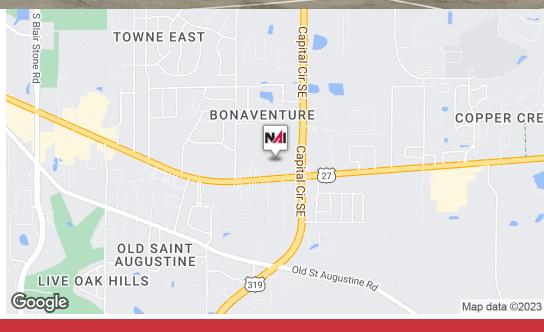
FOR SALE

2990 Apalachee Parkway Tallahassee, FL 32301



Retail | 60,000 +/- SF

- 60,000 +/- SF on 5.41 +/- Acres, built in 1980
- 7.2% Cap Rate. Estimated NOI: \$302,860
- Occupancy: Leon County; 45,296 SF (Supervisor of Elections); Vacant: 14,704 SF
- Great Corner Location
- Daily Traffic Counts: Capital Circle: 39,500/ Apalachee Pkwy. 29,500
- Zoning: Commercial Parkway
- Abundant Parking
- Direct Access to Capital Circle & Apalachee Pkwy.
- Strong anchor tenant. Adjacent to Cross Creek Shopping Center: Planet Fitness, Dollar Tree, Beef O' Brady's, & Rooms to Go



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NAI TALCOR 1018 Thomasville Road, Suite 200A talcor.com

ARCADE

FOR SALE

2990 Apalachee Parkway Tallahassee, FL 32301

60,000 +/- SF FOR SALE - 5.41 ACRES

12:00

Apalachee Parkway

naderv

apita

Frank L. Langston, CCIM +1 850 224 2300 frank@talcor.com

Google

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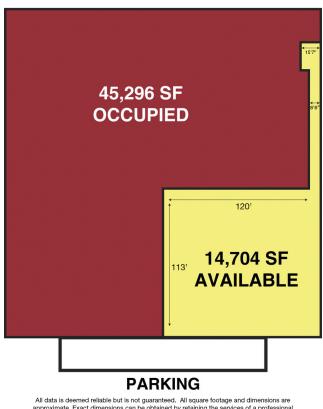
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PROPERTY OVERVIEW

60,000 +/- SF Office/Retail building on 5.41 +/- acres on the corner of Apalachee Parkway and Capital Circle SE. Currently 75% occupied by Leon County under a long-term lease (tenancy began in 2012). Great signage and access on Capital Circle and Apalachee Parkway with active retail surrounding the center. Tallahassee, Florida's Capital City, is home to Florida State University, Florida A&M University, and Tallahassee Community College. With over 70,000 college students and the seat of state government, Florida is the 3rd largest state in the nation. Leon County is a vibrant and young population with a median age of 29.3. Tallahassee is also one of the 10 most educated cities in the country.

PROPERTY DETAILS			
SALE PRICE	\$4,200,000		
LOT SIZE	5.41 Acres		
BUILDING SIZE	60,000 SF		
CROSS STREETS	Capital Circle SE / Apalachee Pkwy.		
TRAFFIC COUNT PER DAY	39,500 / 37,000		



approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omision, or withdrawal without notice.

