

Land

FOR SALE

4702
CAPITAL
CIRCLE
NW

Tallahassee, FL 32304

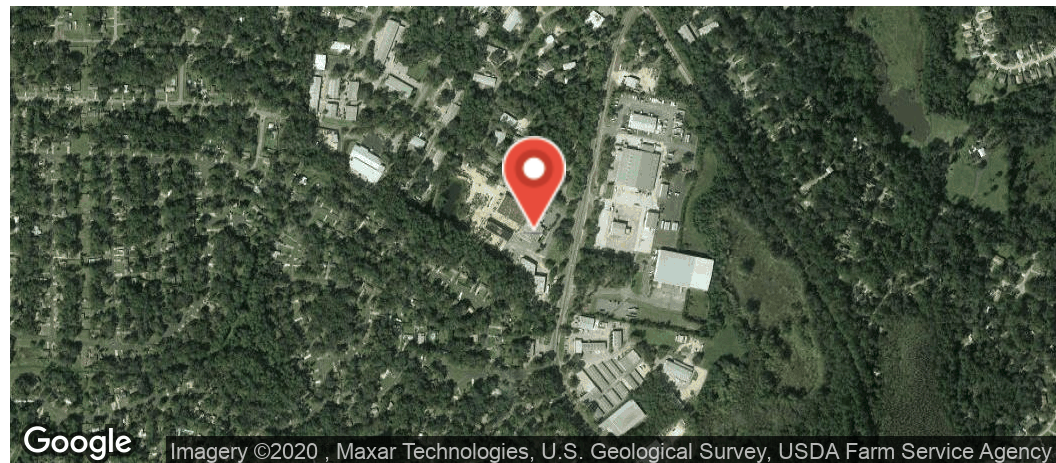
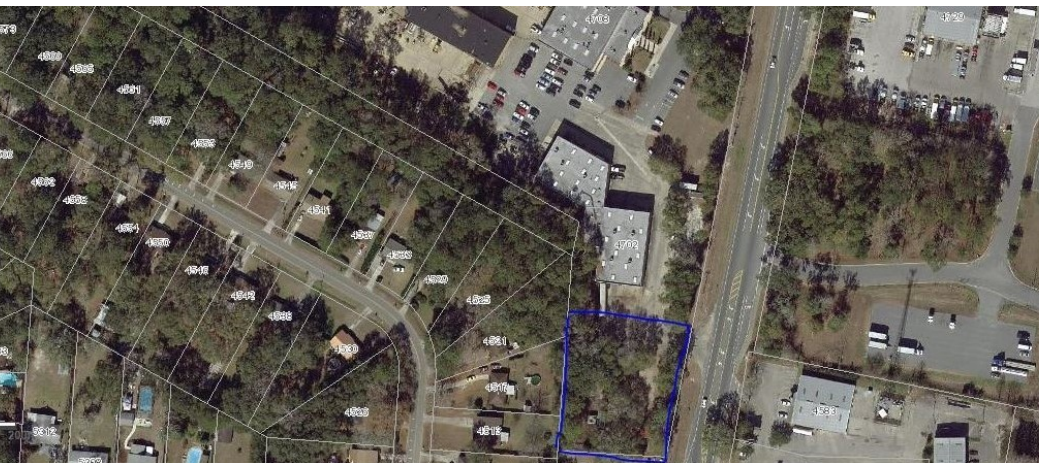
TRACY WATERS

850.545.2282

twaters@teampcg.com



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OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.76 Acres
Price / Acre:	\$169,737

PROPERTY OVERVIEW

.76 acre lot can accommodate up to 6,000 SF of office/retail or warehouse.

Excellent fast food drive thru site with offices/contractors surrounding this location. this is also the main thoroughfare between 27N and I10, traffic backs way up in morning and afternoon.

A lot of growing businesses in the area with little to no food options. Strong highway frontage, signage, and visibility. This is the only leg of capital circle that has 1 lane, however it will be widened.

PROPERTY HIGHLIGHTS

UP AND COMING CORRIDOR BETWEEN I10 AND HIGHWAY 27. EXCELLENT WAREHOUSE, OFFICE, YARD, OR DRIVE THRU OPPORTUNITY.

NEAR PUBLIX, DOLLAR GENERAL, AND CVS.

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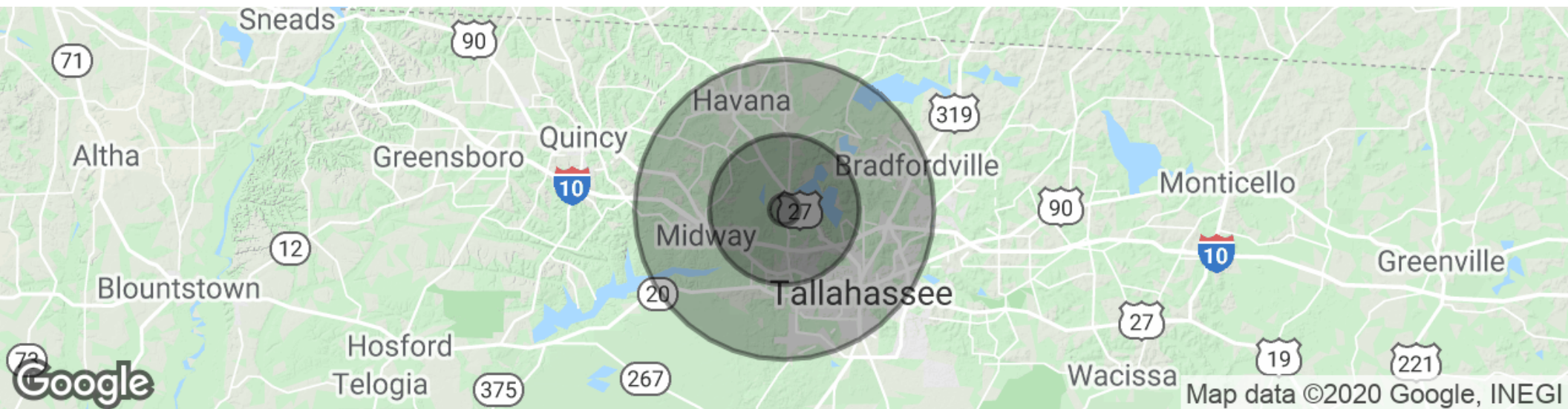


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,037	85,072	226,094
Median age	30.6	27.4	30.0
Median age (Male)	28.0	25.9	29.2
Median age (Female)	32.3	28.5	30.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,185	32,652	92,805
# of persons per HH	2.6	2.6	2.4
Average HH income	\$37,047	\$33,983	\$50,034
Average house value	\$116,171	\$139,619	\$202,296

** Demographic data derived from 2010 US Census*

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850.933.5899

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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