

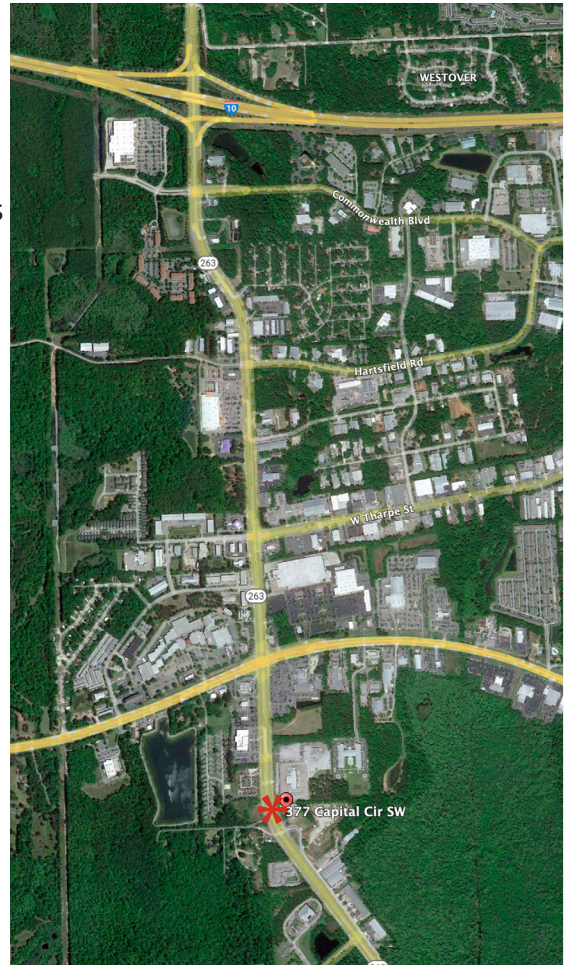
FOR SALE

THE **WILLIAMS** GROUP
commercial real estate services

NNN Investment Sale, \$2,800,000

377 Capital Circle SW, Tallahassee, FL

- >> Excellent Stabilized Asset with a 7 year true NNN lease with Optimum RV who has 13 locations throughout US (lease expires April 30, 2030)
- >> +/- 11,610 square foot office/warehouse on 1.61 Acres with 300 feet frontage on 6 lane Capital Circle
- >> Optimum RV owns the adjacent 9.76 acre parcel
- >> 14' eave with five 12' x 14' roll up doors and 20' eave with three 14' x 16' roll up doors (3,750 sf)
- >> +/- 8,750 sq ft fenced yard, 200 amp 3 phase power
- >> Traffic Volume: 24,838 cars per day



For more information contact :

Johanna W Money

PO Box 2068 Tallahassee, FL 32316 // p 850.545.1674 // f 850.224.1790 // johanna@williamsgroupcre.com

All information contained in this document is deemed reliable but not guaranteed. All properties are subject to prior sale, change or withdrawal notice. The Williams Group believes all information to be correct but assumes no legal responsibility for accuracy.

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