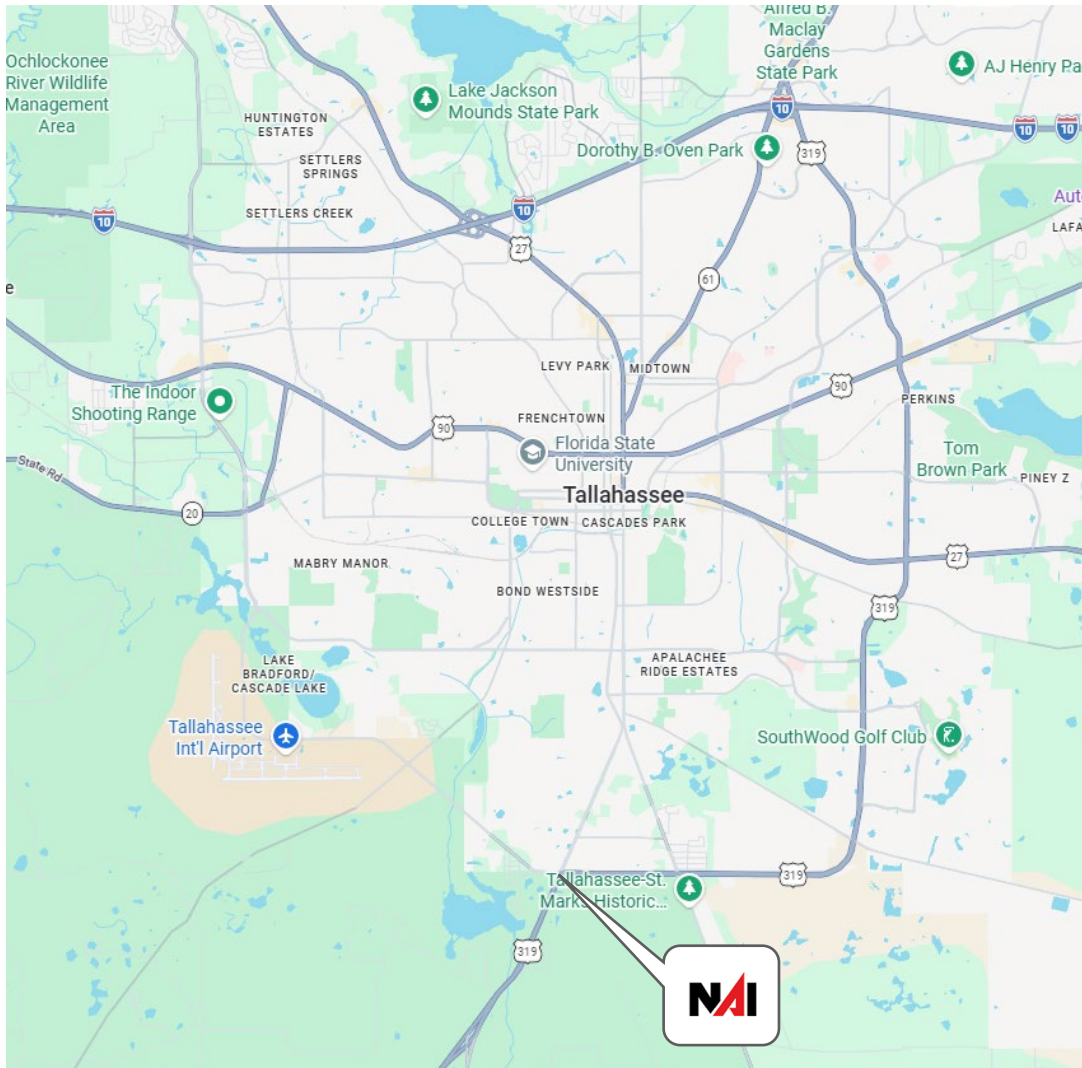


# PRIME RETAIL SITE OPPORTUNITY

## Tallahassee, FL



<b>ADDRESS:</b>	5016 Capital Circle SW Tallahassee, FL 32305
<b>PRICE:</b>	\$3,395,000
<b>SIZE:</b>	2.17 Acres
<b>ZONING:</b>	CP – Commercial Parkway
<b>STORMWATER:</b>	Off-Site Stormwater
<b>TRAFFIC COUNT:</b>	Combined Count – 46,400 AADT
<b>HIGHLIGHTS:</b>	Wakulla County to the South, is One of Florida's Fastest Growing Counties. Crawfordville Hwy is a Major Commuter Corridor, with Approximately 16,000 to 19,000 Vehicles Per Day Traveling from Crawfordville to Tallahassee. Southwood to the East, is an 8,700 Acre Master-Planned Community. Publix Outparcel.

