZA PHOTOS  
**PERSIMMON HILL**

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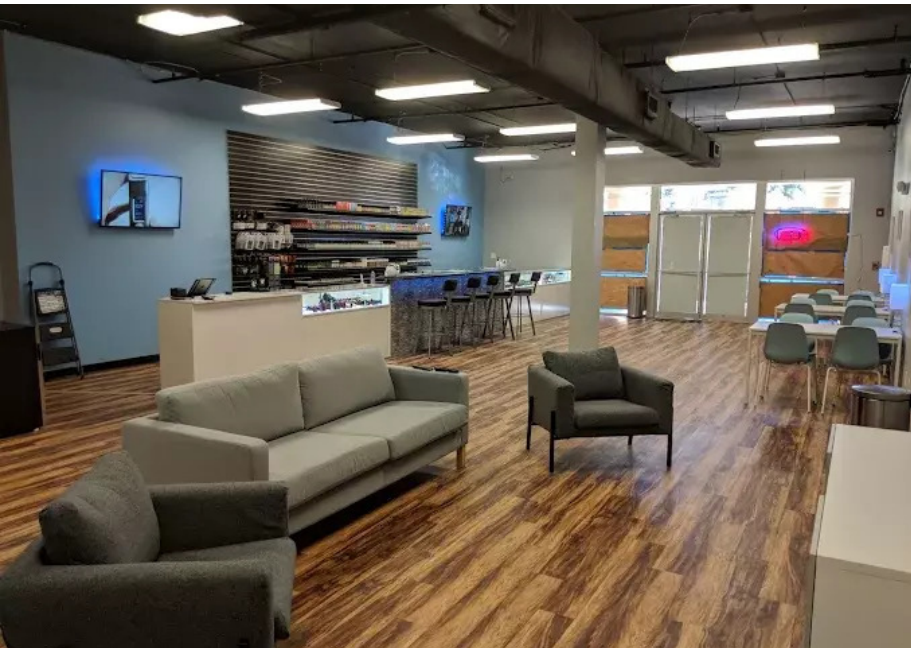
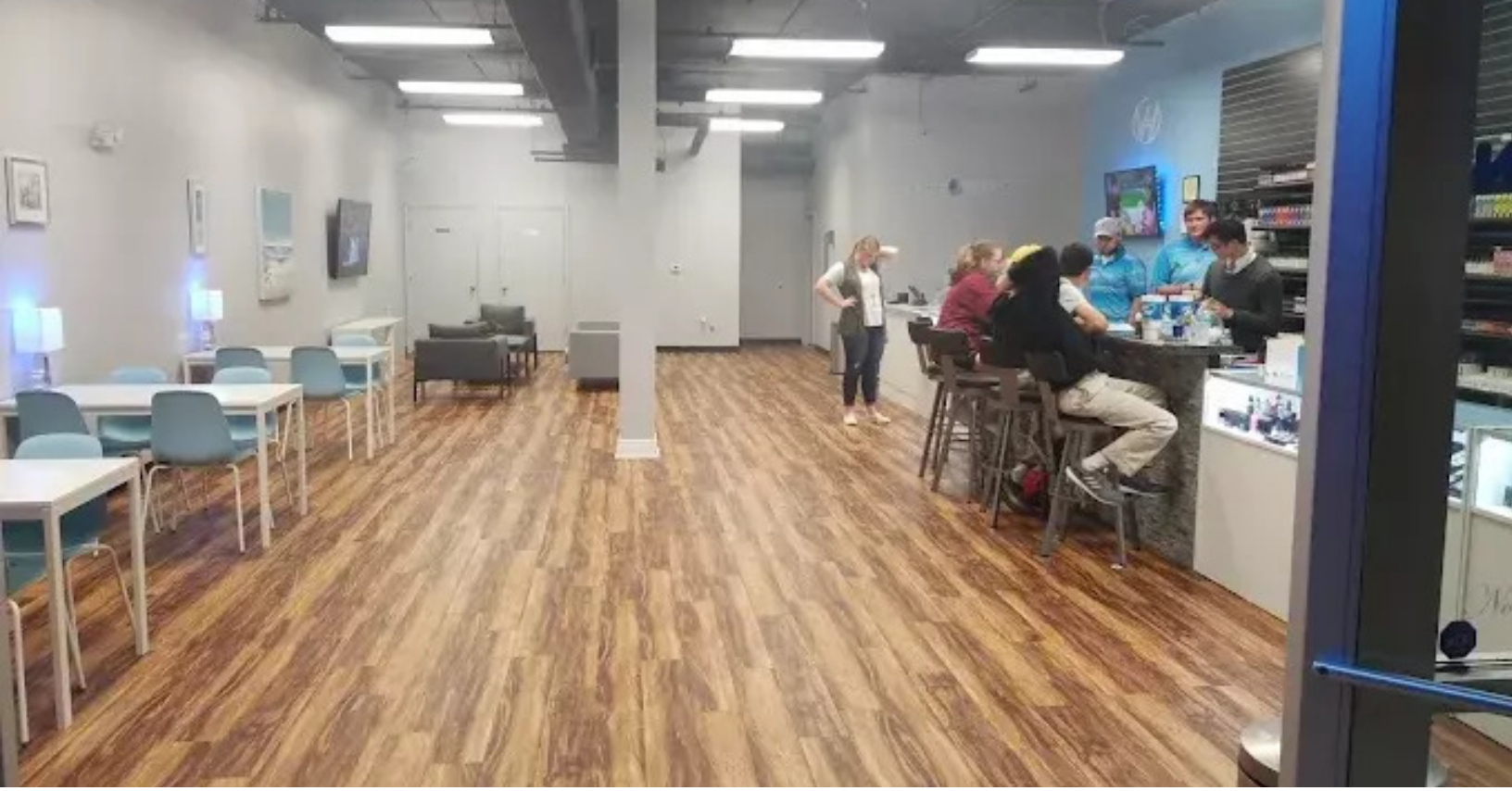
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# ADDITIONAL PHOTOS PERSIMMON HILL

