

Property Summary



854 Capital Circle Southwest

854 Capital Circle Southwest
Tallahassee, Florida 32305

Property Highlights

- Great frontage and visibility on newly renovated Capital Circle Southwest
- Marquee signage available on Capital Circle Southwest
- Traffic Counts: 25,000 cars daily on Capital Circle Southwest
- Fenced-In yard possible
- Heat, AC, Lighting available
- 3 phase power
- 18'-24' ceiling height

Property Description

854 Capital Circle SW consists of 15,000 SF of existing warehouse/distribution space available for lease and +/- 68,466 SF of entitlements earmarked for build to suit opportunities. The property is situated along newly renovated & widened Capital Circle SW which generates an average daily traffic count of 25,000 vehicles per day. The

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Lot Size	10.56 Acres
Building Size	15,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,120	\$32,300
5 Miles	114,541	\$36,096
10 Miles	220,278	\$50,936

For more information

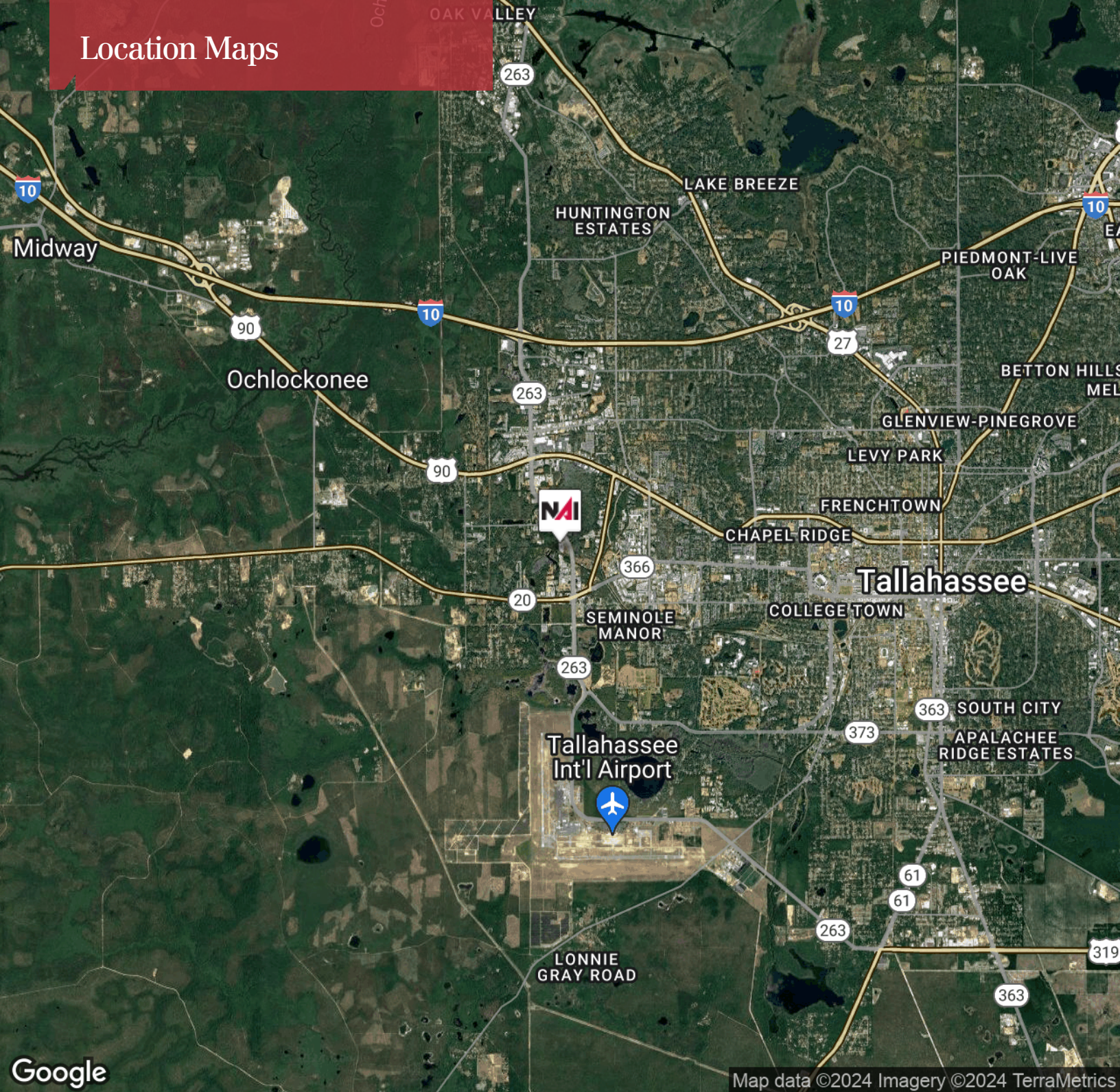
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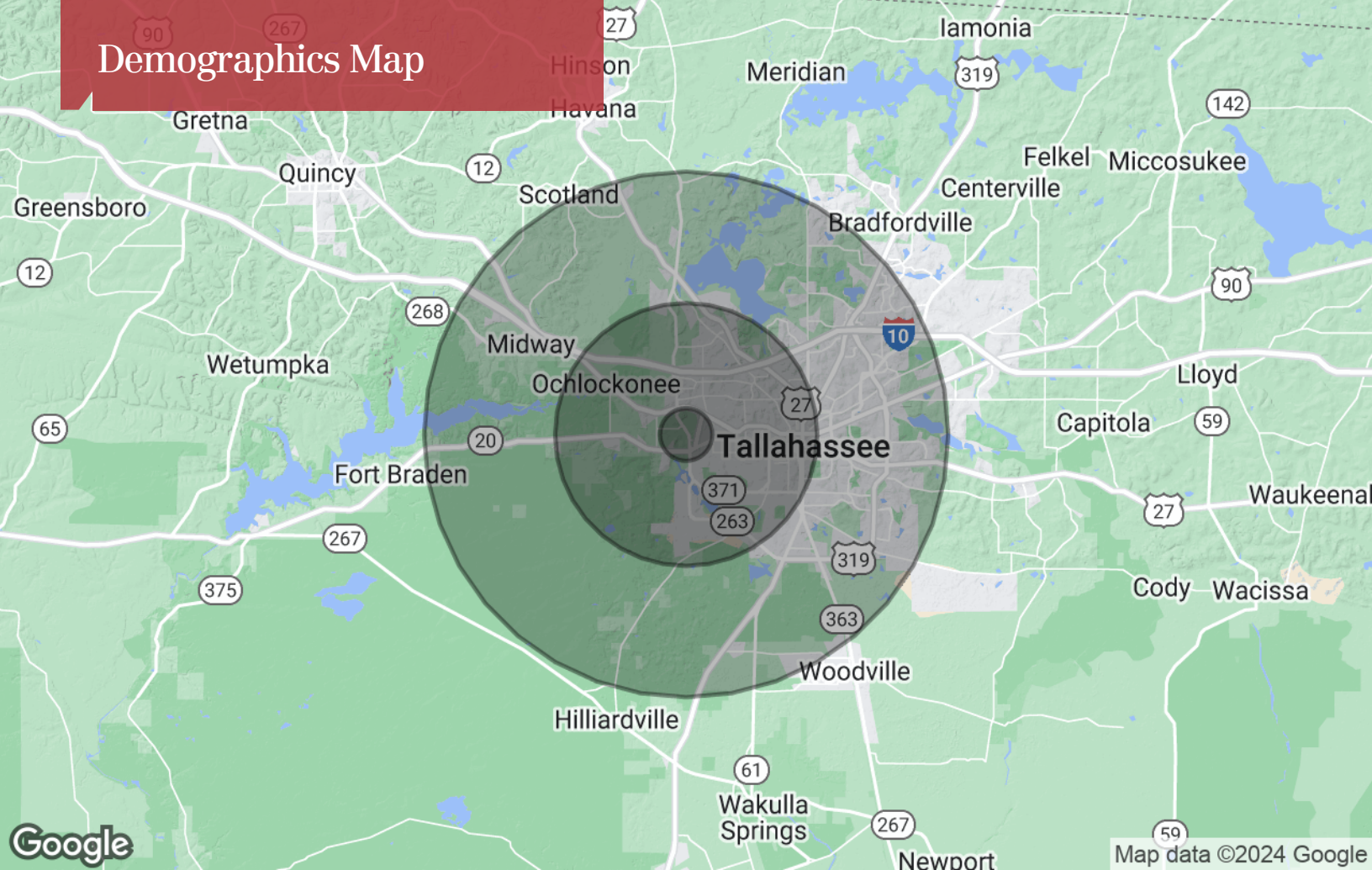
Location Maps