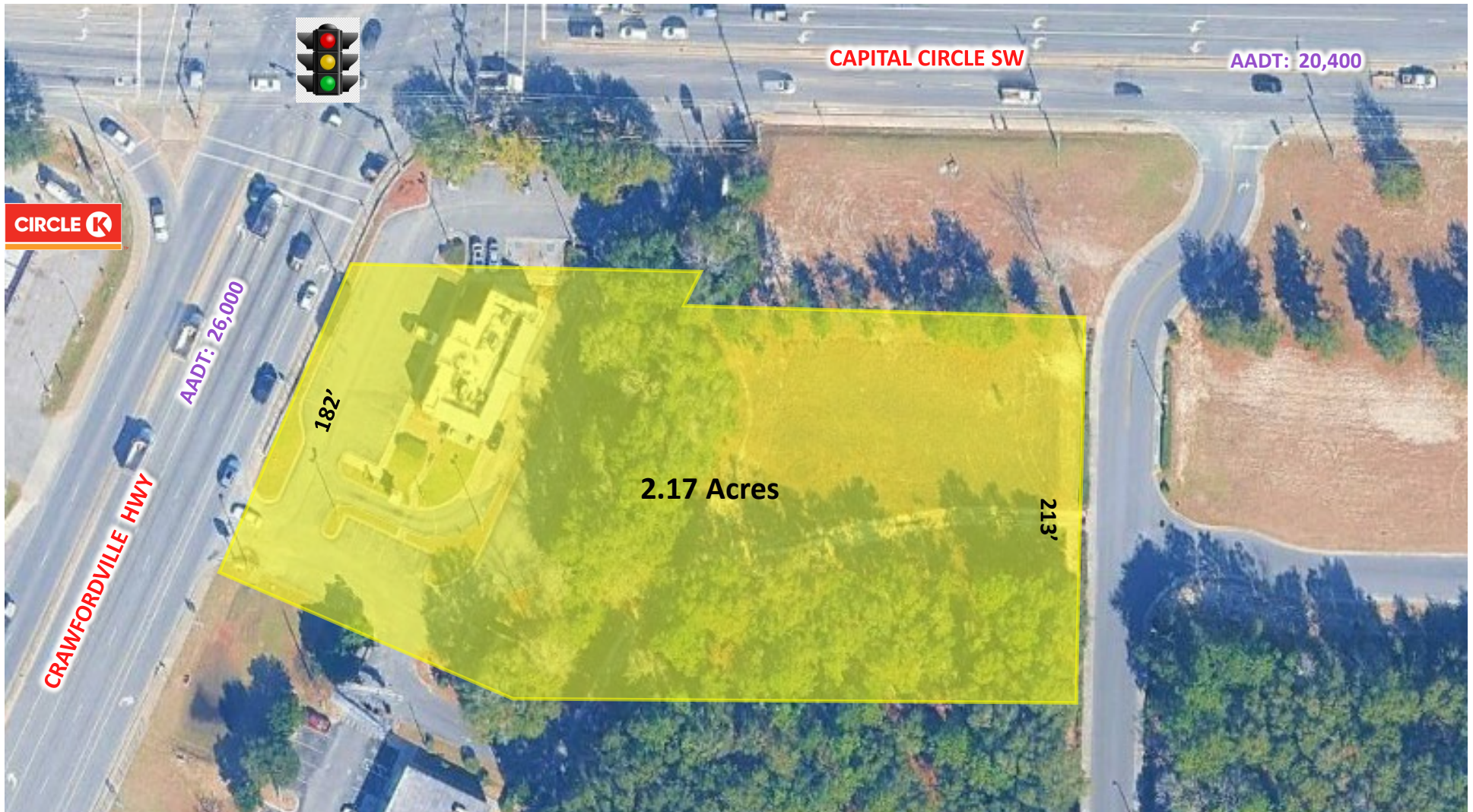
# PRIME RETAIL SITE OPPORTUNITY

Tallahassee, FL

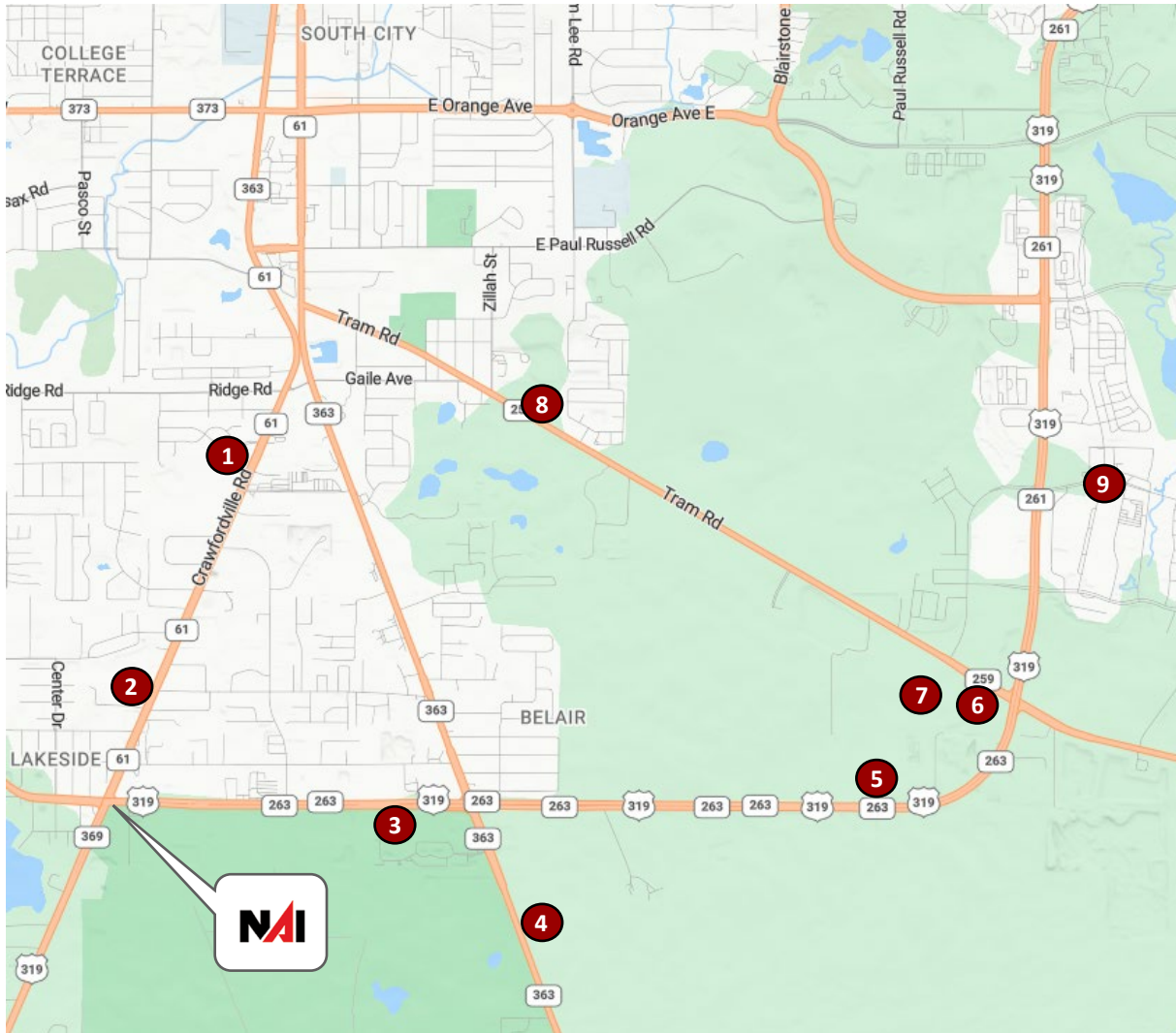


# PRIME RETAIL SITE OPPORTUNITY

Tallahassee, FL



# DEVELOPMENTS – UNDER CONSTRUCTION & COMING SOON



- 1) **MOONLIT PLACE**      Apartments – 30 Units
- 2) **HARMONY OAKS**      44 Single Family Attached Units
- 3) **COTTAGES @ CC**      206 Townhome Community
- 4) **ABELINE ACRES**      194 Single Family Detached Homes & 220 Townhomes
- 5) **SOLITUDE APTS**      Apartments – 252 Units
- 6) **SOUTHWOOD MDR**      Apartments – 228 Units & 149 Single Family Lots
