



EXECUTIVE SUMMARY

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / Acre:	\$553,097
Total AC Available:	4.52 Acres
Zoning:	CP
Traffic Count:	35,000
APN:	2119510171000

PROPERTY OVERVIEW

Prime development property zoned Commercial Parkway (CP). This zoning allows a wide variety of uses including hotels, retail, automotive, and restaurants. A limited partition has been approved to divide 4.52 AC into 3 parcels as shown. Lot lines are still flexible depending on end-user needs.

LOCATION OVERVIEW

Located along the high-traffic, six-lane stretch of Capital Circle in northwest Tallahassee just south of I-10 and surrounded by a mix of residential and commercial uses. Adjacent to the Commonwealth Centre, the city's largest business park. Lowe's, Home Depot, Amazon, car dealers, Wawa, and a proposed Bucee's are located nearby.

[Click Here for Zoning Information](#)

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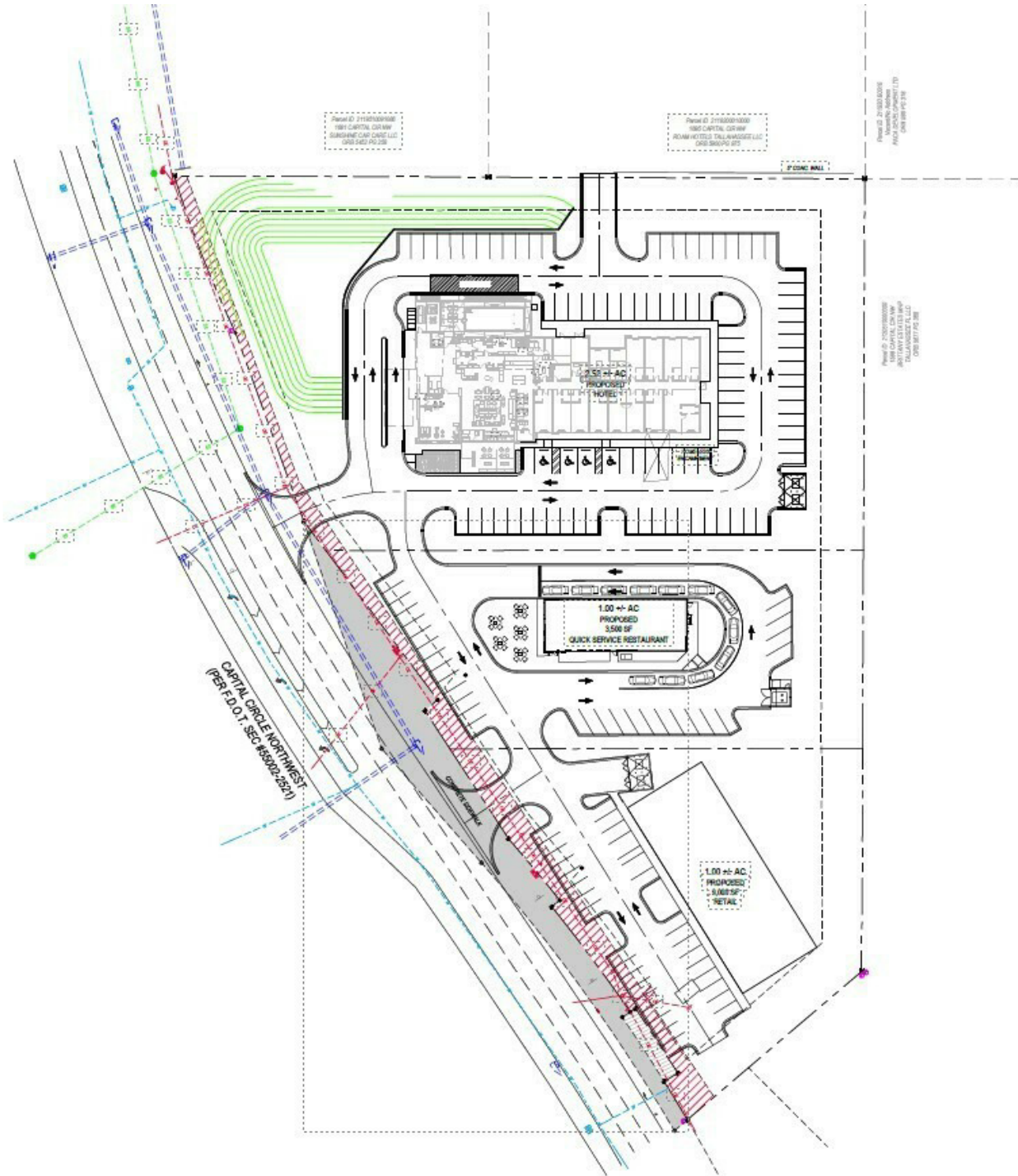