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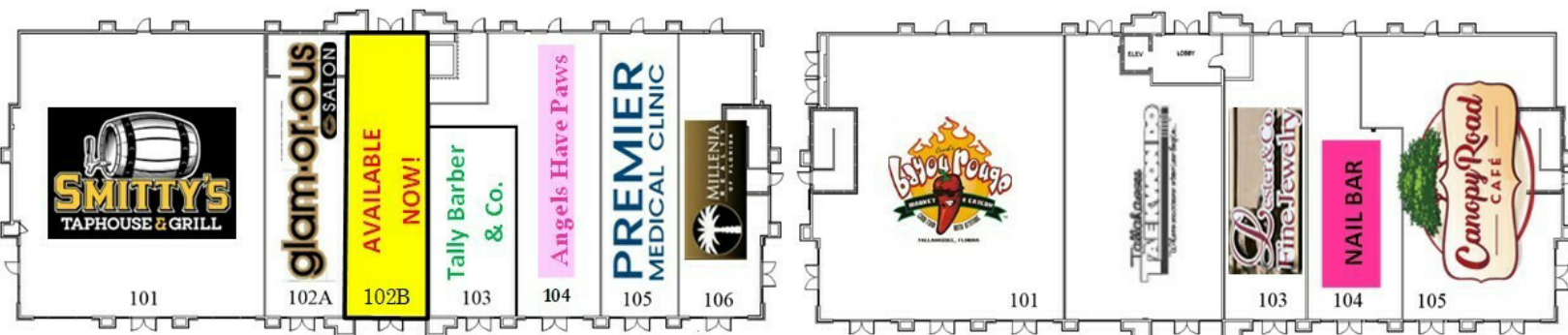
RETAIL SPACE AVAILABLE  
**PERSIMMON HILL**

