

FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301



OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	9,040 SF
Price / SF:	\$88.50
NOI:	\$39,035
Lot Size:	0.22 Acres
Zoning:	CP - Commercial Parkway

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Tallahassee, FL: 502 Capital Circle Southeast. This versatile property features a 9,040 SF building divided into 3 units, with immediate access to one of Tallahassee's main thoroughfares; Capital Circle. Currently 57.96% occupied, this presents a value-add opportunity for an owner-user or investor looking to capitalize on an asset at a priced at a fraction of replacement cost.

PROPERTY HIGHLIGHTS

- 9,040 SF building
- 3 Units
- Built in 1992
- Zoned CP - Commercial Parkway
- Located in the Tallahassee area
- 57.96% Occupancy
- Priced at Fraction of Replacement Cost

FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301



FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301

Tenant Name	Unit Number	Unit Size (SF)	Lease End	Annual Rent	% Of Building	Price Per SF/YR	Lease Start
Tadlock Roofing	502-6 & C-2	3,658	4/30/2028	\$40,238	40.46	\$11.00	5/1/2026
Proforce Pest Control	502D 3&4	1,582	12/31/2025	\$22,460	17.5	\$14.20	1/1/2022
Vacant	502C	3,800		\$0	42.04	\$0.00	
Totals/Averages		9,040		\$62,698		\$6.94	

FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301

INCOME SUMMARY

Base Rent	\$62,698
CAM	\$5,325
Insurance Reimbursement	\$2,642
Property Tax Reimbursement	\$4,267

GROSS INCOME	\$74,931
---------------------	-----------------

EXPENSES SUMMARY

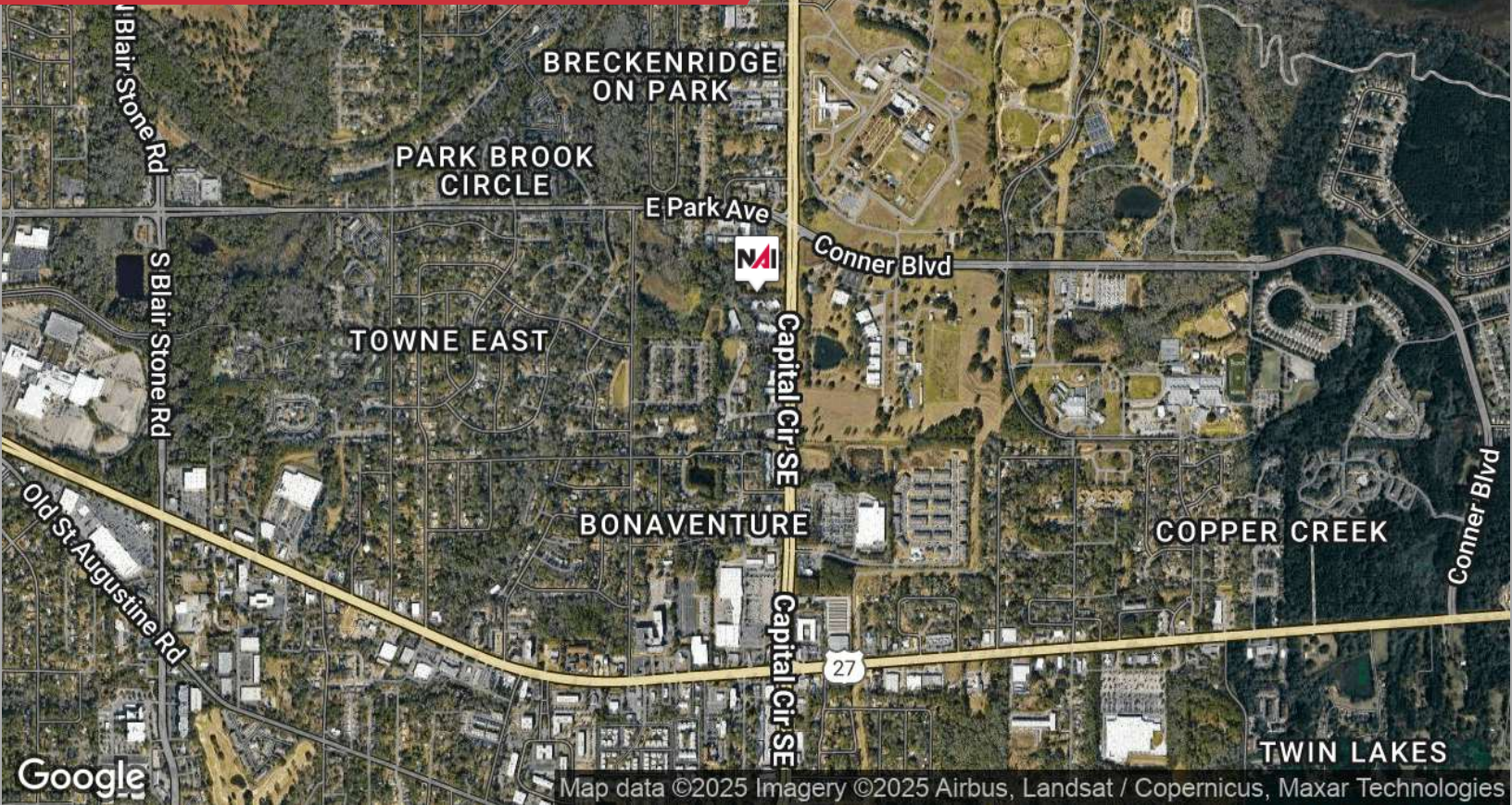
Repairs & Maintenance	\$6,372
Services	\$6,674
Admin	\$1,134
Property Management	\$1,015
Insurance	\$8,717
Property Taxes	\$11,984

