

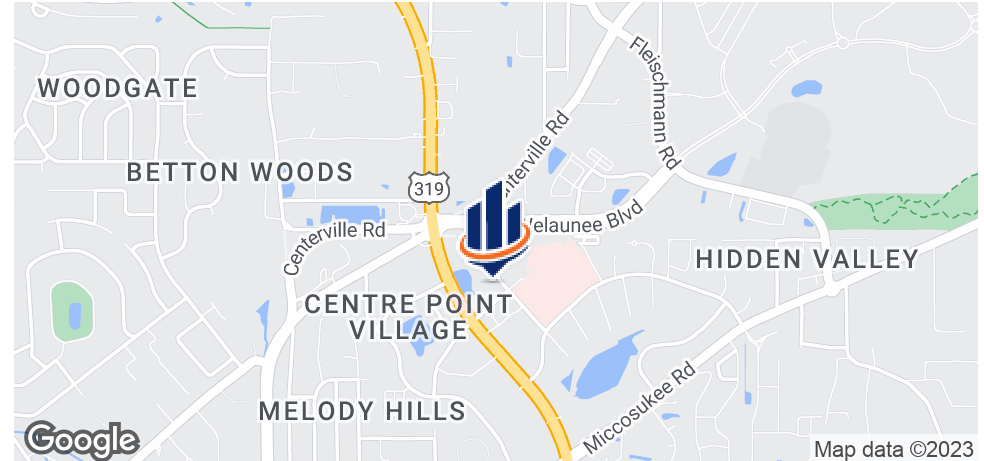


CARE DRIVE OFFICE CONDO

2580 CARE DR. SUITE 4
TALLAHASSEE, FL 32308

Carlton Dean, SIOR, CCIM
Managing Director
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Property Summary



OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 0.03 Acres

Year Built: 1999

Building Size: 1,500 SF

Zoning: CM

PROPERTY OVERVIEW

This property offered is the corner unit of the building located at 2580 Care Dr. Comprised of 5 offices, a large kitchen/break room, an open reception/lobby area, several storage areas, and 2 restrooms. The well maintained unit has had one owner since construction.

LOCATION OVERVIEW

Conveniently located on the corner of Care Dr. and Buford Blvd. easily accessed from Capital Circle NE. Just one minute's walk to Capital Regional Hospital which is directly across from the unit.