ADDITIONAL PHOTOS

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RETAILER MAP

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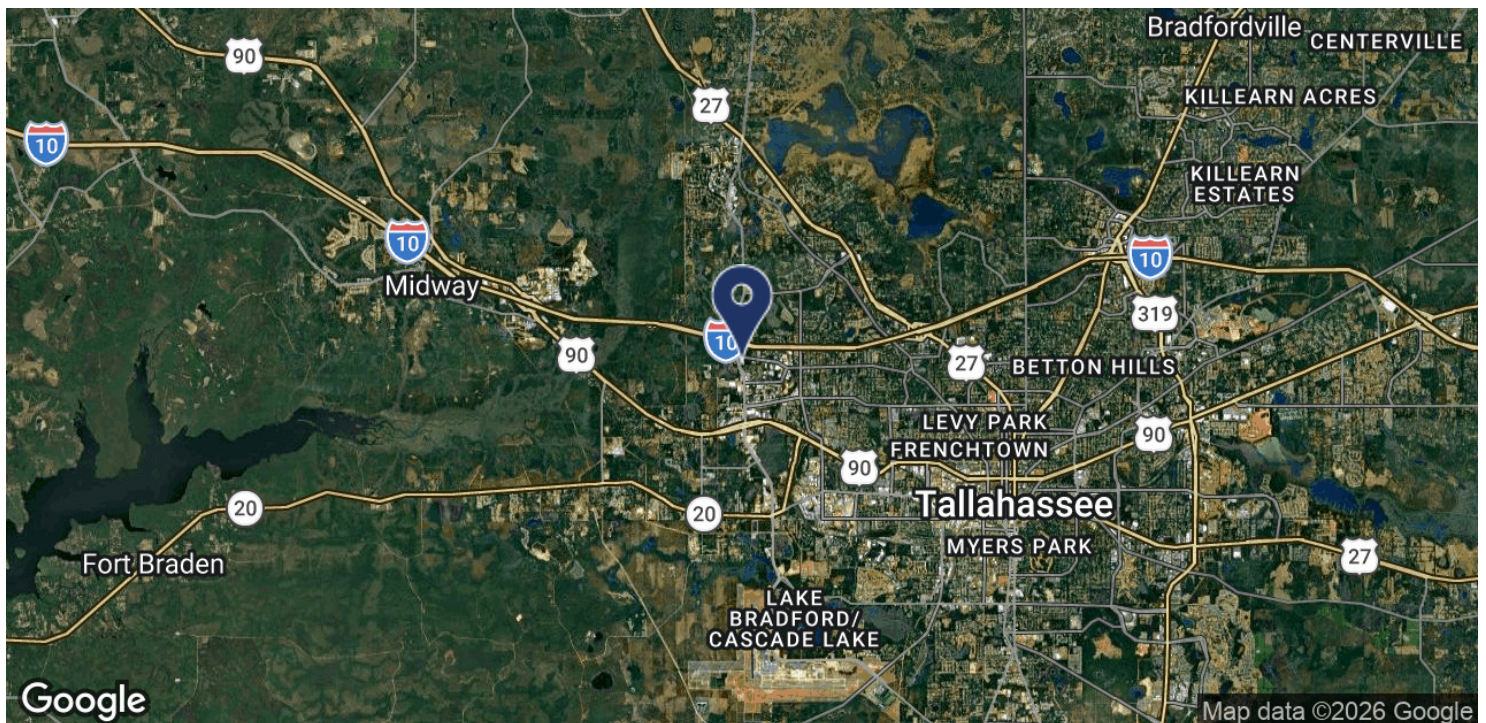
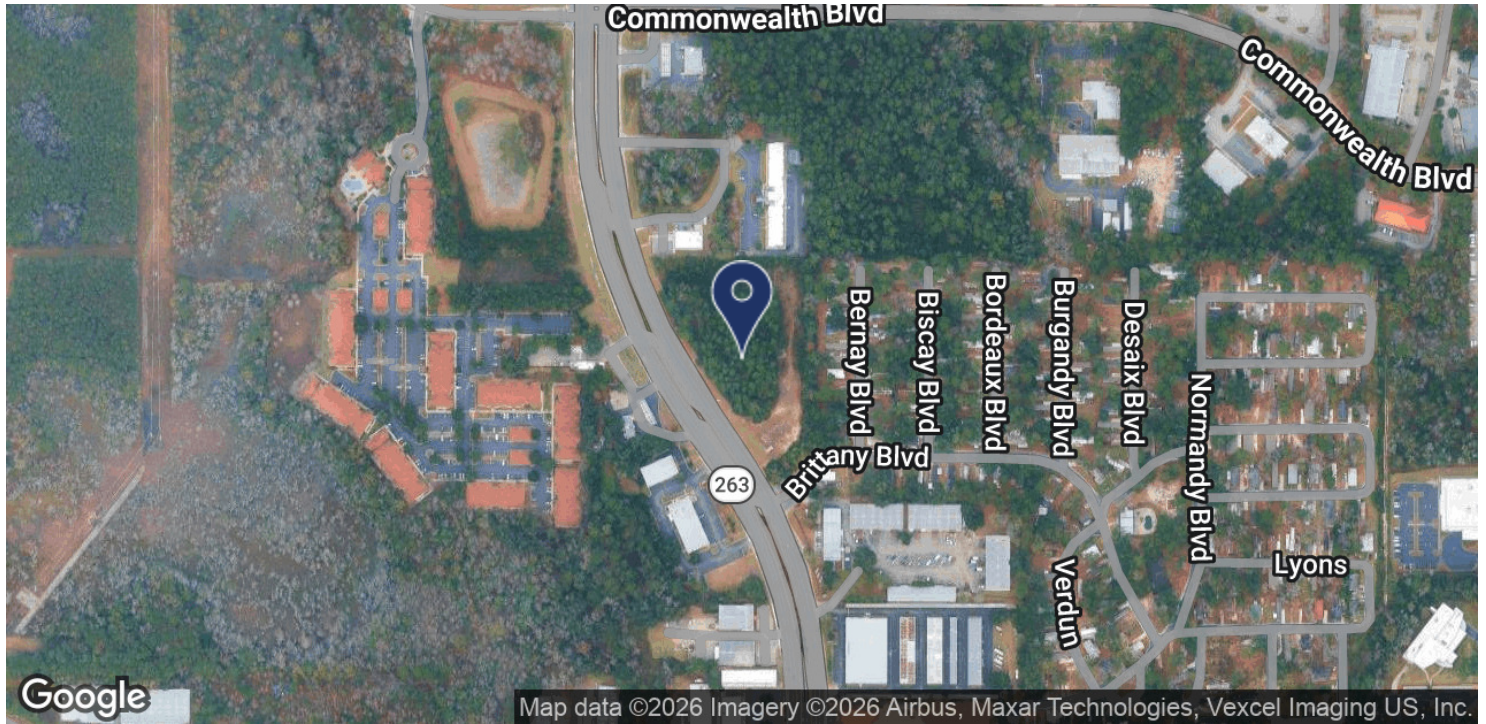