OPERATING EXPENSES	\$35,896
---------------------------	-----------------

NET OPERATING INCOME	\$39,035
-----------------------------	-----------------

FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301



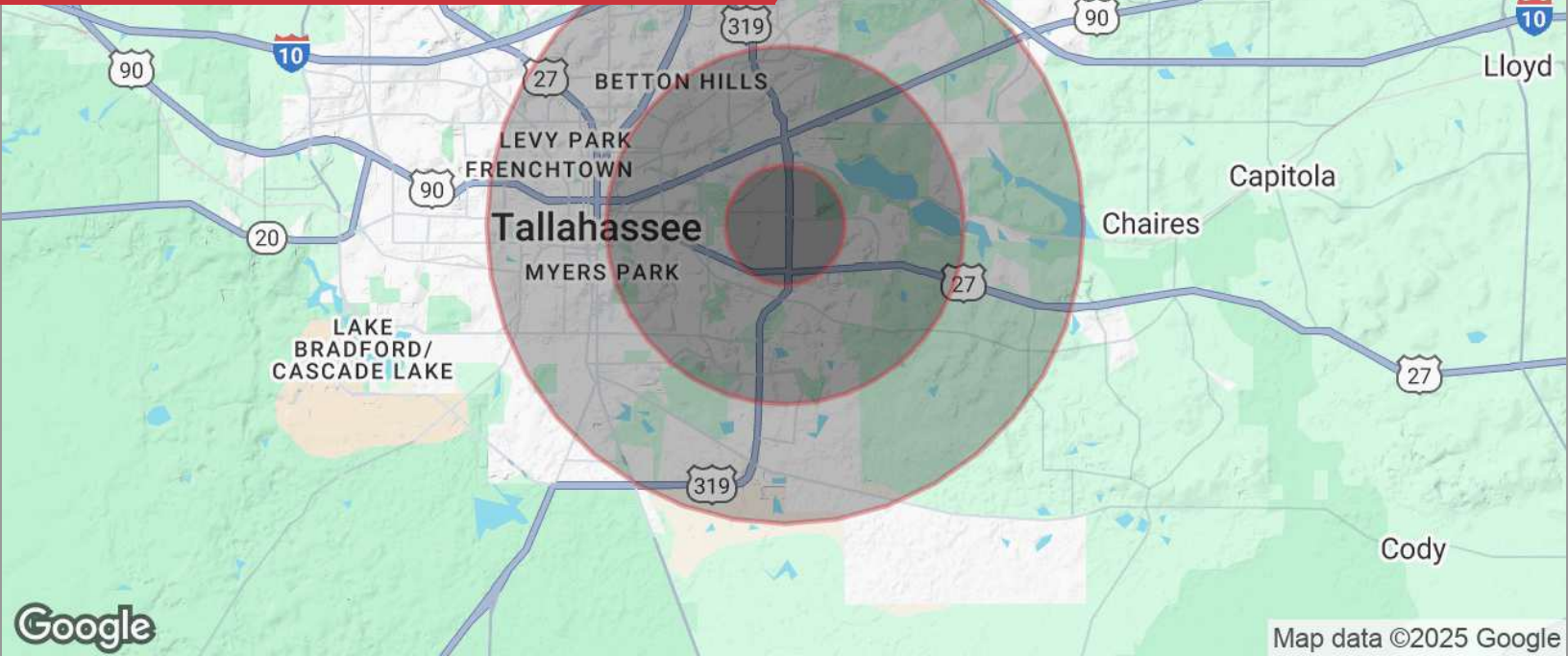
✉ **John W. McNeill, SIOR** ✉ **Slaton Murray, SIOR, CCIM**
+1 850 251 5504 +1 850 294 8521
jmcneill@talcor.com slaton@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR

FOR SALE

502 Capital Circle Southeast Suite C & D1 Tallahassee, FL 32301



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,961	55,434	131,355
Median age	39	40	38
Median age (male)	38	39	36
Median age (Female)	40	42	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,662	25,933	55,482
# of persons per HH	2.2	2.1	2.4
Average HH income	\$77,329	\$95,171	\$89,458
Average house value	\$233,695	\$304,303	\$312,793

* Demographic data derived from 2020 ACS - US Census