

Land Property

SALE



# 5411 Capital Circle SW

Tallahassee, FL 32305

LOGAN SHORT  
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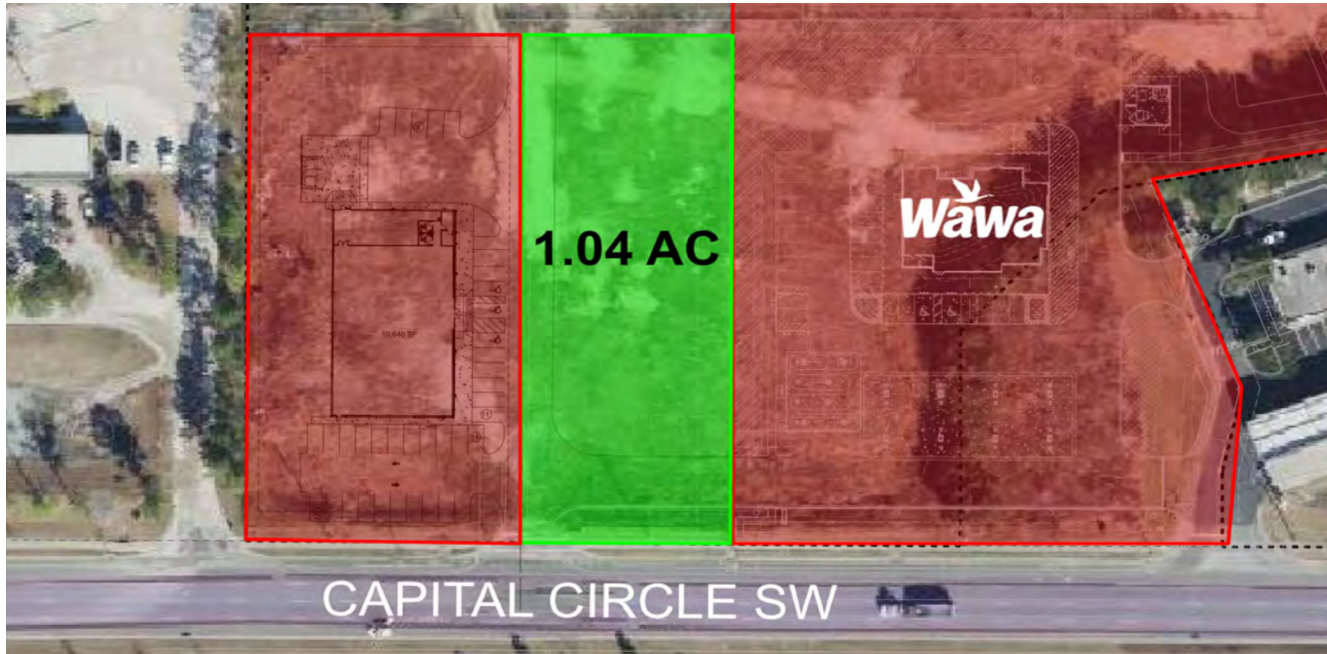


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850.933.5899



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a ±1.04-acre commercial parcel located within the 687 Crossway development in Tallahassee, Florida. Strategically positioned between a newly opened Wawa and an additional commercial outparcel, this site benefits from immediate adjacency to an established, high-traffic retail anchor.

Situated at the intersection of Capital Circle SE, Woodville Highway, and Crossway Road, the property offers exceptional frontage, visibility, and access along one of Tallahassee's primary thoroughfares. Located within city limits and outside of a flood zone, the site is well-positioned for a variety of commercial or service-oriented uses.

The surrounding area is experiencing rapid growth, driven by major infrastructure improvements and significant nearby developments. With the recent opening of Wawa, continued residential expansion from DR Horton, and the planned Charlie Ward Ranch sports complex, this corridor is quickly emerging as a key commercial hub in Southeast Tallahassee.