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# RETAIL VACANCIES

Bldg. 6265

Bldg. 6267



BUILDING/UNIT	LEASE RATE	LEASE TYPE	AVAILABLE	SIZE
6265/102B	\$25.50/\$5.00	NNN	NOW!	1,589 SF

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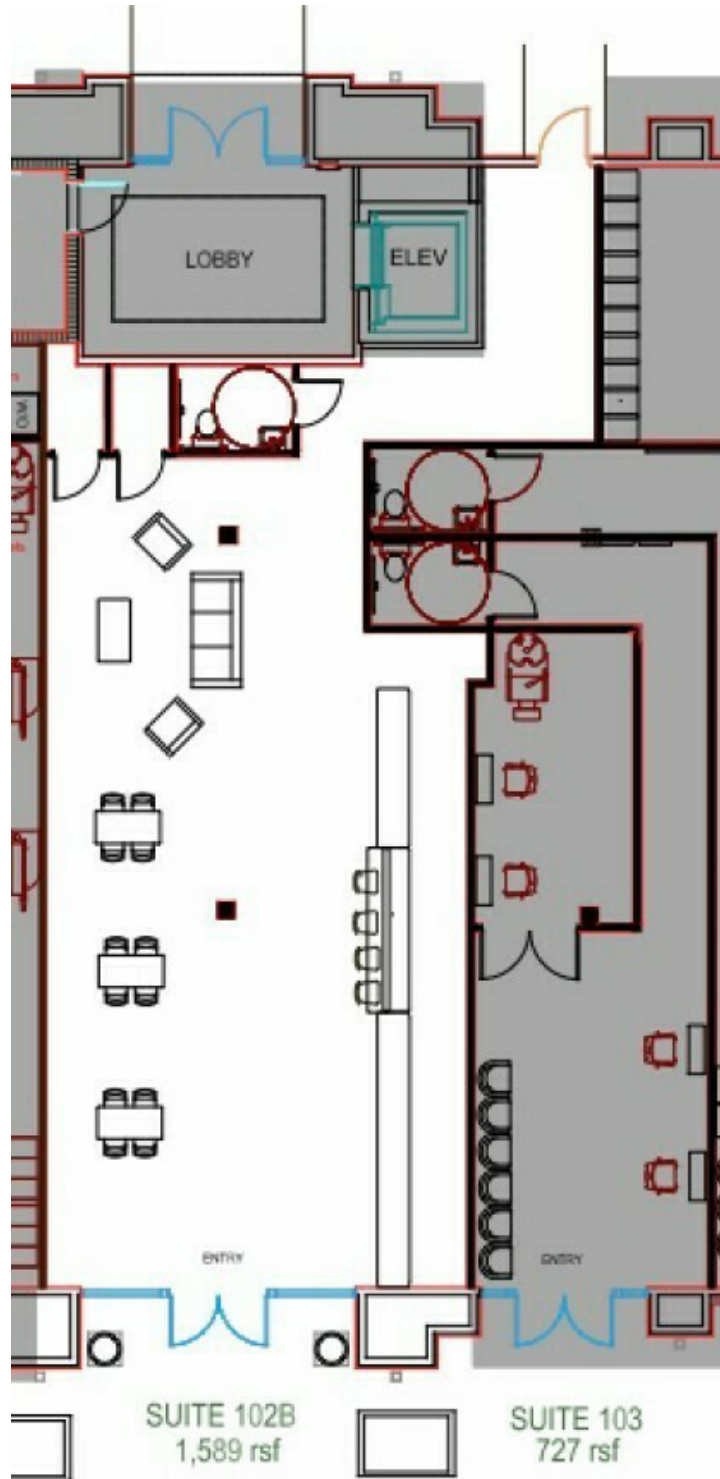