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FOR SALE

2990 Apalachee Parkway Tallahassee, FL 32301

Total population 40.169 100.646 266.702 Median age 32.9 33.1 32.0 Median age (male) 31.1 32.0 31.2 Median age (male) 31.1 32.0 31.2 Median age (male) 31.1 32.0 31.2 Median age (male) 31.1 32.0 32.5 Households 19.547 44.099 100.8681 Total porsons per HH 2.1 2.3 2.5 Average HH income \$54.002 \$57.129 \$59.031 Average HH income \$54.002 \$57.129 \$59.031 Average HH income \$21.9 \$65.92 162.094 Stati Population - White \$3.582 56.522 162.094 Stati Population - Mine Population - Mine Population - Stati Population - Mine	POPULATION	3 MILES	5 MILES	10 MILES
Median age (male) 31.1 32.0 31.1 Median age (female) 31.1 33.9 32.6 HOUSENOLDS & INCOME 31.6 51.6 10 MLES Total households 19.647 44.099 108.681 Total persons per HH 2.1 2.3 20.5 Average HH income \$54.092 \$57.129 \$59.031 Average house value \$190.649 \$51.052 \$59.031 Average house value \$190.649 \$521.76 \$241.923 RADE (%) 31.12 \$23.682 \$65.522 \$162.04 Yotal Population - White \$23.682 \$65.523 \$162.04 Yotal Population - Mark \$13.12 \$36.33 \$24.90 Yotal Population - Asian \$15.80 \$6.628 \$60.828 Yotal Population - Asian \$15.80 \$6.630 \$6.828 Yotal Population - Asian \$15.80 \$6.929 \$31.92 Yotal Population - American Indian \$13.93 \$3.74 \$3.94 Yotal Population - American Indian \$1.60	Total population	40,159	100,646	266,702
Median age (temale) 34.1 33.9 32.6 HOUSEHOLDS & INCOME 3 MLES 5 MLES 10 MLES Total households 19,547 44,099 108,681 Total households 19,547 44,099 108,681 Total households 2.1 2.3 2.5 Average Hui noome \$54,092 \$57,129 \$54,903 Average Huise value \$190,649 \$221,776 \$241,923 RACE (%) 3 MLES 5 MLES 10 MLES Total Population - White 23,582 56,522 162,094 % Write 33,178 36,530 32,474 Total Population - Black 32,7% 36,630 32,484 % Black 32,7% 36,630 36,830 K Black 3,996 3,7% 3,198 Total Population - Asian 5,160 3,198 K Black 3,996 3,7% 3,198 K Black 3,99 3,7% 3,198 K Black 0,198 0,198 0,398	Median age	32.9	33.1	32.0
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES Total households 19,547 44,099 108,681 Total households 2.1 2.3 2.5 Average HH income \$54,092 \$57,129 \$59,031 Average huse value \$190,649 \$221,776 \$241,923 RACE (%) 3 MILES 5 MILES 10 MILES Total Population - White 23,582 565,22 60.8% Total Population - Black 13,128 36,530 86,483 % Black 32,7% 36.3% 32,4% Total Population - Asian 3,582 36,530 86,483 % Asian 3.9% 3.7% 3.1% Total Population - Asian 5.3 110 0.24 % Hawaiian 0.1% 0.1% 0.1% Total Population - Hawaiian 5.3 100 0.3% % Hawaiian 0.1% 0.1% 0.3% 0.3% Total Population - American Indian 0.3% 0.3% 0.3% 0.3% <tr< td=""><td></td><td></td><td></td><td></td></tr<>				
Total households 19,547 44,099 108,681 Total persons per HH 2,1 2,3 2,5 Average HU income \$54,092 \$57,129 \$59,031 Average house value \$100,649 \$221,776 \$241,823 RACE (%) 3 MILES 5 MILES 10 MILES Total Population - White 23,582 56,522 162,094 % White 58.7% 56.2% 60.8% Total Population - Black 31,128 36,530 86,483 % Black 32.7% 36.3% 32.4% Total Population - Asian 3.9% 3.7% 3.18 % Asian 3.9% 3.690 8,238 % Asian 3.9% 3.10 2.04 % Havaiian 0.1% 0.1% 0.1% Ye Havaiian 0.1% 0.1% 0.1% % American Indian 0.8 3.3% 0.3% % American Indian 0.3% 0.3% 0.3% % American Indian 0.3% 0.3% 0.3% </th <th>Median age (female)</th> <th>34.1</th> <th>33.9</th> <th>32.6</th>	Median age (female)	34.1	33.9	32.6
Total persons per HH 2.1 2.3 2.5 Average HH income \$54,092 \$57,129 \$59,031 Average house value \$190,649 \$221,776 \$2241,923 FACE (%) 3 MLES 5 MLES 10 MLES Total Population - White 23,582 56,522 66,624 66,624 66,624 66,624 66,624 66,624 66,624 66,624 66,626 <td>HOUSEHOLDS & INCOME</td> <td>3 MILES</td> <td>5 MILES</td> <td>10 MILES</td>	HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Average HH income \$\$54,092 \$\$57,129 \$\$59,031 Average house value \$190,649 \$221,776 \$241,923 RACE (%) 3 MILES 5 MILES 10 MILES Total Population - White 23,582 56,522 162,094 % White 58,7% 56,524 66,823 Total Population - Black 31,128 36,630 86,483 % Black 32,7% 36,33% 36,483 % Black 33,9% 36,369 86,483 % Asian 1,580 3,690 8,2348 % Asian 1,580 3,090 3,198 Total Population - Atwaiian 53 110 204 % Hawaian 0.1% 0.1% 0.1% % American Indian 0.3% 0.3% 0.3% % Anerican Indian 1,08 2,93 793 % American Indian 425 1,126 3,783 % Other 3,116 1,146 3,783 % Other 3,116 1,126 3,783	Total households	19,547	44,099	108,681