- 7) **SOUTHWOOD MDR**      337 Single Family Lots
- 8) **BRIXTON GATES**      91 Single Family Attached Units
- 9) **SOUTHWOOD**      8,700 Acre Master-Planned Community

# MARKET OVERVIEW

# Tallahassee, FL

## MARKET HIGHLIGHTS

1. Tallahassee is Florida's State Capital
2. Tallahassee's unemployment rate is lower than the U.S. average
3. Tallahassee has a large student population and state/government employees
4. Highly educated workforce, thriving high-tech presence and world-renowned research institutions
5. Diverse economy and favorable business climate

## MAJOR EMPLOYERS

State of Florida	46,300
Florida State University	12,512
Leon County Schools	4,550
Tallahassee Memorial Hospital	4,655
City of Tallahassee	4,000
Publix Supermarket	2,102
Florida A&M University	1,923
Leon County	1,919
Tallahassee Community College	1,631
Walmart	1,300
Capital Regional Medical Center	1,151



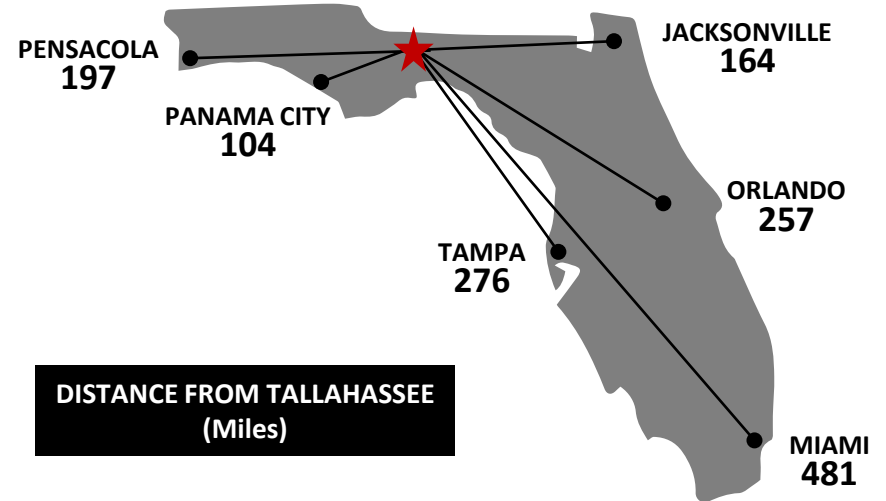
206,877  
TALLAHASSEE  
POPULATION



312,338  
LEON COUNTY  
POPULATION



404,606  
MSA  
POPULATION



TALLAHASSEE  
REGIONAL  
AIRPORT



INTERSTATE 10,  
HIGHWAY US-90,  
US-27 & US-19



65,400  
COLLEGE  
STUDENTS