

Land Property

SALE



# 5411 Capital Circle SW

Tallahassee, FL 32305

**LOGAN SHORT**

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**PREMIER COMMERCIAL GROUP**

4708 Capital Circle NW, Tallahassee, FL 32303

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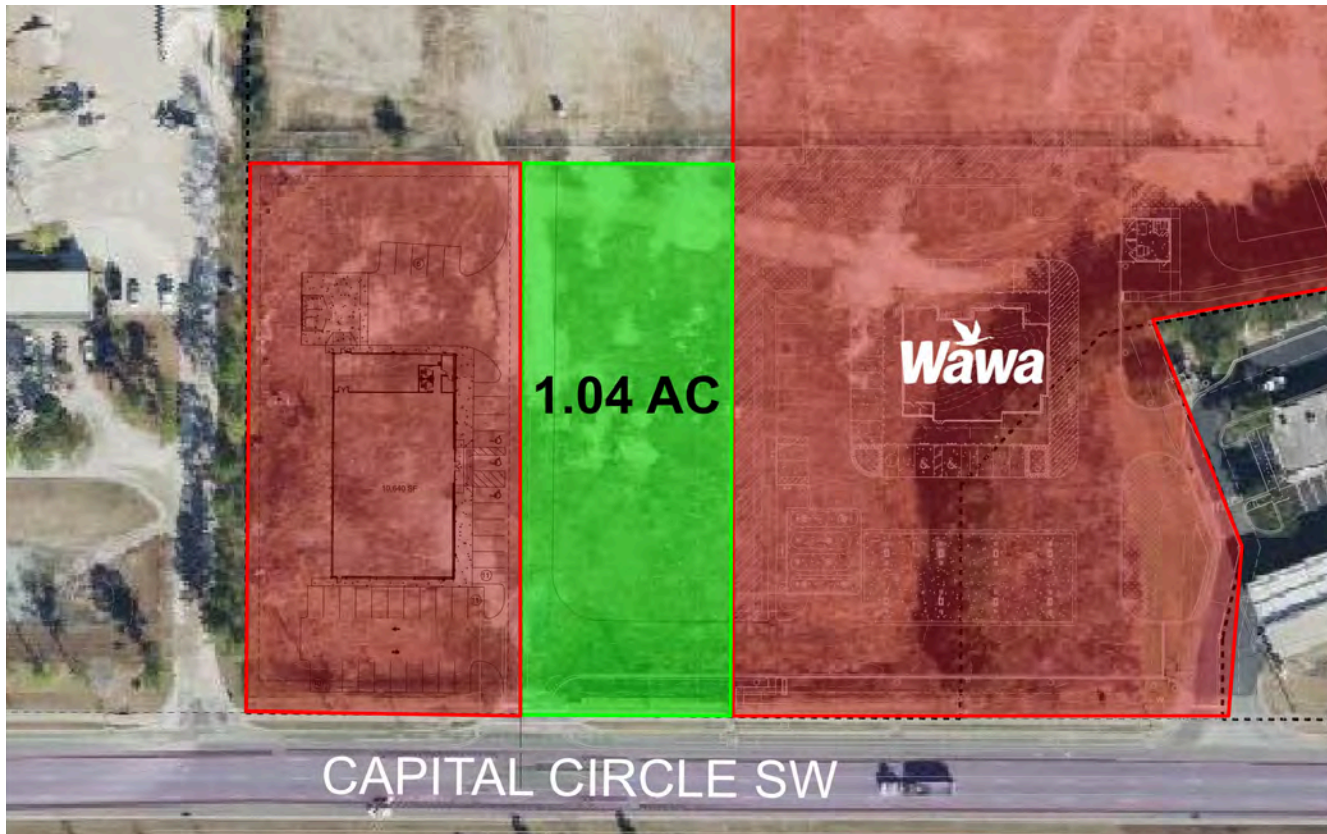


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## PROPERTY DESCRIPTION

Premier Commercial Group is proud to present a 1.04 +/- acre parcel on a 9 acre lot for sale. This parcel has frontage on Capital Circle SE - a major highway in the area - and is cornered on Crossway Rd. This property is located inside of a no flood zone within city limits and zoned for industrial use. Additionally, a national gas user is contracted to site and coming soon!

