

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,175,000

LOT SIZE: 2.98 Acres

APN #: 3104204390000

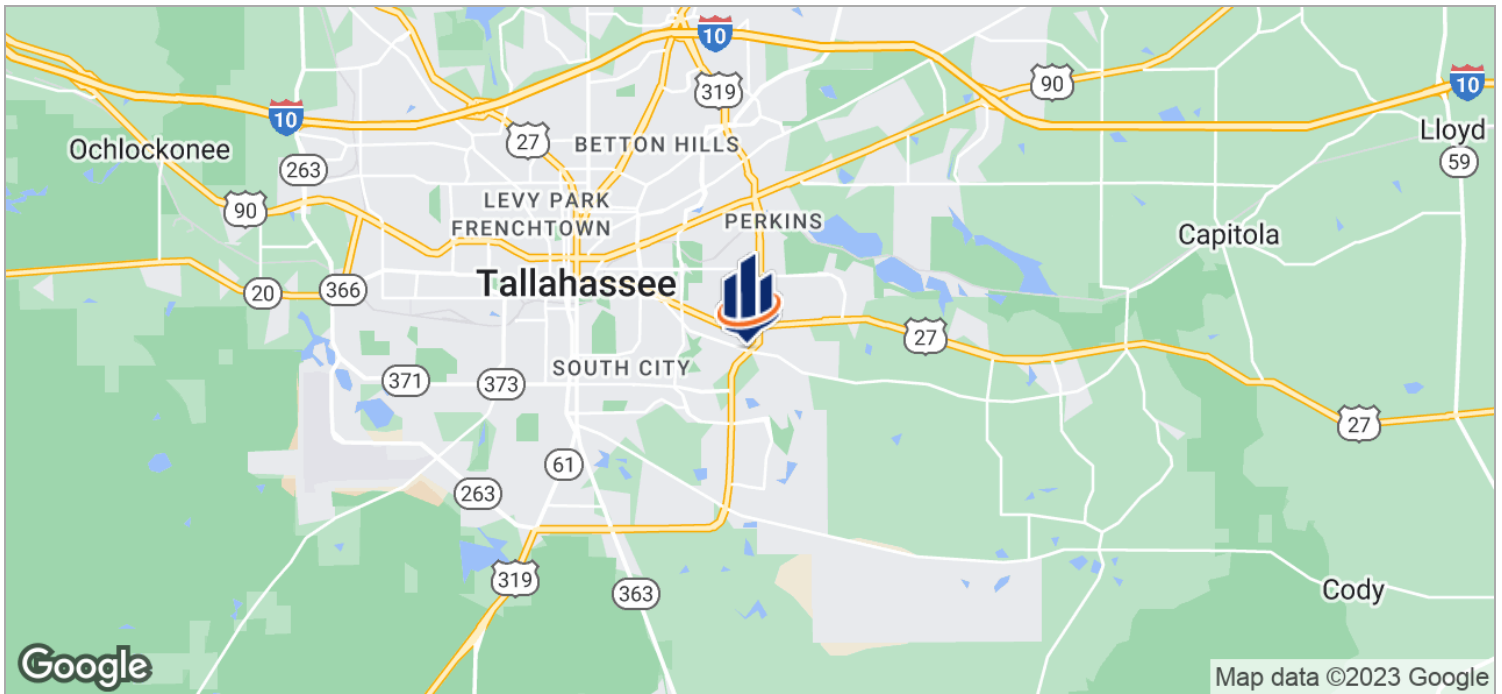
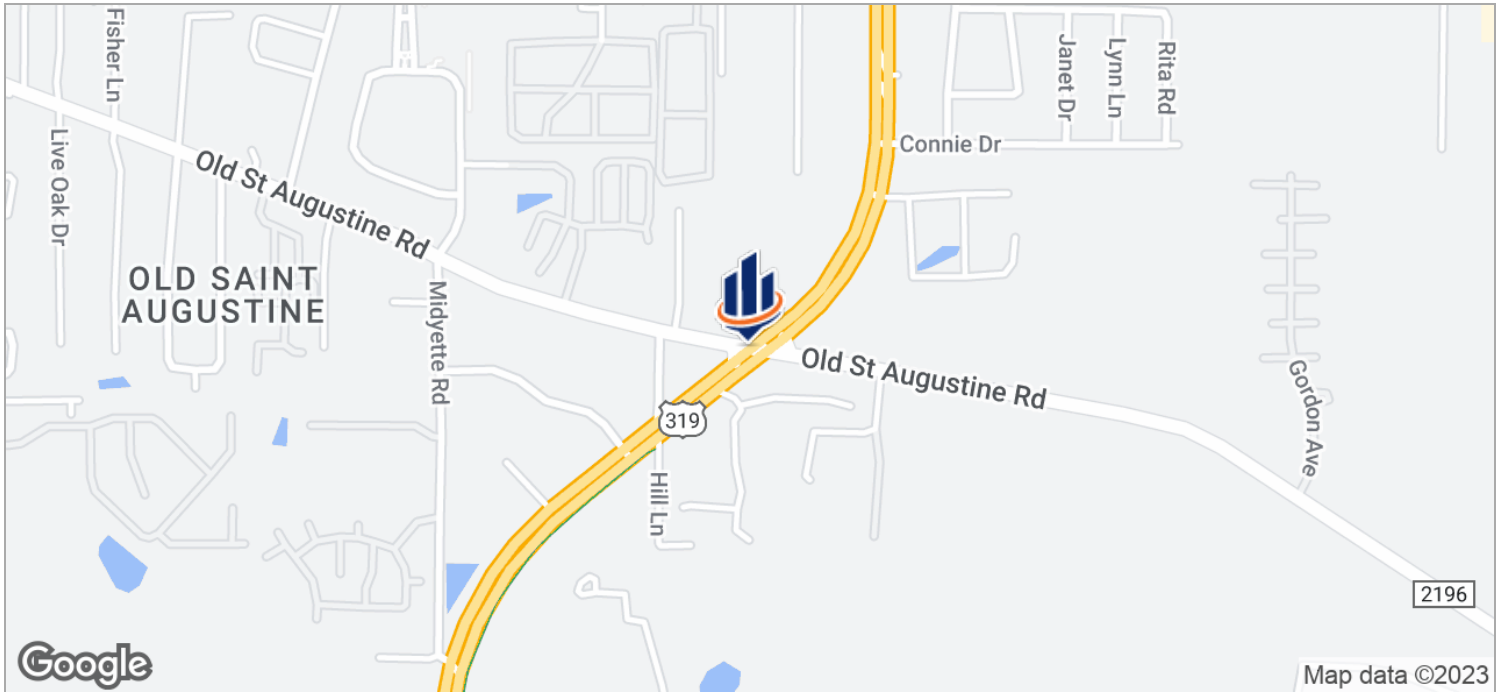
ZONING: C-2 (General Commercial)

