



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

MEDICAL SUBLEASE OPPORTUNITY

3401 CAPITAL CIRCLE NE

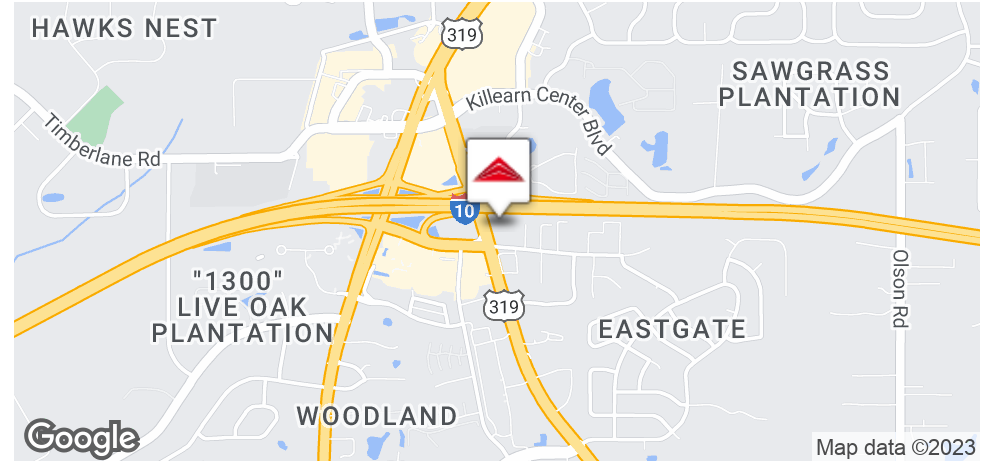
TALLAHASSEE, FL 32312

WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net



3401 CAPITAL CIRCLE NE



OFFERING SUMMARY

Lease Rate: \$22.00 SF/month (NNN)

Building Size: 3,569 SF

PROPERTY OVERVIEW

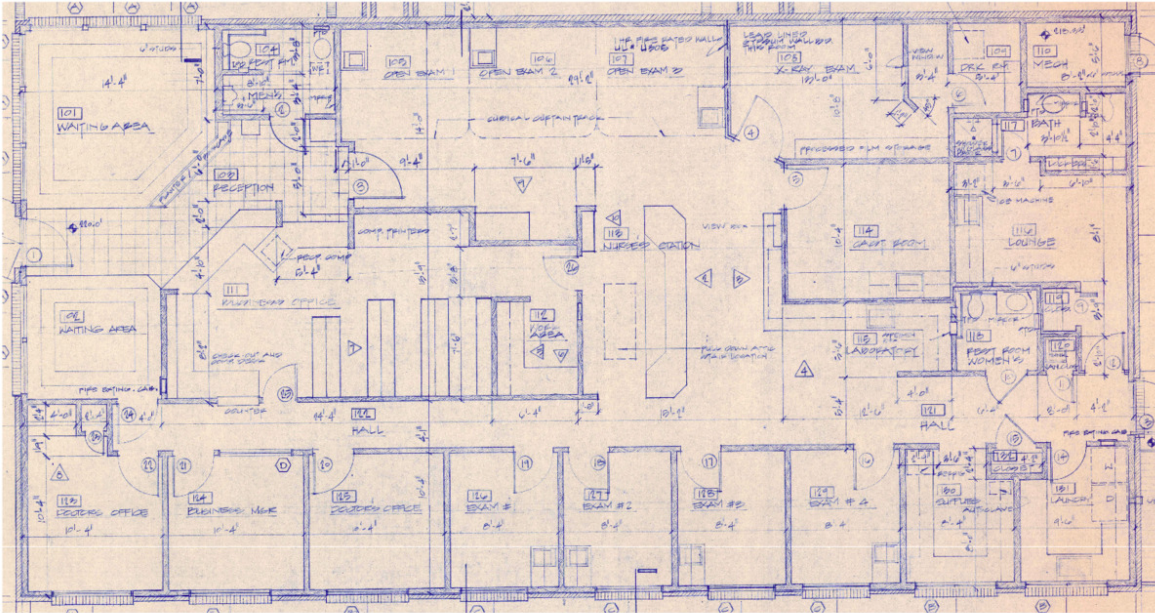
Current tenant looking to sublease space previously used as an Urgent Care Clinic. Space already built out with reception, 8+ patient rooms, Doctor and Manager Offices, nurses station and break room.

