

# FOR SALE

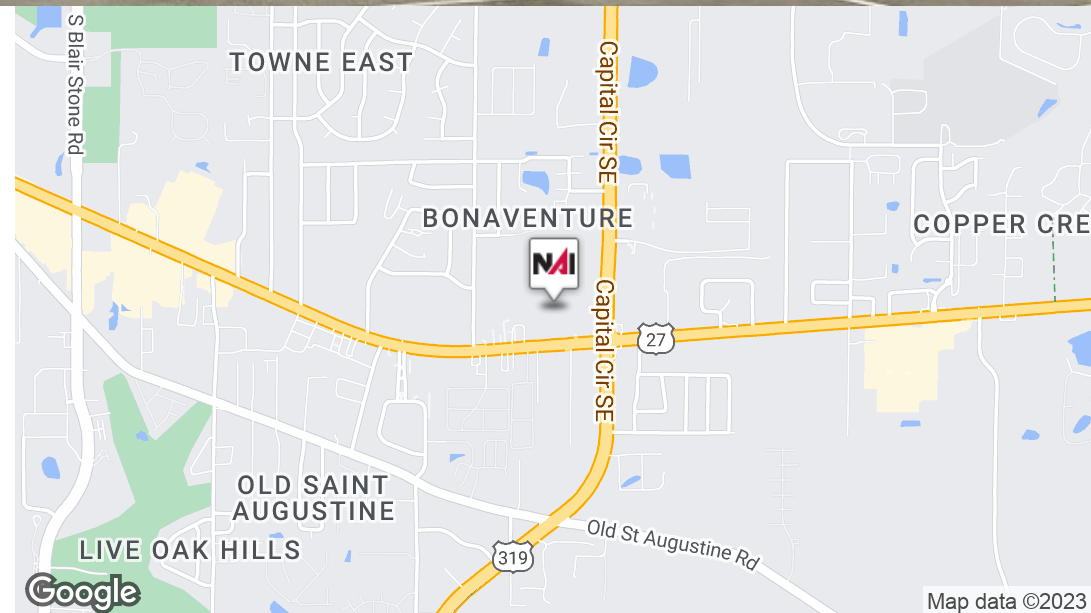
2990 Apalachee Parkway Tallahassee, FL 32301

\$4,200,000



## 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**

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

Capital Circle SW

Apalachee Parkway

Google

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**NAITALCOR**



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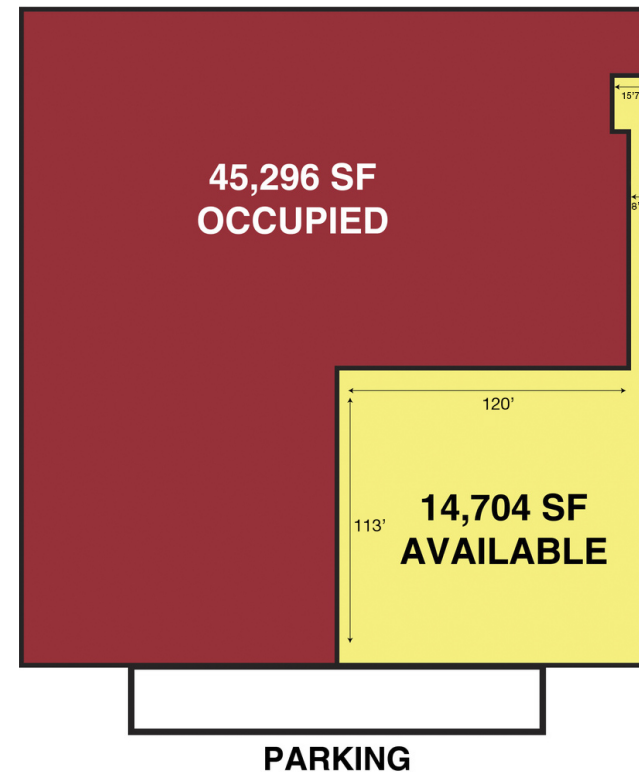
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## PROPERTY OVERVIEW

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

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



All data is deemed reliable but is not guaranteed. All square footage and dimensions are 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, omission, or withdrawal without notice.



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**NA TALCOR**

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	40,159	100,646	266,702
Median age	32.9	33.1	32.0
Median age (male)	31.1	32.0	31.2
Median age (female)	34.1	33.9	32.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	19,547	44,099	108,681
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	\$241,923
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	13,128	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	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 MILES	5 MILES	10 MILES
Total Population - Hispanic	2,150	4,707	15,100
% Hispanic	5.4%	4.7%	5.7%

\* Demographic data derived from 2020 ACS - US Census