TRAFFIC COUNT: 41,500

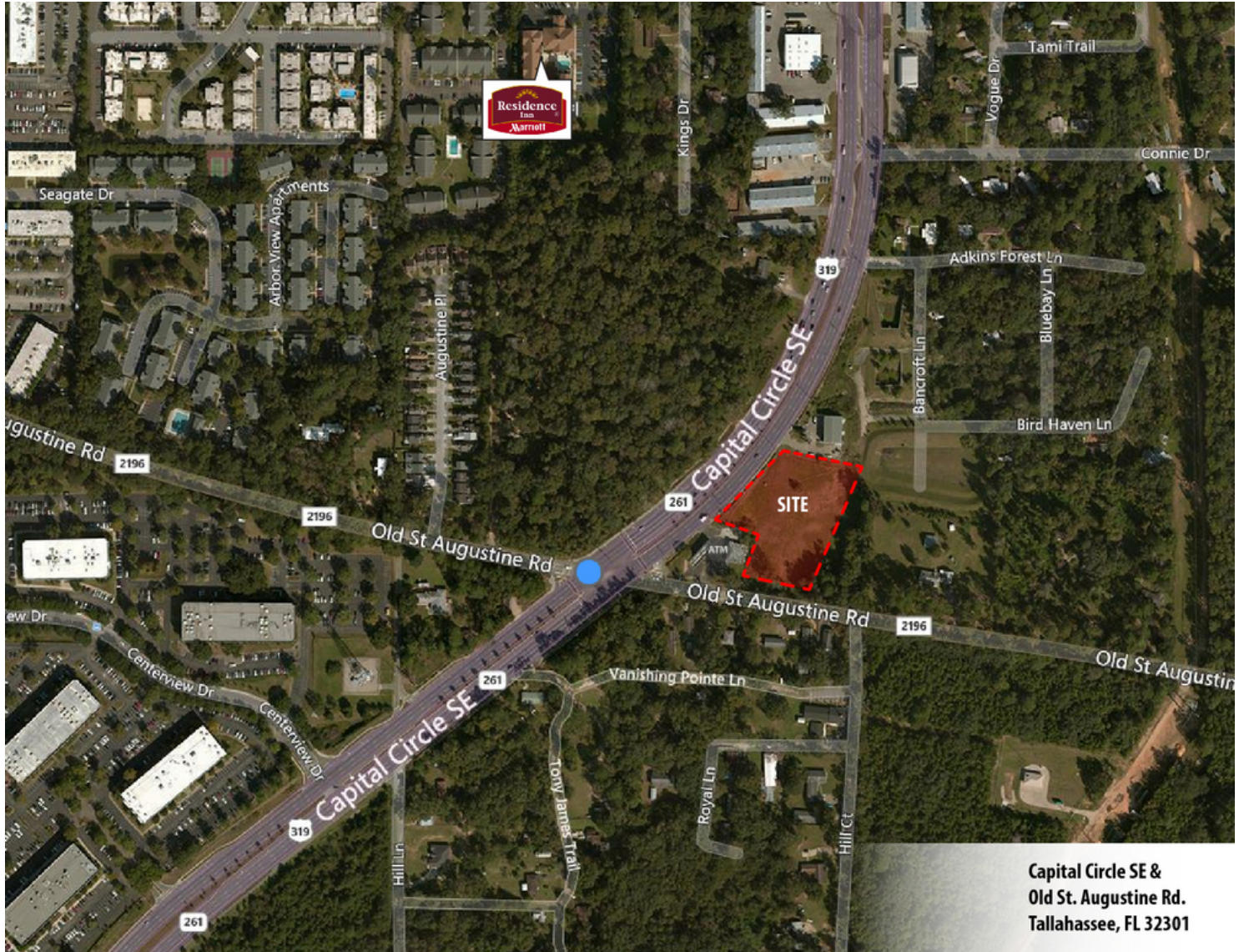
PROPERTY DESCRIPTION

- Located in a high traffic area only 1/4 of a mile from The Koger Executive Center, a 1.0 million square foot office park with 3,000 daytime workers
- 1/2 a mile from the 2.0 million square foot State of Florida Satellite Office Park.
- Within a mile of the SouthWood community which has over 4,000 residents and over 8,000 daytime employees.
- Total population within 5 miles is over 93,000.
- 7.7 miles from Interstate 10
- 3.5 miles from Downtown Tallahassee
- Frontage on both Capital Circle South East and Old St. Augustine Road.
- Situated on the side of the road commuters from other areas in Tallahassee use to travel home
- Ideal location for auto service or tire center (a deed restricted use in SouthWood)