PROPERTY HIGHLIGHTS

- Prime location at the I-10 Exchange.
- Large electronic signage
- Traffic counts over 50,000 daily

3401 CAPITAL CIRCLE NE

FLOOR PLAN



3401 CAPITAL CIRCLE NE



3401 CAPITAL CIRCLE NE

TALLAHASSEE, FL 32312



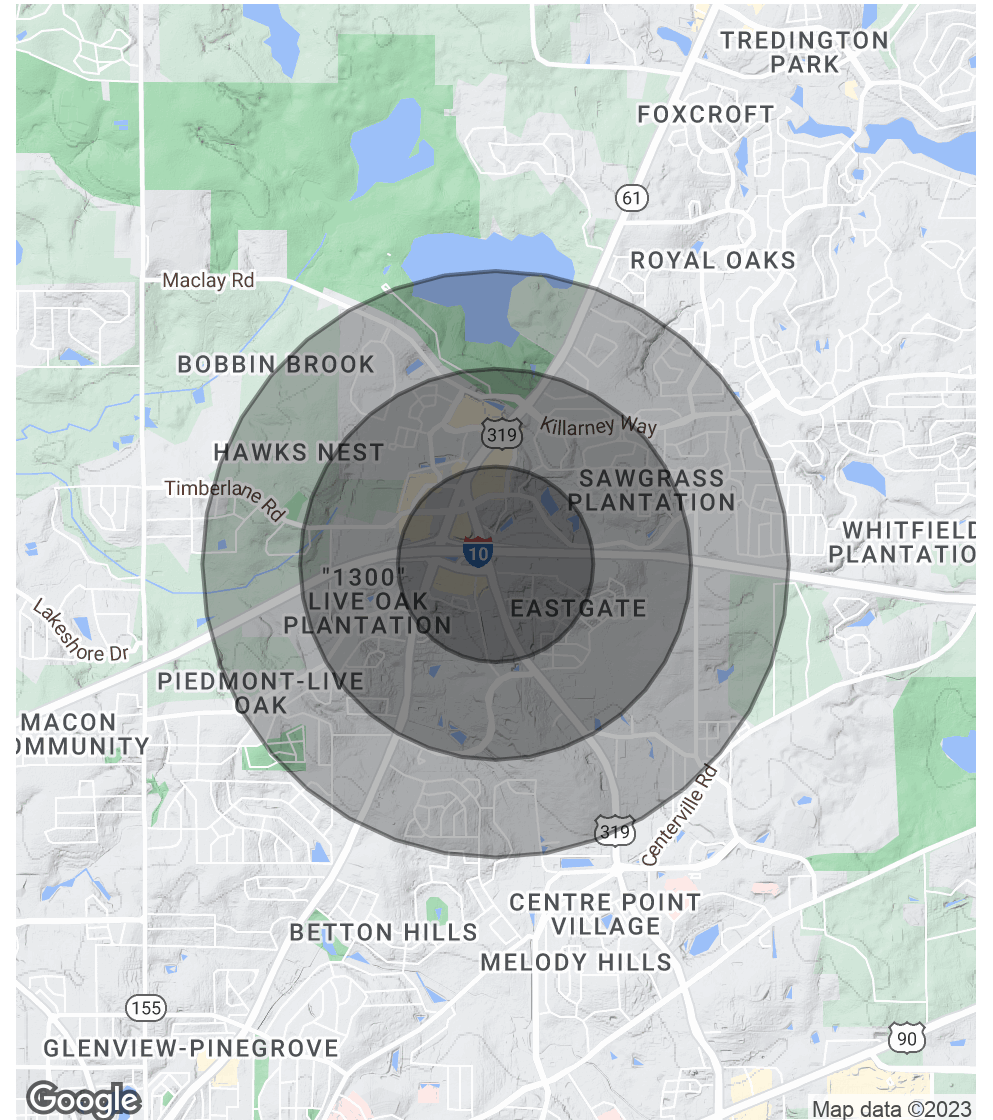
3401 CAPITAL CIRCLE NE

TALLAHASSEE, FL 32312

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,100	6,472	11,748
Average Age	36.9	38.6	40.7
Average Age (Male)	32.1	32.5	35.8
Average Age (Female)	37.7	41.1	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,145	3,348	5,759
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$91,025	\$93,842	\$99,117
Average House Value	\$187,593	\$222,342	\$243,604

* Demographic data derived from 2020 ACS - US Census



3401 CAPITAL CIRCLE NE

TALLAHASSEE, FL 32312



WHITNEY EUBANKS

Consultant

whitney@structureiq.net

Direct: **850.228.6690**

PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University
MBA, Healthcare Management, Florida Institute of Technology

Structure Commercial Real Estate, a Real Estate IQ firm

1705 Metropolitan Blvd. Suite 201
Tallahassee, FL 32308
850.656.6555