## PROPERTY HIGHLIGHTS

- Property has an operational 1,334 sf office building located on Parcel #3
- 445 ft of Capital Circle Southeast frontage as well as frontage on Woodville highway and Crossway Road.
- This property is located inside of a no flood zone within city limits and zoned for industrial use.
- Busy area with FDOT planning to expand Woodville highway, DR Horton bringing homes in the area, Charlie Ward Ranch sports facility announced nearby, AAA concrete plant coming next door, and Wawa has closed and under construction at the intersection

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## OFFERING SUMMARY

Sale Price:	\$1,000,000
Available SF:	1.04 Acres
Lot Size:	9 +/- Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,239	31,612	98,333
Total Population	2,912	80,879	233,709
Average HH Income	\$57,762	\$70,665	\$81,680

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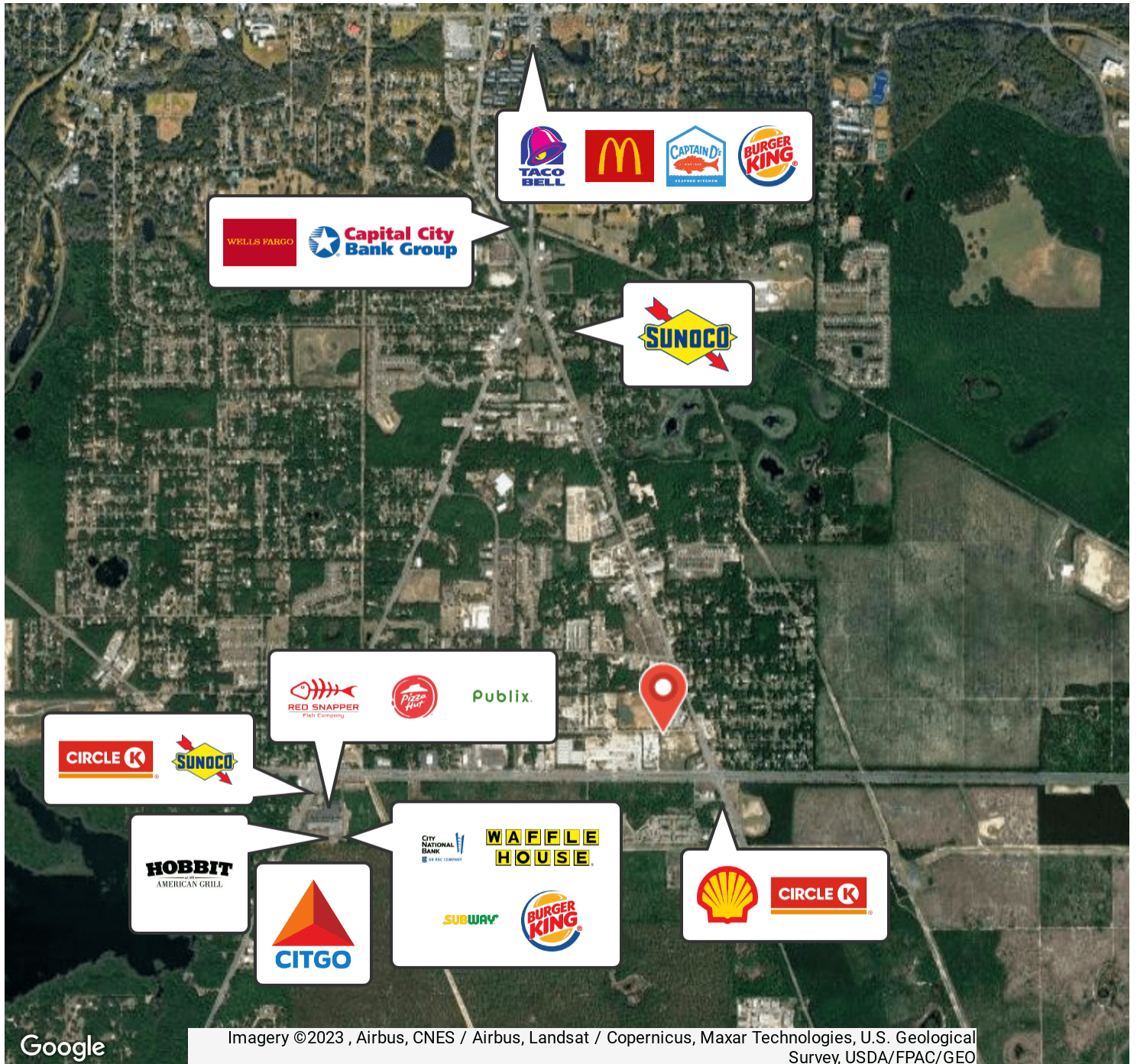
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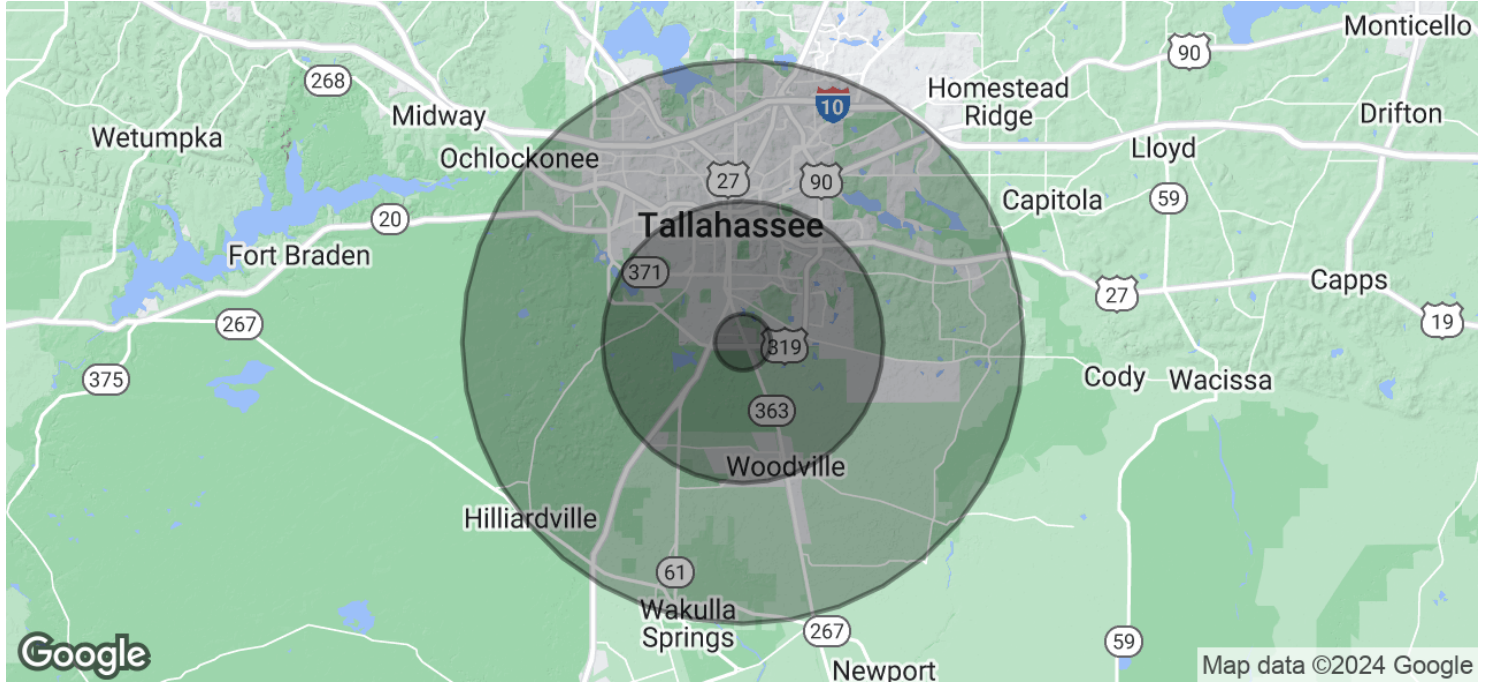
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,912	80,879	233,709
Average Age	38	34	37
Average Age (Male)	37	33	35
Average Age (Female)	40	34	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,239	31,612	98,333
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$57,762	\$70,665	\$81,680
Average House Value	\$212,479	\$264,898	\$274,157

\* Demographic data derived from 2020 ACS - US Census

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