Average house value \$190,649 \$221,776 \$241,923 RACE (%) 3 MLES 5 MLES 10 MLES Total Population - White 23,582 56,522 162,094 % White 58.7% 56.2% 60.8% Total Population - Black 31,128 36,530 86,483 % Black 32.7% 36.3% 32.4% Total Population - Asian 3,690 4,233 % Asian 3.690 3.690 3.1% Total Population - Asian 3.690 3.693 3.1% % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 0.3% 0.3% 0.3% % American Indian 0.1% 0.1% 0.3% % Other 1.1% 1.1% 1.4% % Other 1.1% 1.1% 0.3% % Other 1.1% 1.1% 0.3% Total Population - Other 4.25 1.126 3.7%3 % Other 1.1% 1.4% 1.4% 1.4%	Total persons per HH	2.1	2.3	2.5
RACE (%) SMLES SMLES OMLES Total Population - White 23,582 56,522 66,822 % White 58,7% 56,224 60,8% Total Population - Black 13,128 36,530 86,483 % Black 32,7% 36,330 86,483 % Black 32,7% 36,30 86,483 % Asian 3,9% 3,7% 3,1% Total Population - Asian 3,9% 3,7% 3,1% Total Population - Hawaiian 53 110 204 % Asian 3,9% 3,7% 3,1% Total Population - American Indian 53 110 204 % American Indian 0,3% 0,3% 0,3% Total Population - Other 425 1,126 3,783 % Other 1,1% 1,1% 1,4% FTHNICITY (%) 3MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	Average HH income	\$54,092	\$57,129	\$59,031
Total Population - White 23,582 56,522 162,094 % White 58.7% 56.2% 60.8% Total Population - Black 31,128 36,530 86,483 % Black 32.7% 36.3% 32.4% Total Population - Asian 1,580 3,690 8,238 % Asian 3.9% 3.7% 3.1% Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 0.3% 0.3% 3.9% % American Indian 0.3% 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.4% 1.4% ETHNICITY (%) 3 MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	Average house value	\$190,649	\$221,776	\$241,923
% White 58.7% 56.2% 60.8% Total Population - Black 13,128 36,530 86,483 % Black 32.7% 36.3% 32.4% Total Population - Asian 1,580 3,690 82,38 % Asian 3.9% 3.7% 3.1% Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 108 293 793 % American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% FTHNCITY (%) 3 MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	RACE (%)	3 MILES	5 MILES	10 MILES
Total Population - Black 36,530 36,630	Total Population - White	23,582	56,522	162,094
% Black 32.7% 36.3% 32.4% Total Population - Asian 1,580 3,680 8,238 % Asian 3.9% 3.7% 3.1% Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 0.1% 0.1% 0.1% % American Indian 0.3% 0.3% 0.3% % American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	% White	58.7%	56.2%	60.8%
Total Population - Asian 1,580 3,690 8,238 % Asian 3.9% 3.7% 3.1% Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 108 293 793 % American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) SMLES 5MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	Total Population - Black	13,128	36,530	86,483
% Asia 3.9% 3.7% 3.1% Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% Total Population - American Indian 108 293 793 % American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	% Black	32.7%	36.3%	32.4%
Total Population - Hawaiian 53 110 204 % Hawaiian 0.1% 0.1% 0.1% 0.1% Total Population - American Indian 108 293 793 % American Indian 0.3% 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MLES 5 MLES 10 MLES Total Population - Hispanic 2,150 4,707 15,100	Total Population - Asian	1,580	3,690	8,238
% Hawaiian 0.1% 0.1% 0.1% 0.1% Total Population - American Indian 108 293 793 % American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MLES 5 MILES 15,100	% Asian	3.9%	3.7%	3.1%
Total Population - American Indian 108 293 793 ^ American Indian 0.3% 0.3% 0.3% Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MLES 5 MILES 15,100	Total Population - Hawaiian	53	110	204
% American Indian 0.3% <td>% Hawaiian</td> <td>0.1%</td> <td>0.1%</td> <td>0.1%</td>	% Hawaiian	0.1%	0.1%	0.1%
Total Population - Other 425 1,126 3,783 % Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MILES 5 MILES 10 MILES Total Population - Hispanic 2,150 4,707 15,100	Total Population - American Indian	108	293	793
% Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MILES 5 MILES 10 MILES Total Population - Hispanic 2,150 4,707 15,100	% American Indian	0.3%	0.3%	0.3%
% Other 1.1% 1.1% 1.4% ETHNICITY (%) 3 MILES 5 MILES 10 MILES Total Population - Hispanic 2,150 4,707 15,100	Total Population - Other	425	1,126	3,783
Total Population - Hispanic 2,150 4,707 15,100		1.1%	1.1%	1.4%
	ETHNICITY (%)	3 MILES	5 MILES	10 MILES
% Hispanic 5.4% 4.7% 5.7%	Total Population - Hispanic	2,150	4,707	15,100
	% Hispanic	5.4%	4.7%	5.7%

* Demographic data derived from 2020 ACS - US Census

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