Location Maps



Additional Photos

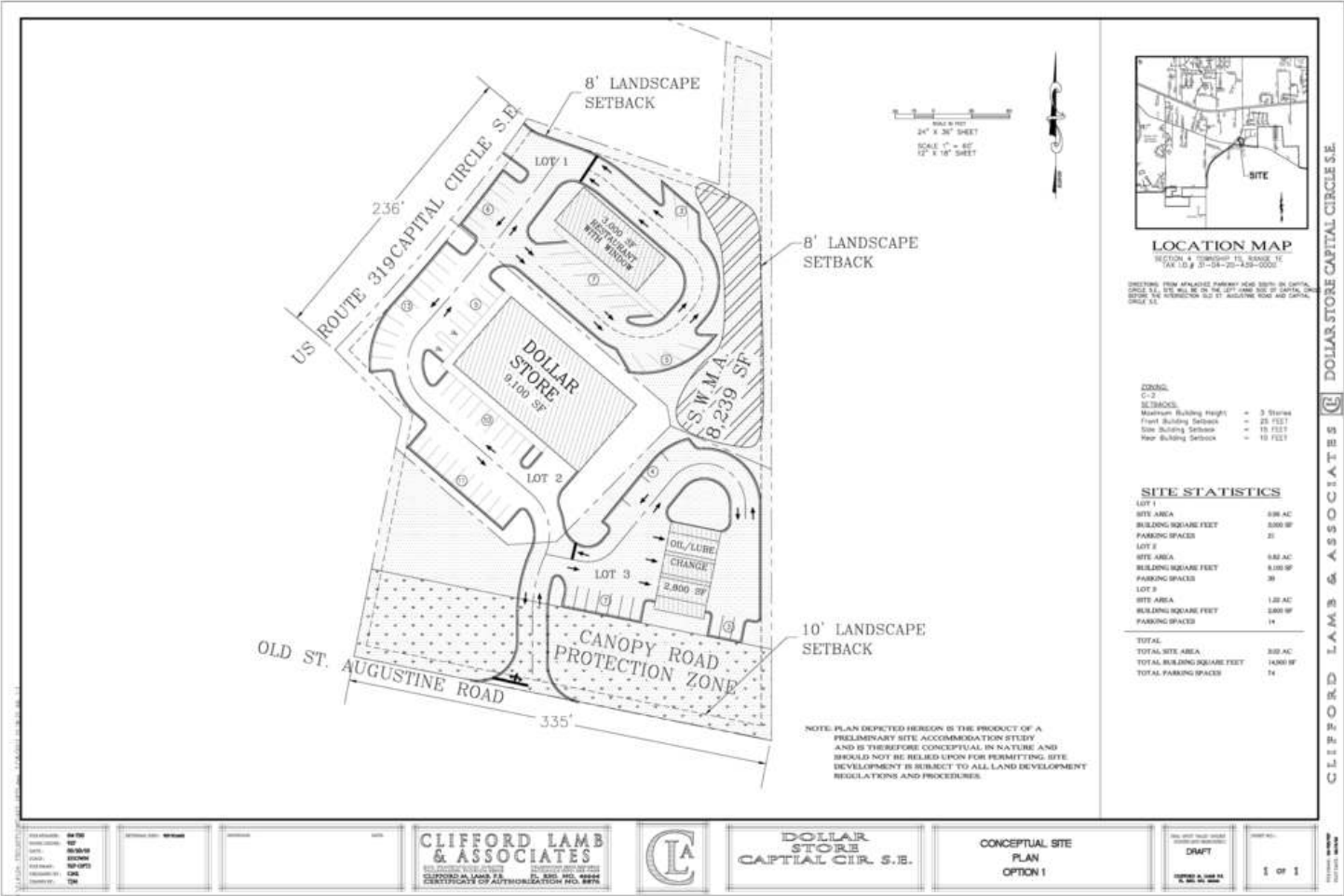


Capital Circle SE &
Old St. Augustine Rd.
Tallahassee, FL 32301