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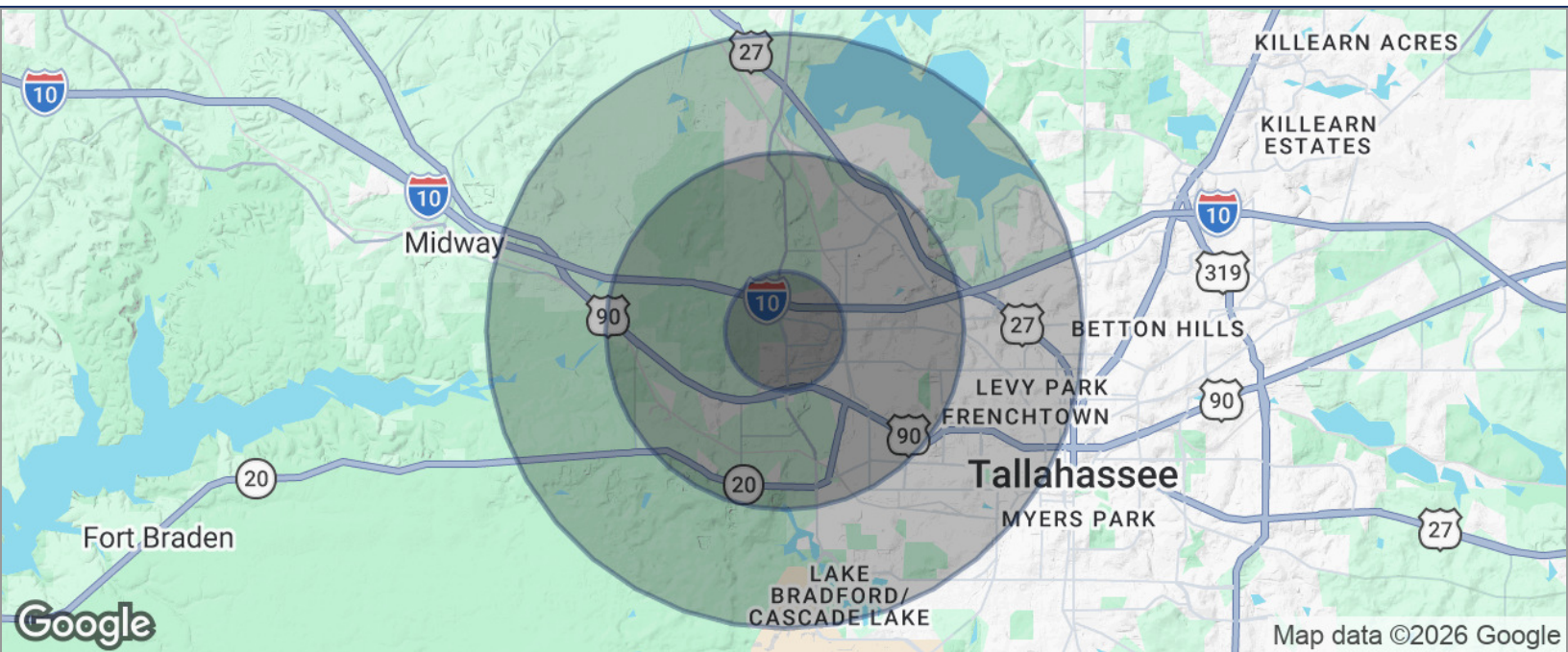




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,897	40,497	111,237
MEDIAN AGE	33	34	32
MEDIAN AGE (MALE)	32	33	32
MEDIAN AGE (FEMALE)	34	34	33
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,188	16,834	45,200
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$60,684	\$67,350	\$64,866
AVERAGE HOUSE VALUE	\$215,766	\$209,367	\$218,233

* Demographic data derived from 2020 ACS - US Census

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