

# 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 price 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

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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	

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## INCOME SUMMARY

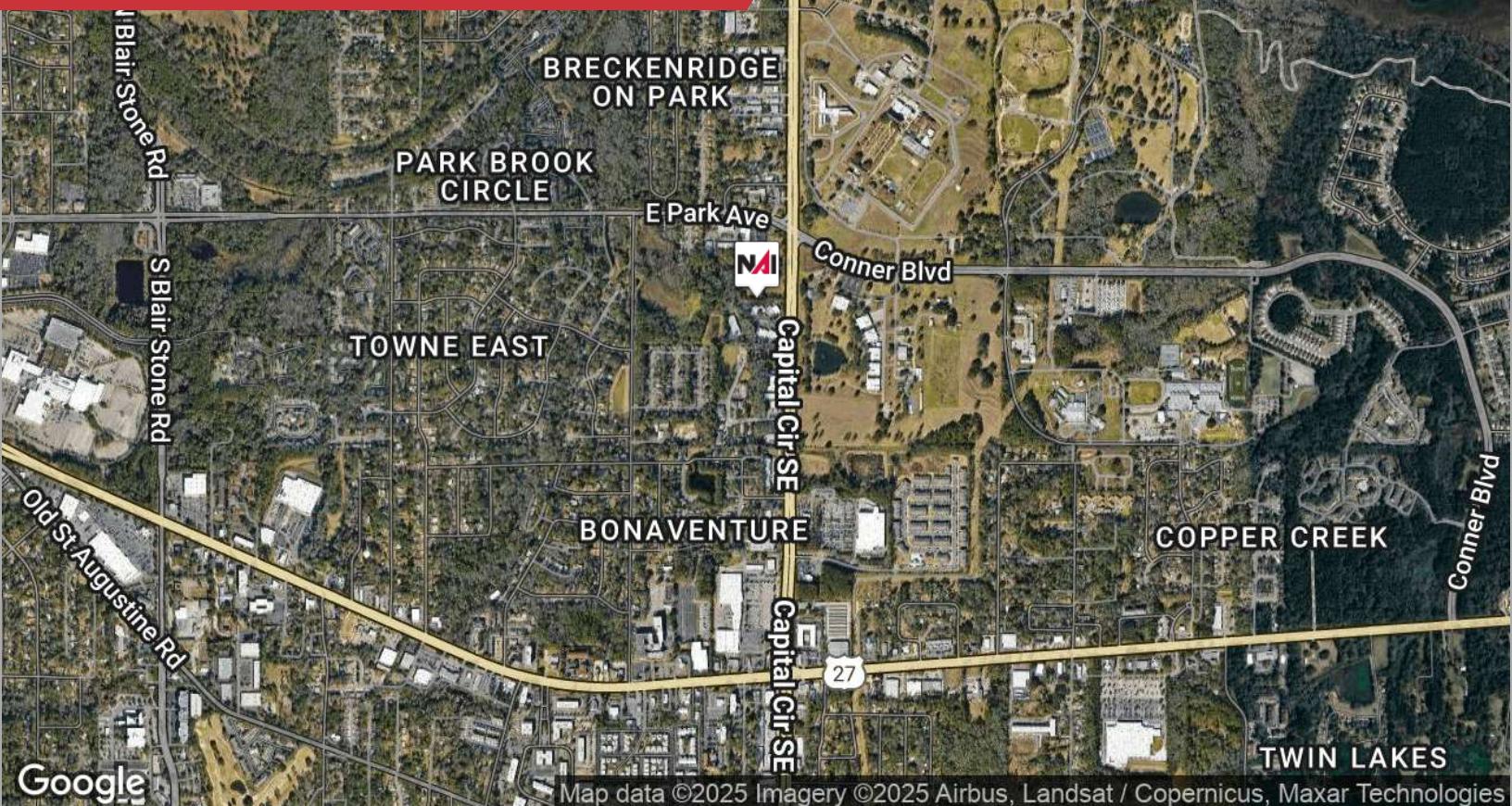
Base Rent	\$62,698
CAM	\$5,325
Insurance Reimbursement	\$2,642
Property Tax Reimbursement	\$4,267
<b>GROSS INCOME</b>	<b>\$74,931</b>

