



4212 W TENNESSEE ST



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SILVER FISH CRE

2821 SHARER ROAD
TALLAHASSEE, FLORIDA
32312
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CONFIDENTIALITY & AGREEMENT



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You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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CONFIDENTIALITY & AGREEMENT // 2



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PROPERTY DESCRIPTION



PROPERTY OVERVIEW

This highly active retail plaza is anchored by Walmart Super Center plus Dollar Tree, Bealls Outlet and many more!

This development not only has 42,000 cars per day but also is just off Capital Circle. This intersection is quickly becoming one of the 4 most important intersections in town.

The property affords the owner the ability to develop a retail storefront on West Tennessee Street and in front of the busy Walmart Super Center with very few deed restrictions. It is a rare opportunity to have a retail location usually restricted by Walmart's typical out parcel agreements.

Owner will lease or build to suit for a tenant.

The subject property is located on "Auto Alley"

LOCATION OVERVIEW

42,000 CPD

Few Deed Restrictions

Owner will do Buildout.

In Front of Busiest Walmart in MSA

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PROPERTY DESCRIPTION // 3



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4



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REGIONAL MAP



CITY INFORMATION

City:	Tallahassee
Market:	

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REGIONAL MAP // 5



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AERIAL MAP



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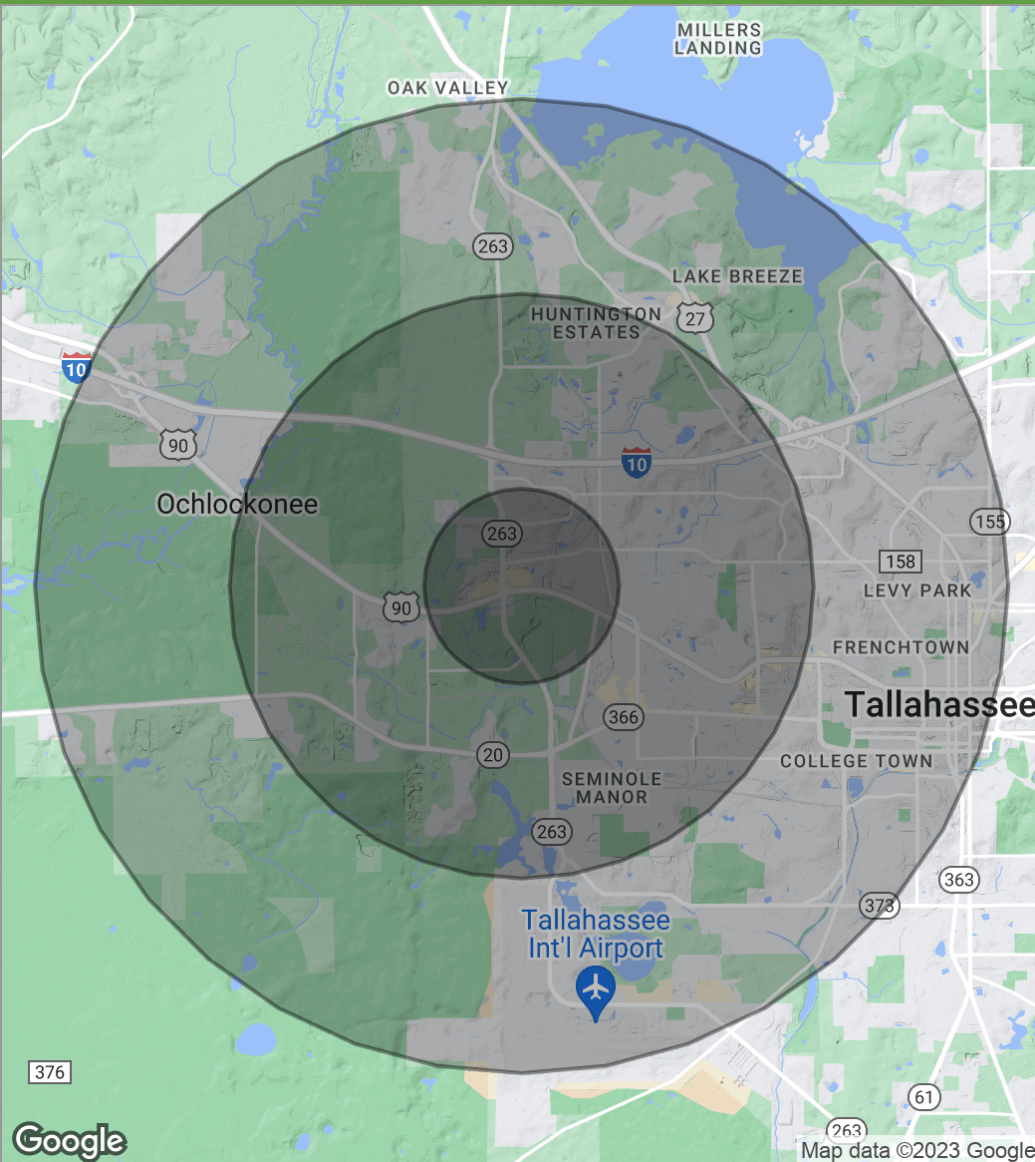
AERIAL MAP // 6

