

FOR LEASE

1500-1563 Capital Circle Southeast Tallahassee, FL 32301

NAITALCOR



Industrial | 1,350 - 1,500 SF

Located at 1500-1563 Capital Circle SE, this multiple tenancy warehouse complex offers variable unit sizes ranging from 1500 to 10,000sf. Amenities include dock high and grade level warehouse door openings and flex spaces fronting the six-lane Capital Circle SE. The anchor tenants of the Complex are ABC Flooring and Lumber Liquidators, with many service type local businesses tenanting the park. Rates are affordable and the utility for local Contractor type businesses is ideal.

- Terrific Capital Circle Location Near Southwood
- Small, Affordable Warehouse bays Available
- Mix of Dock high and grade level loading
- Flex WH glass Storefronts with roll up doors in the rear

OFFERING SUMMARY

AVAILABLE SF	1,350 - 1,500 SF
LEASE RATE	\$8 - 12 SF/yr (MG)
ZONING	AC (Activity Center)
BUILDING SIZE	79,025 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1510-5	\$12.00 SF/yr	1,500
1510-3	\$12.00 SF/yr	1,500
1516-C-4	\$10.00 SF/yr	1,350
1512-7	\$8.00 SF/yr	1,500

✉ **Alan Richardson**
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1,350 - 1,500 SF INDUSTRIAL SPACES FOR LEASE

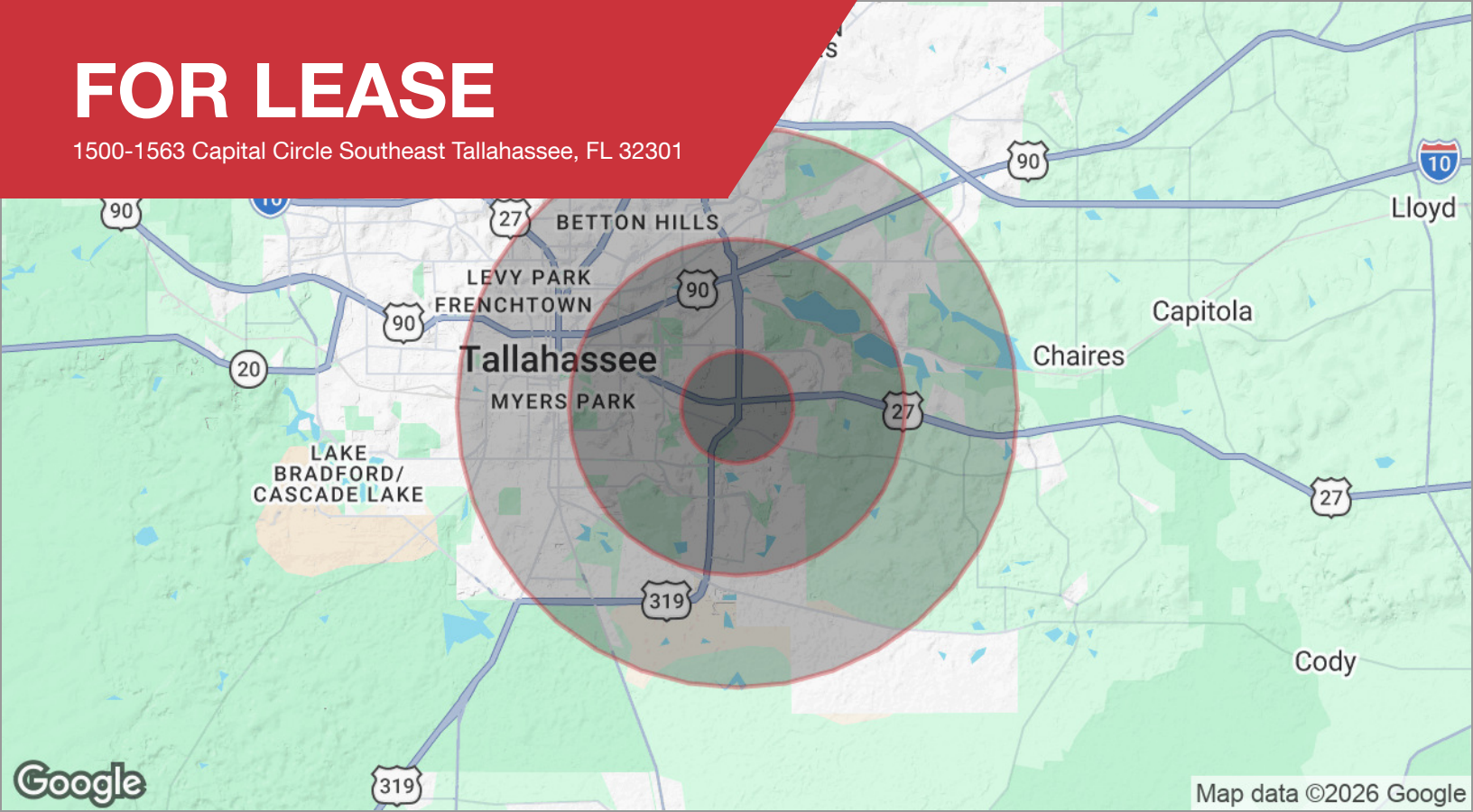
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,478	45,014	122,918
Median age	32.3	34.3	33.7
Median age (male)	28.7	32.7	32.9
Median age (Female)	35.2	35.9	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,501	21,135	50,718
# of persons per HH	2.1	2.1	2.4
Average HH income	\$66,005	\$86,531	\$87,161
Average house value	\$204,630	\$279,606	\$289,998

* Demographic data derived from 2020 ACS - US Census