BLDG. 6265, SUITE 102B

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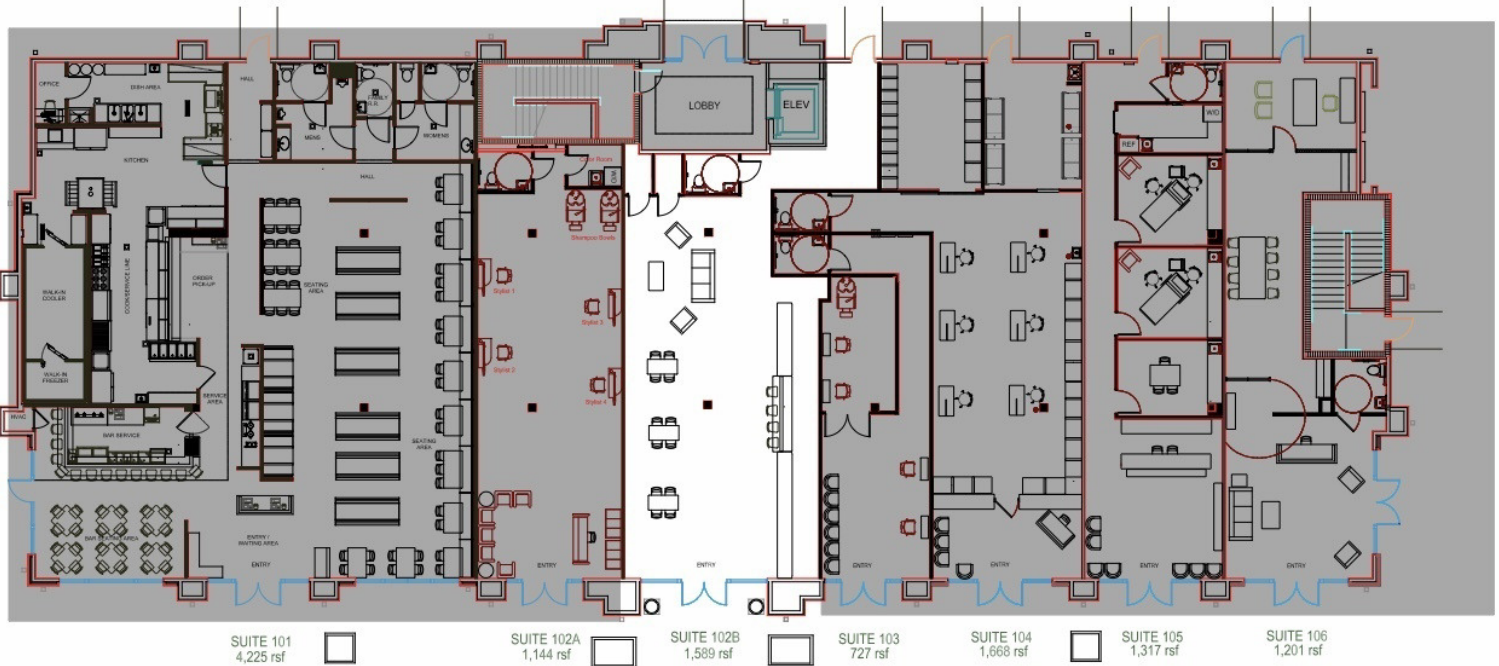




# BUILDING LAYOUT PERSIMMON HILL

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*The Shops at*  
**PERSIMMON Hill**  
200B  
6265 Old Water Oak Road



1ST FLOOR PLAN

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# RETAILER MAP PERSIMMON HILL