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,221	44,708	113,671
Median age	25.7	25.1	26.0
Median age (Male)	26.2	25.3	26.1
Median age (Female)	25.3	24.9	25.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,589	17,625	43,219
# of persons per HH	2.7	2.5	2.6
Average HH income	\$39,126	\$38,348	\$38,416
Average house value	\$122,211	\$154,406	\$154,635

** Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS MAP // 7



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RETAILER MAP



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RETAILER MAP // 8

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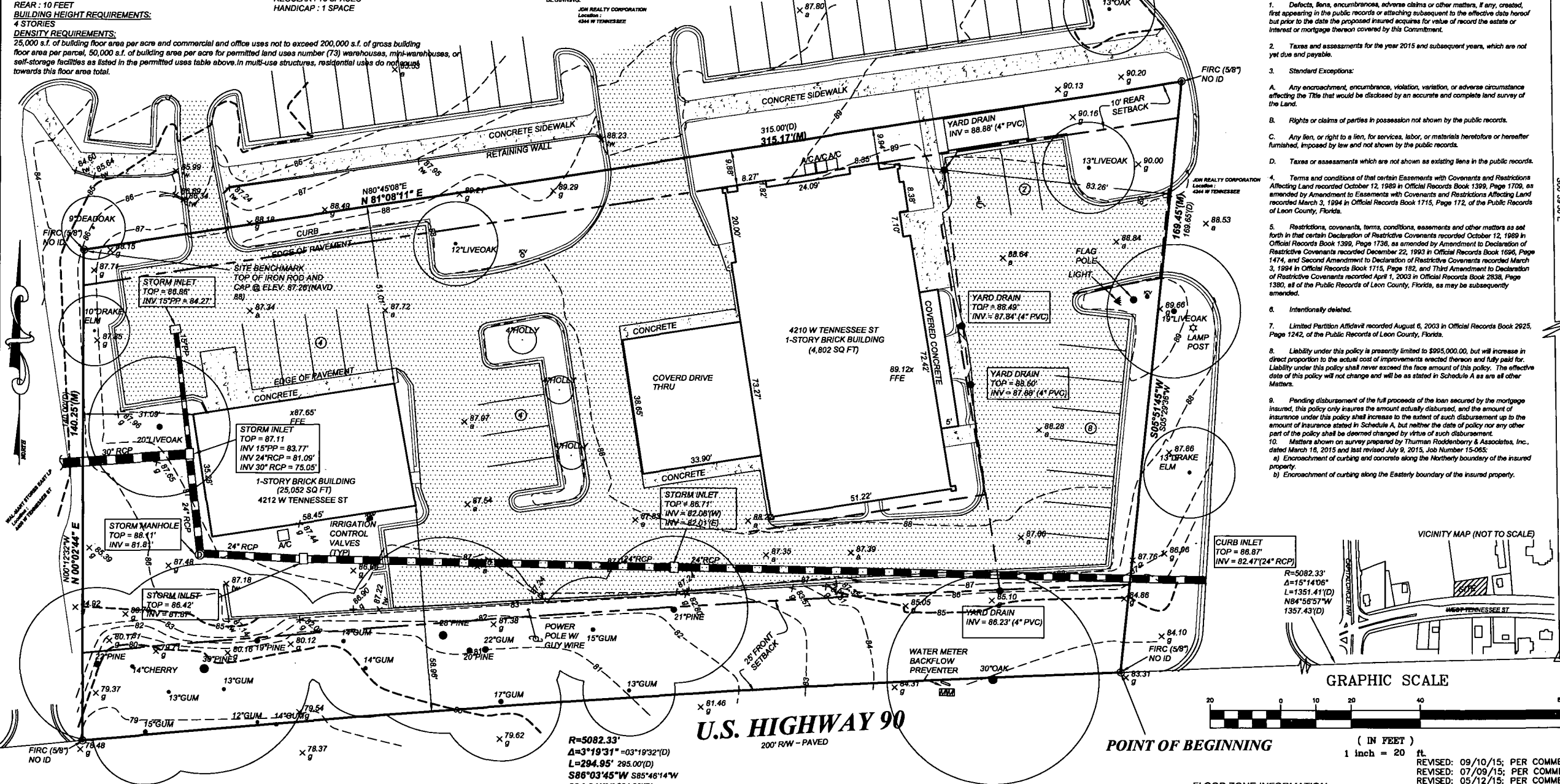


