

FOR SALE/LEASE

2522 Capital Circle NE Suite 10 Tallahassee, FL 32308

NAI TALCOR

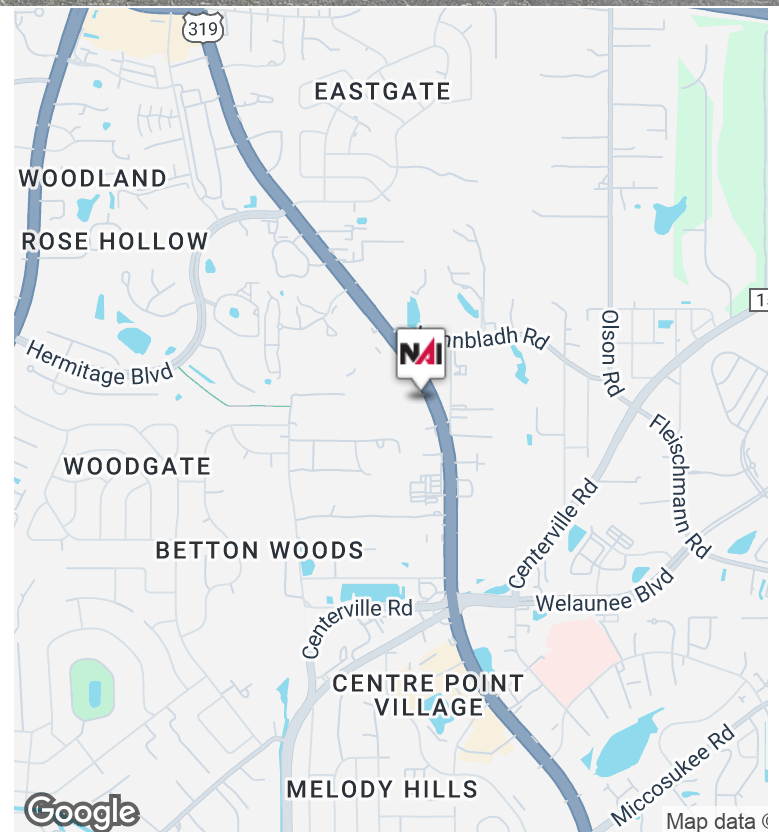


Office | 800 SF

Currently built out with three offices, reception area, kitchenette and restroom downstairs. Additional 218 sq. ft. office/conference room on the 2nd floor. Affordable for small business or start-up.

- High traffic location with signage
- Surrounded by major retail, restaurants, and entertainment venues
- Proximity to HCA Florida Capital Hospital & I-10

Lease Rate: Negotiable



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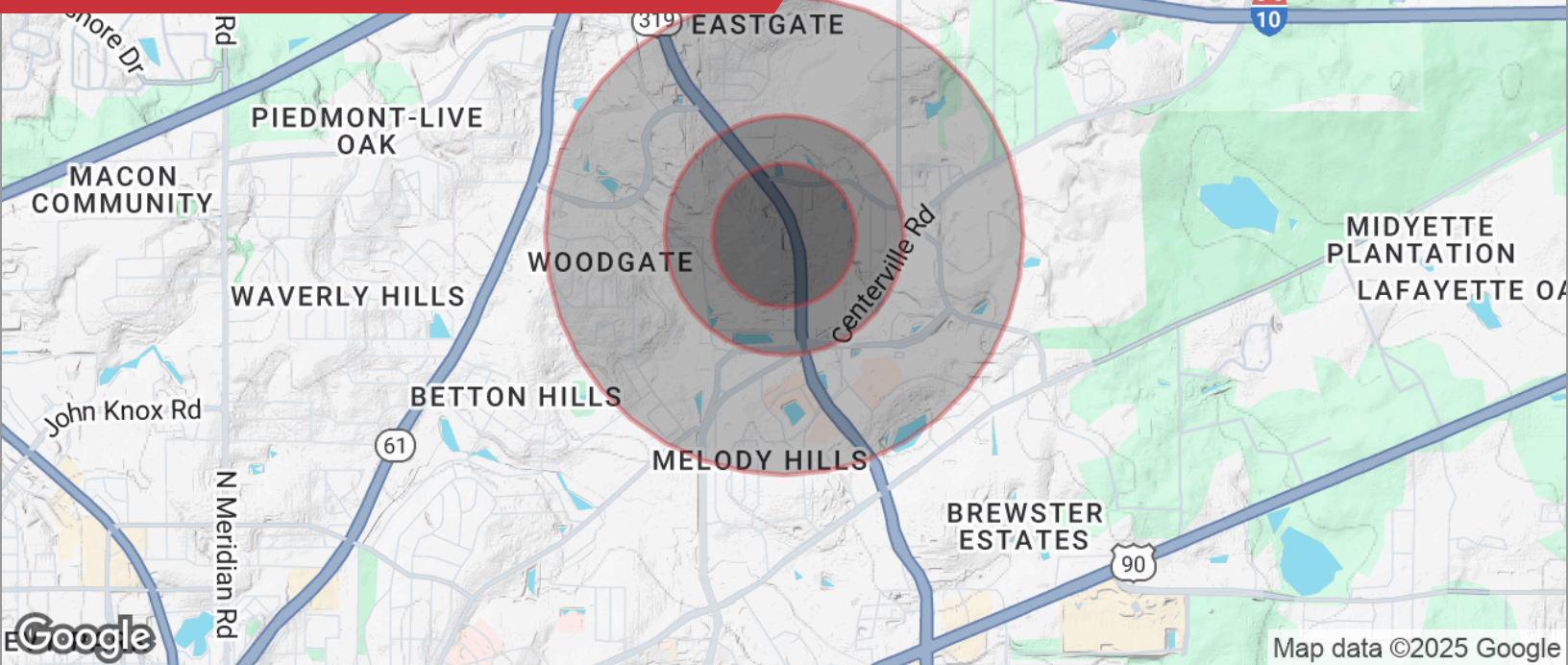
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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	591	1,540	6,280
Median age	38	39	45
Median age (male)	38	39	43
Median age (Female)	39	40	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	269	692	2,858
# of persons per HH	2.2	2.2	2.2
Average HH income	\$68,418	\$73,161	\$89,762
Average house value	\$341,734	\$341,000	\$367,839

* Demographic data derived from 2020 ACS - US Census