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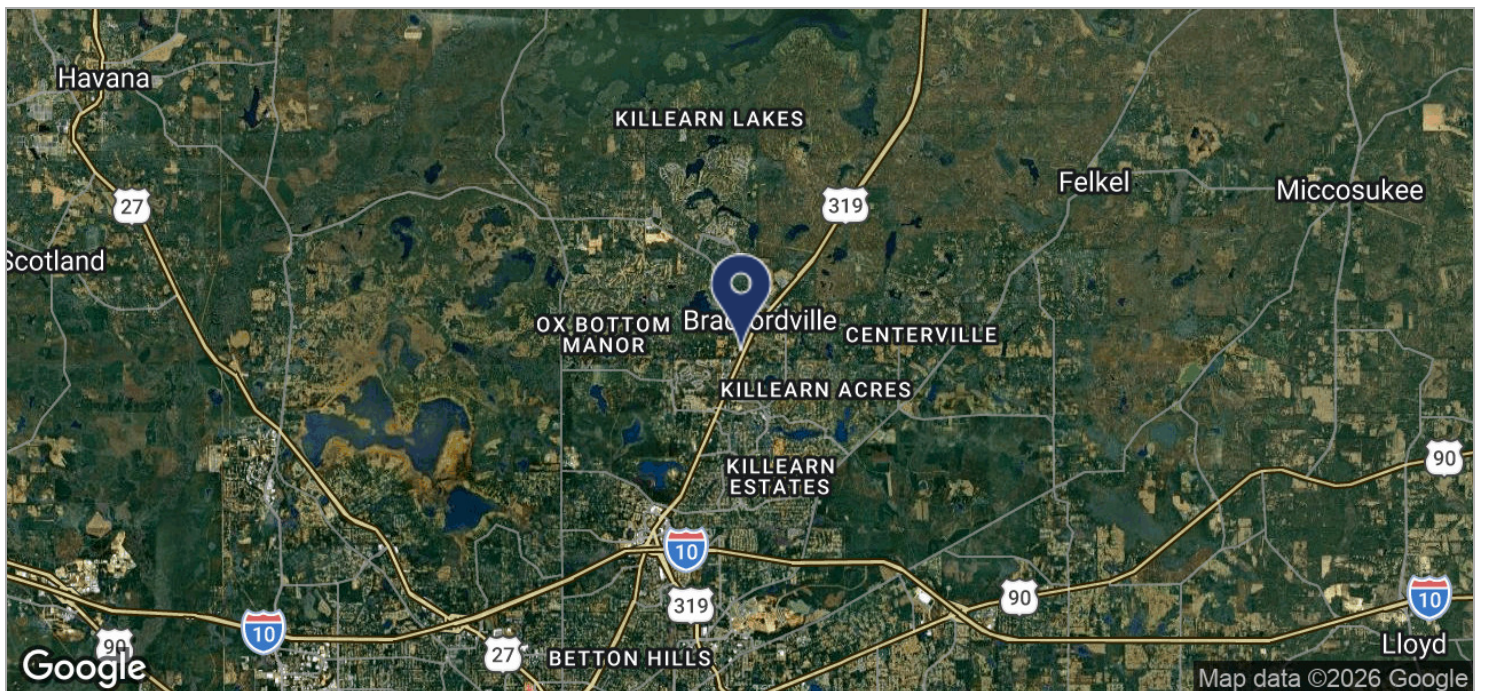
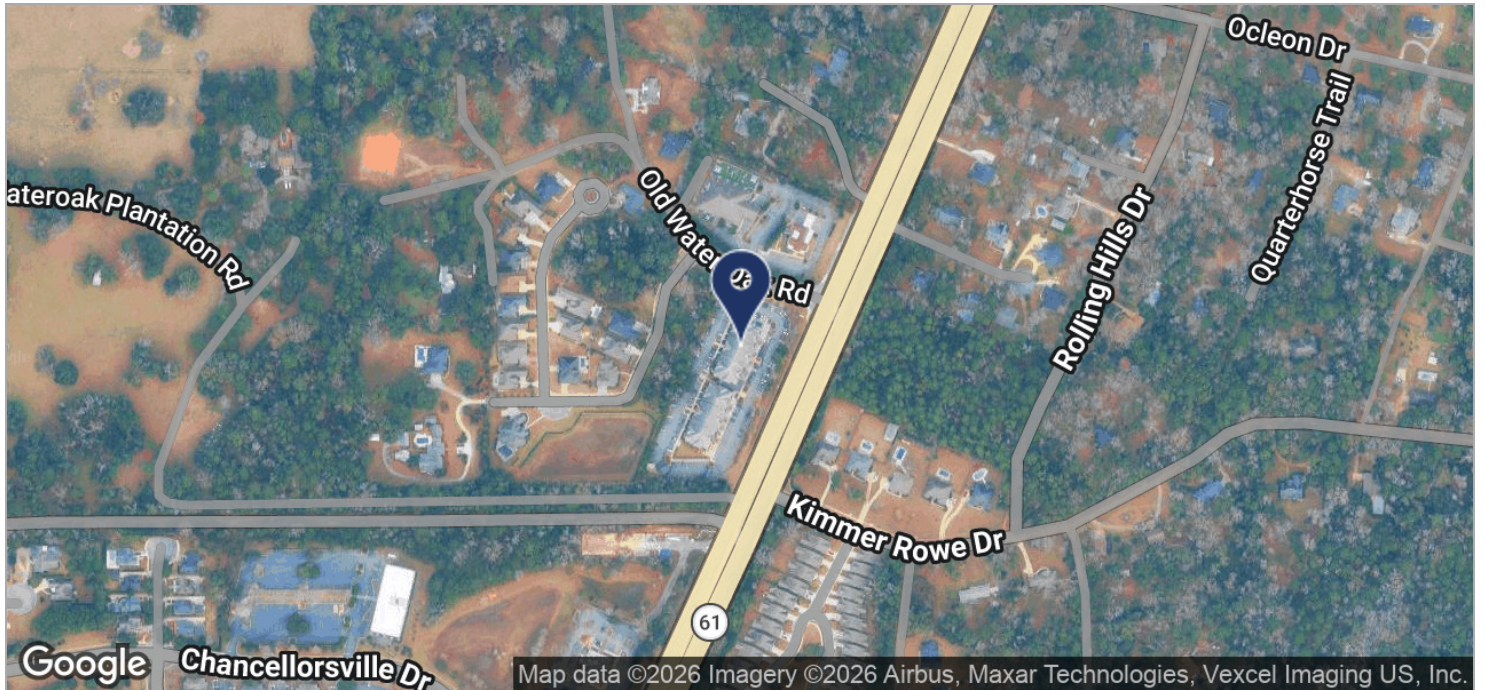