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PLAT OF BOUNDARY and TOPOGRAPHICAL SURVEY CERTIFIED TO:
LG CAPITAL CIRCLE & W TENNESSEE, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
SQUIRE PATTON BOGGS (US) LLP, and WSC CAPITAL, L.P.,
a Nevada limited partnership, its successors and/or assigns,
USAmeriBank, a Florida banking corporation, its successors
and/or assigns as they may appear

ZONING: COMMERCIAL PARKWAY (CP)
PARKING REQUIREMENTS:
 One space per 250 square feet of gross floor area
BUILDING SETBACKS:
 FRONT: 25 FEET
 SIDE CORNER: 25 FEET
 SIDE INTERIOR: NONE
 REAR: 10 FEET
BUILDING HEIGHT REQUIREMENTS:
 4 STORIES
DENSITY REQUIREMENTS:
 25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.

TOTAL SITE:
1.06 ACRES±
(46,036 SQ FT)



I HEREBY CERTIFY in favor of USAmeriBank, a Florida banking corporation, its successors and/or assigns as they may appear, LG CAPITAL CIRCLE & W TENNESSEE, LLC, a Texas limited liability company, LG CAPITAL, LLC, SQUIRE PATTON BOGGS (US) LLP, FIDELITY NATIONAL TITLE INSURANCE COMPANY and HILL, WARD & HENDERSON, P.A. (a) that the survey (b) was made on the ground and is a correct representation of the subject property as of March 3, 2015; (c) meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors & Mappers, pursuant to Section 472.027 of the Florida Statutes as prescribed in Chapter 62-17.000 of the Florida Administrative Code; (d) shows the location and recording reference of all easements and any other matters of record affecting the subject property which have been provided to the undersigned; (e) shows the lines of all streets abutting the land and the width thereof; (f) shows the location of the entry points to the subject property of all utilities which serve the subject property; (g) shows all applicable building setback lines established by applicable zoning and other governmental ordinances, statutes, or regulations; and (h) shows any other matters on the ground which may adversely affect title to the subject property; (i) that there are no encroachments either way across the boundary lines of the subject property except as shown; (j) that no adjoining private property visibly serves the subject property for drainage, stormwater retention or detention purposes, except as shown; (k) that adequate ingress and egress is provided by U.S. Highway 90 (West Tennessee Street), the same being a paved, dedicated public right-of-way maintained by County; (l) that the subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown; (m) all parcels are contiguous along their common boundaries with no gaps, gaps or hiatus and (n) that based on the Federal Insurance Administration Flood Hazard Boundary Map, Panel No. 120144 0278F, Flood Zone "X", Dated August 18, 2009, Leon County, the subject property is not contained within the Flood Hazard Area.

(Signature of registered Florida land surveyor, with seal affixed)

LEGEND

R/W	RIGHT OF WAY
M	MEASURED
FIRC	DEED CALL
FCM	FOUND 5/8" IRON ROD & CAP
SIRC	FOUND 3" ROUND CM
Δ	SET 5/8" IRON ROD & CAP #7160
—	POINT NOT SET OR FOUND
—	NOT TO SCALE
A	ASPHALT

NOTES:

- SURVEY SOURCE:** Deed of record and a field survey performed by the undersigned surveyor.
- BEARING REFERENCE:** Florida grid North North 16 degrees 20 minutes 55 seconds West as per a previous
- NO IMPROVEMENTS** have been located in this survey other than shown hereon. No underground improvements or utilities were located per this survey.
- There are NO VISIBLE ENCROACHMENTS** other than those shown hereon.
- This survey is dependent upon EXISTING MONUMENTATION.**
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.**

FLOOD ZONE INFORMATION:
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120144 0278F
 Index date: August 18, 2009, Leon County, Florida

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538		FAX NUMBER: 850-962-1163	
DATE: 03/16/15		DRAWN BY: MD	N.B. 558 PG 57
FILE: 15065.DWG		DATE OF LAST FIELD WORK: 03/10/15	COUNTY: LEON
		JOB NUMBER: 15-065	

RECEIVED
 OCT 08 2015
 GROWTH MANAGEMENT

REDEVELOPMENT IDEA



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REDEVELOPMENT // 10

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