## EXPENSES SUMMARY

Repairs & Maintenance	\$6,372
Services	\$6,674
Admin	\$1,134
Property Management	\$1,015
Insurance	\$8,717
Property Taxes	\$11,984
<b>OPERATING EXPENSES</b>	<b>\$35,896</b>
<b>NET OPERATING INCOME</b>	<b>\$39,035</b>

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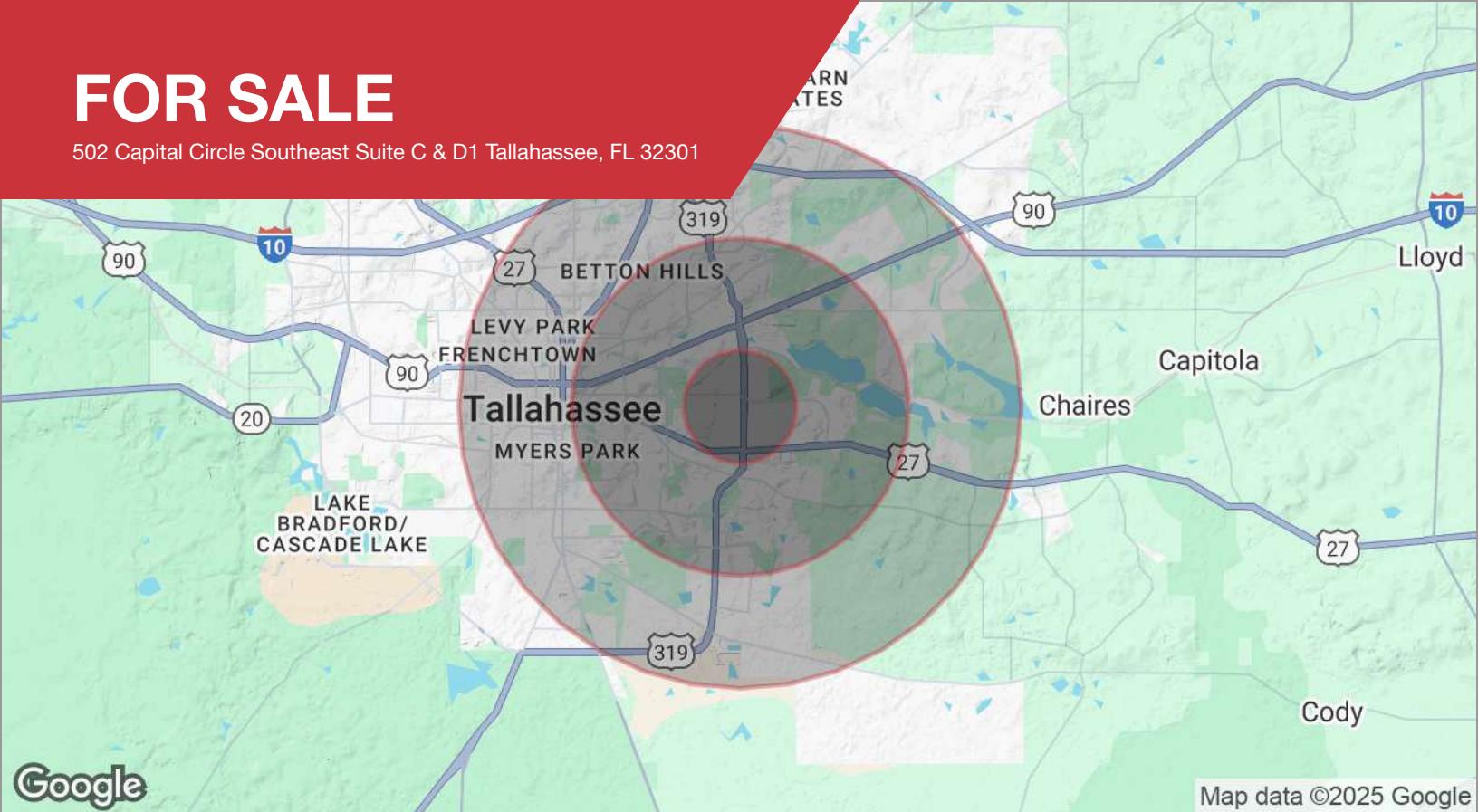
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**NAITALCOR**

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## 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