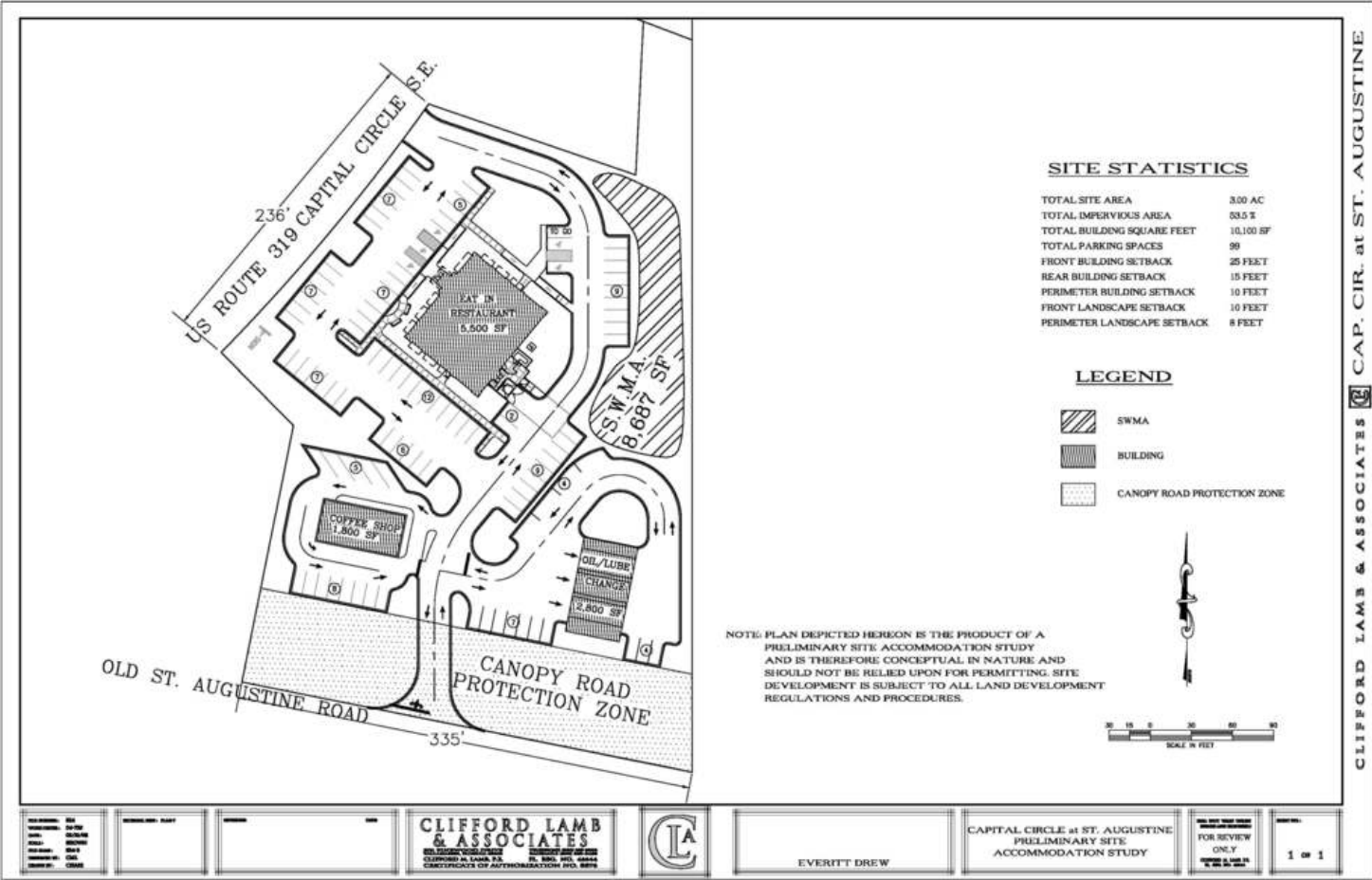
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**Capital Circle SE &
Old St. Augustine Rd.
Tallahassee, FL 32301**