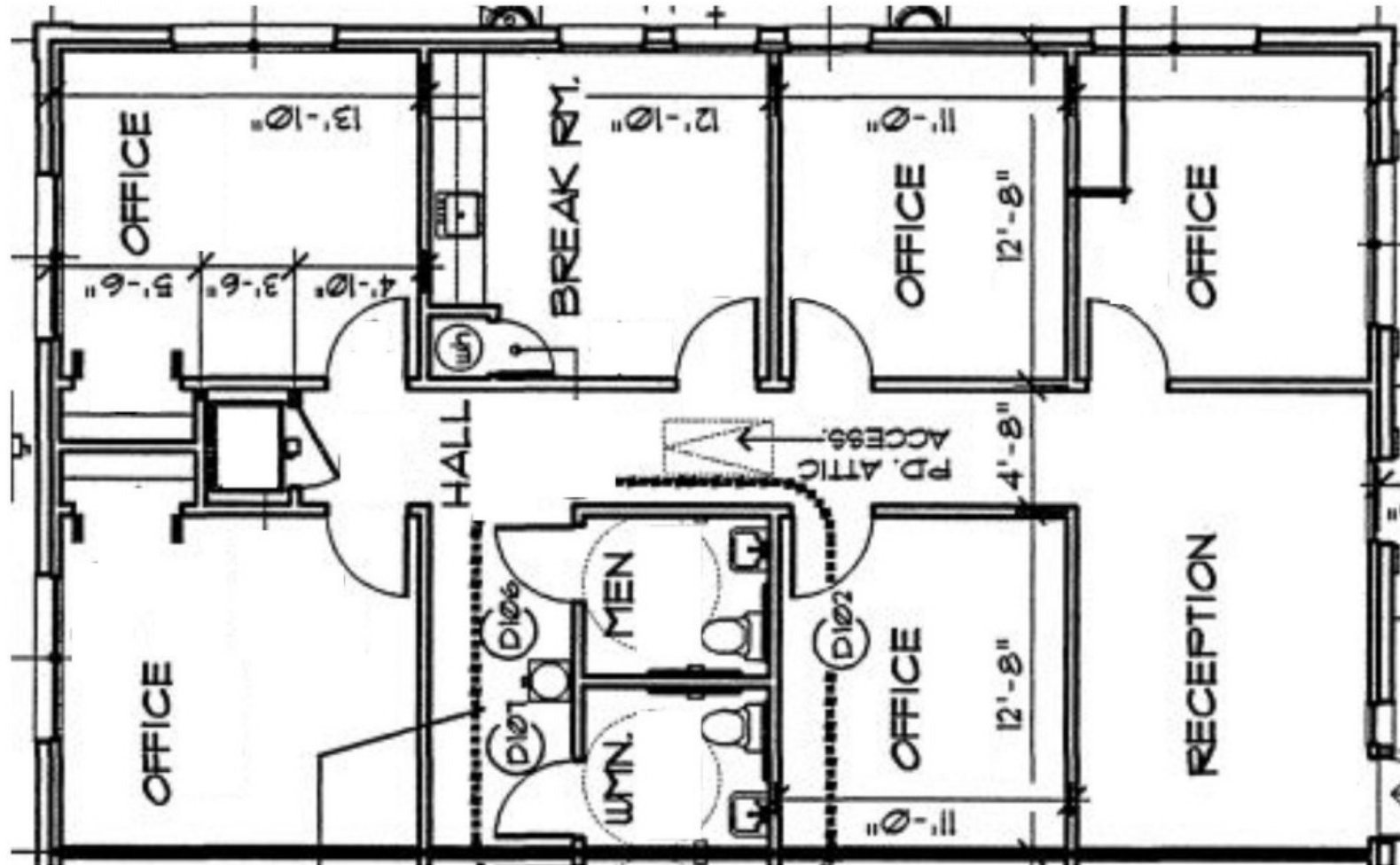
PROPERTY HIGHLIGHTS

- Directly adjacent to Capital Regional Medical Center [Less than a minutes walk.]
- 5 Spacious offices.
- Conveniently located near CCNE.
- Well maintained building, with one owner history.

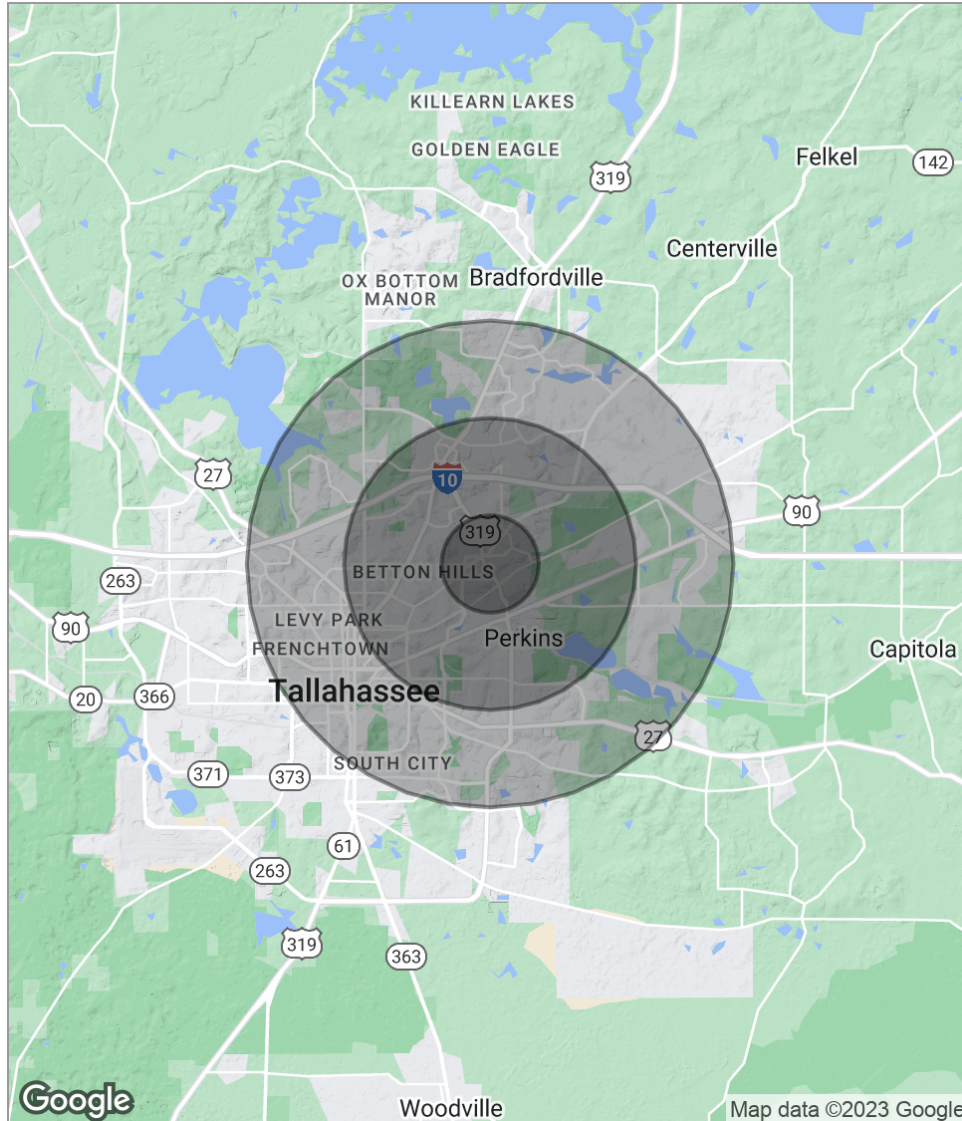
Property Photos



Floor Plan



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,643	44,028	119,084
Median age	39.8	38.6	35.4
Median age [Male]	38.9	37.8	34.7
Median age [Female]	40.1	39.5	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,239	21,334	51,993
# of persons per HH	2.1	2.1	2.3
Average HH income	\$72,886	\$74,016	\$67,797
Average house value	\$244,266	\$263,964	\$260,603

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