## PROPERTY HIGHLIGHTS

- ▽ Positioned between a newly opened Wawa and a neighboring commercial outparcel
- ▽ ±1.04 acres with excellent frontage on Capital Circle SE, Woodville Highway, and Crossway Road
- ▽ Located at/near a signalized intersection with strong visibility and access
- ▽ High-traffic corridor with strong daily traffic counts
- ▽ Ideal for retail, QSR, medical, or service-oriented users
- ▽ Surrounded by rapid residential growth, including DR Horton communities
- ▽ Near planned Charlie Ward Ranch sports complex and additional commercial development
- ▽ Utilities available nearby
- ▽ Located within city limits and outside of a flood zone

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## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.04 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,236	9,570	31,585
Total Population	2,907	23,228	80,937
Average HH Income	\$57,756	\$67,078	\$70,685

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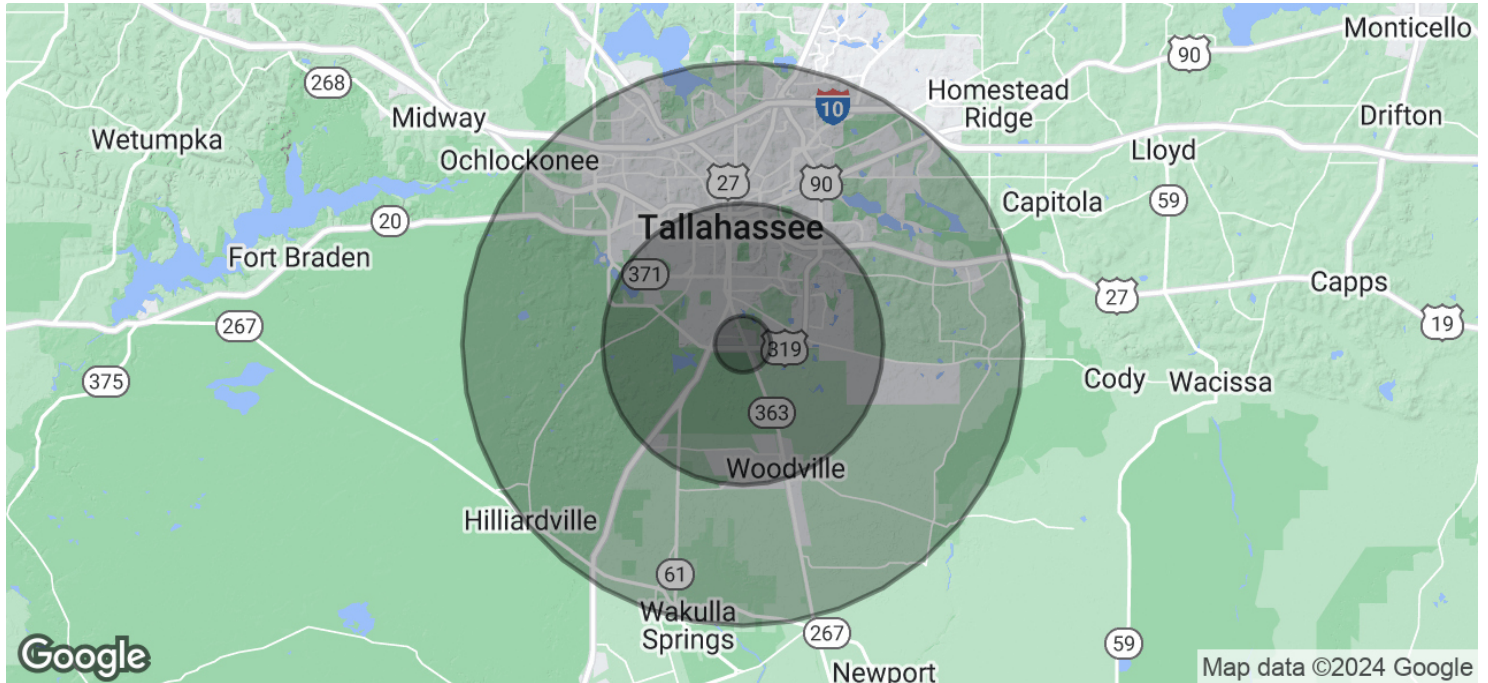
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,907	23,228	80,937
Average Age	38	37	34
Average Age (Male)	37	35	33
Average Age (Female)	40	38	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,236	9,570	31,585
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$57,756	\$67,078	\$70,685
Average House Value	\$212,547	\$243,146	\$264,901

Demographics data derived from AlphaMap

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