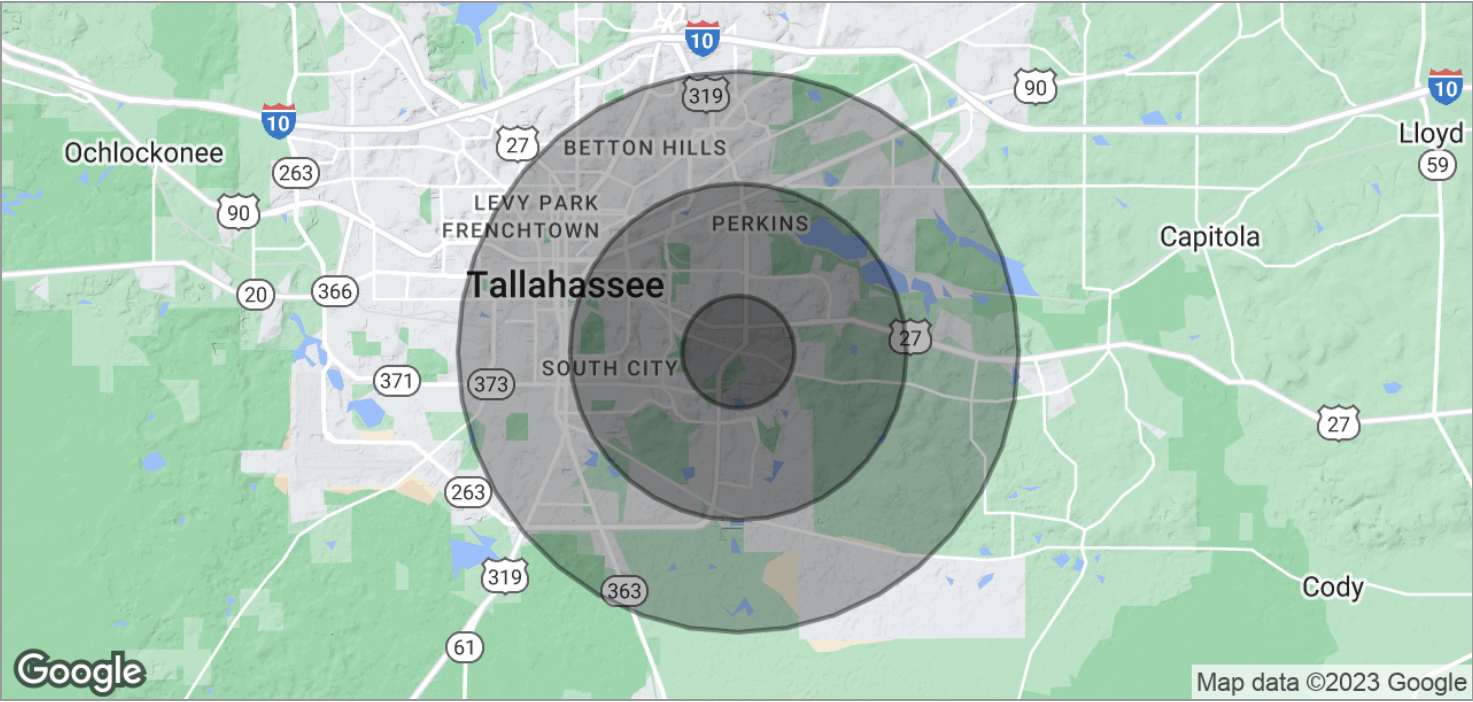
Site Plan



Site Accommodation Study



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,193	36,936	93,004
MEDIAN AGE	28.2	32.2	33.0
MEDIAN AGE (MALE)	26.8	30.4	31.7
MEDIAN AGE (FEMALE)	29.1	33.5	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,059	17,768	41,475
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$45,831	\$53,539	\$55,858
AVERAGE HOUSE VALUE	\$138,735	\$180,328	\$215,977