LOCATION MAPS

PERSIMMON HILL

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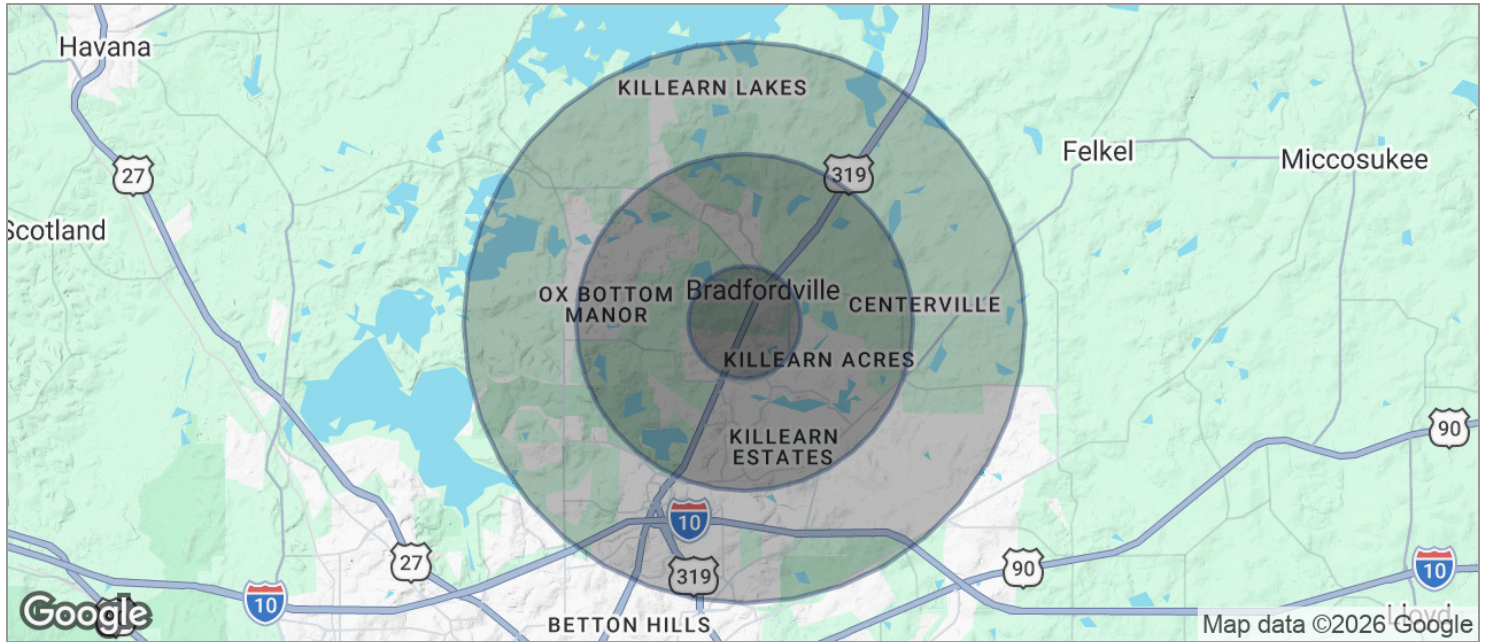




## DEMOGRAPHICS MAP

## 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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