

Office Property
FOR LEASE



CAPITAL CIR NW

Tallahassee, FL 32303

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present 10,400 sf of office and warehouse space available for lease. This includes 5,100 square feet of professional office space combined with 5,300 square feet of flex/industrial and warehouse space. Located on 13 acres with ample parking and yard storage areas on Capital Circle NW next to Woodlane Industrial Park. The property is located only minutes from US Highway 27 with close proximity to multiple retail areas and I-10.

PROPERTY HIGHLIGHTS

- Includes approximately $\frac{3}{4}$ acre of paved and fenced yard area
- The warehouse space has multiple 18' roll up bay door access points
- Only minutes from US Highway 27 with close proximity to multiple retail areas and I-10

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	10,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,130	40,936	109,519
Total Population	2,563	87,162	238,102
Average HH Income	\$64,858	\$47,693	\$61,215

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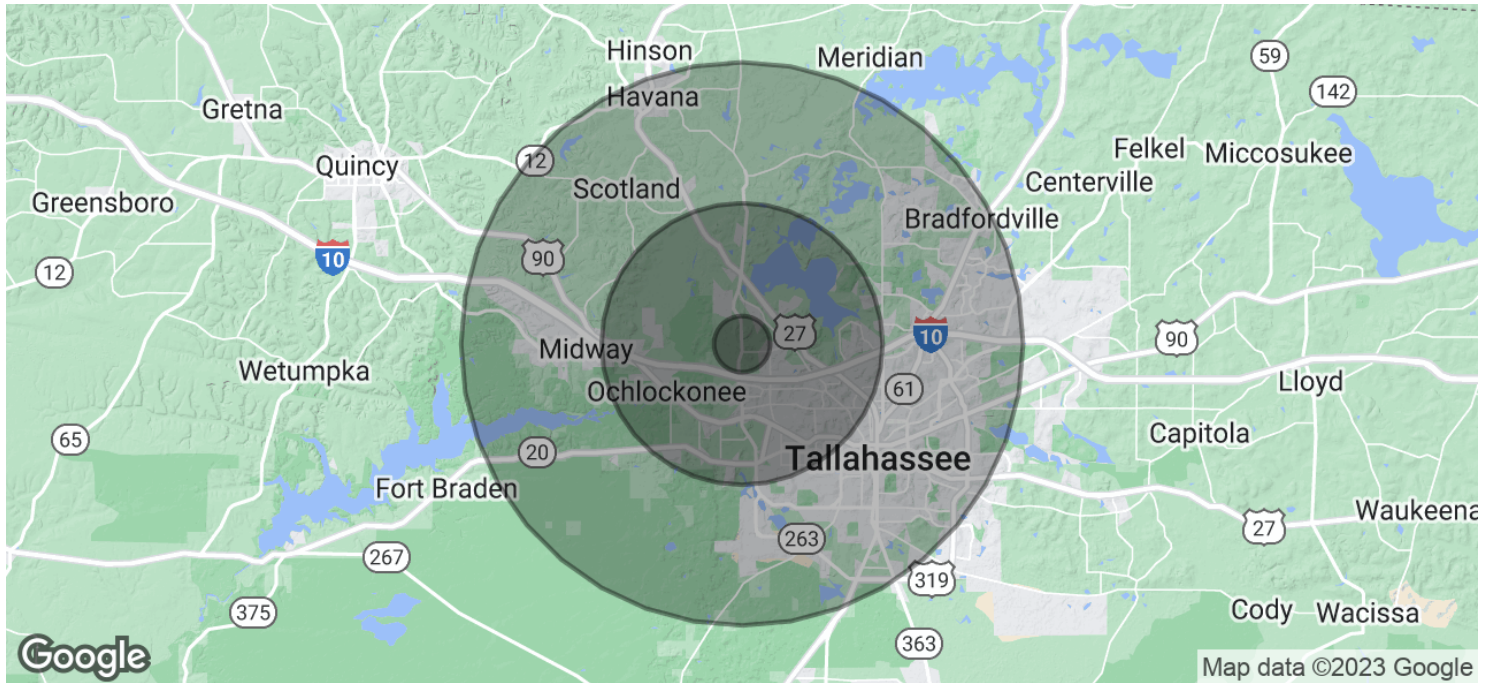
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,563	87,162	238,102
Average Age	35.5	30.6	34.3
Average Age (Male)	35.2	29.9	33.1
Average Age (Female)	37.7	31.9	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,130	40,936	109,519
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$64,858	\$47,693	\$61,215
Average House Value	\$146,652	\$115,270	\$170,242

* Demographic data derived from 2020 ACS - US Census

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