LOCATION DESCRIPTION

4 miles from Tallahassee International Airport, 3 miles from Interstate 10, 4 miles from Florida State University, and 2 miles from Tallahassee Community College

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,120	114,541	220,278
MEDIAN AGE	25.3	25.7	30.3
MEDIAN AGE (MALE)	27.4	25.7	29.5
MEDIAN AGE (FEMALE)	23.7	25.7	31.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	581	43,289	91,497
# OF PERSONS PER HH	3.6	2.6	2.4
AVERAGE HH INCOME	\$32,300	\$36,096	\$50,936
AVERAGE HOUSE VALUE	\$111,551	\$151,878	\$215,515

Race

	1 Mile	5 Miles	10 Miles
% WHITE	36.7%	53.5%	58.0%
% BLACK	60.9%	41.2%	37.6%
% ASIAN	1.4%	2.4%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.4%	0.3%
% OTHER	0.7%	2.4%	1.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.6%	7.4%	5.7%

* Demographic data derived from 2020 ACS - US Census

Property Layout



**Beacon
Roofing**

**Unit 1:
15,000 SF
Currently
Available**

**Unit 2:
20,466 SF
Entitled
Build to Suit**

**Unit 3:
48,000 SF
Entitled
Build to Suit**

**Capital Circle SW
25,000 ADT**

Google

Map data ©2021

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Site Plan

