

Retail Property
FOR SALE



HTEAO

Capital Cir NE, Tallahassee, FL 32308

AL RUSSELL
850.508.4242
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this construction deal in Capital Hill Plaza. This 1,890 sf single tenant building includes a drive thru and is currently being built out as HTeaO - a national tenant with a newly signed 10 year NNN lease. This property sits inside of our newly constructed Capital Hill Plaza in addition to many other national tenants such as Dunkin Donuts, Smoothie King, Avis Car Rentals, Cube Smart, and more. It fronts Capital Circle NE - one of the busiest roads in Tallahassee, and is second away from an I-10 interchange

HTeaO originated in Texas in 2018. It currently has over 60 stores nation wide in Texas, Arkansas, New Mexico, and Florida, with 100 stores currently under construction and over 300 signed franchise agreements!

PROPERTY HIGHLIGHTS

- Being sold at C.O.
- Net leased by national tenant with new 10 year lease
- 3% yearly increases

OFFERING SUMMARY

Sale Price:	\$2,320,000
Number of Units:	1
Building Size:	1,890 SF
NOI:	\$116,000.00
Cap Rate:	5.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
Total Population	6,478	136,807	268,882
Average HH Income	\$67,555	\$70,713	\$68,086

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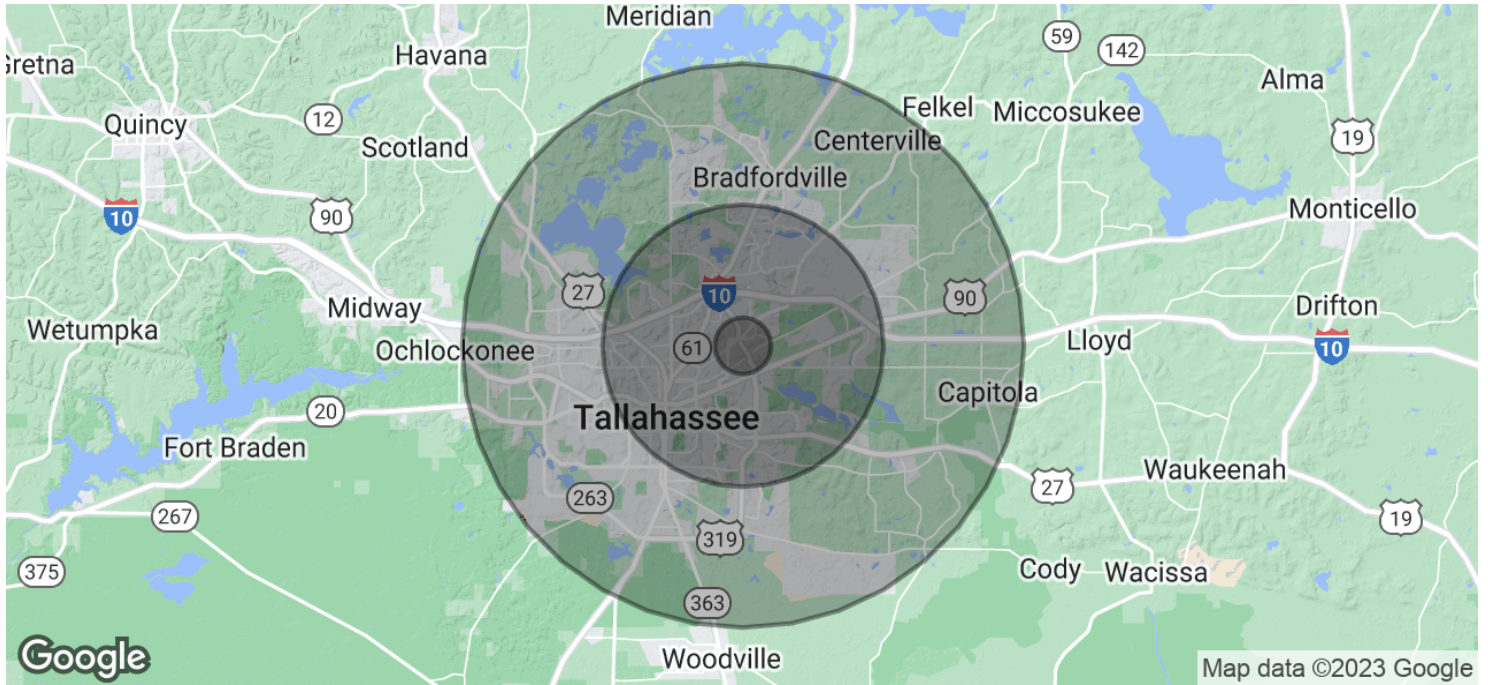


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,555	\$70,713	\$68,086
Average House Value	\$184,805	\$209,980	\$186,562

* Demographic data derived from 2020 ACS - US Census

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