



Office Property
FOR SALE

5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305

TRACY WATERS

Vice President

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.933.5899 | teampcg.com



5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305



PROPERTY DESCRIPTION

Offered at \$920,000 | 3.6 Acres | 1,660 SF Building

Premier Commercial Group is proud to offer 5169 Capital Circle SW — a high-visibility, 3.6-acre commercial property with direct frontage on one of Tallahassee's primary thoroughfares. The site includes a 1,660 SF freestanding building and offers excellent development potential for a wide range of users.

Strategically located along Capital Circle SW, this property benefits from strong traffic counts, proximity to the Tallahassee International Airport, and easy access to major highways. Whether you're looking for an owner-user opportunity or a redevelopment site, this listing provides significant value in a rapidly growing area.

PROPERTY HIGHLIGHTS

- 3.6-acre lot with 1,660 SF building
- Prime Capital Circle SW frontage
- Excellent visibility and accessibility
- Ideal for owner-user, redevelopment, or investment
- Minutes from Tallahassee International Airport and I-10

OFFERING SUMMARY

Sale Price:	\$920,000
Lot Size:	3.6 Acres
Building Size:	1,660 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,633	8,423	37,264
Total Population	4,144	21,278	93,442
Average HH Income	\$60,146	\$60,055	\$64,334

TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305



TRACY WATERS

Vice President

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.933.5899 | teampcg.com

5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305



850.933.5899



TRACY WATERS

Vice President

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

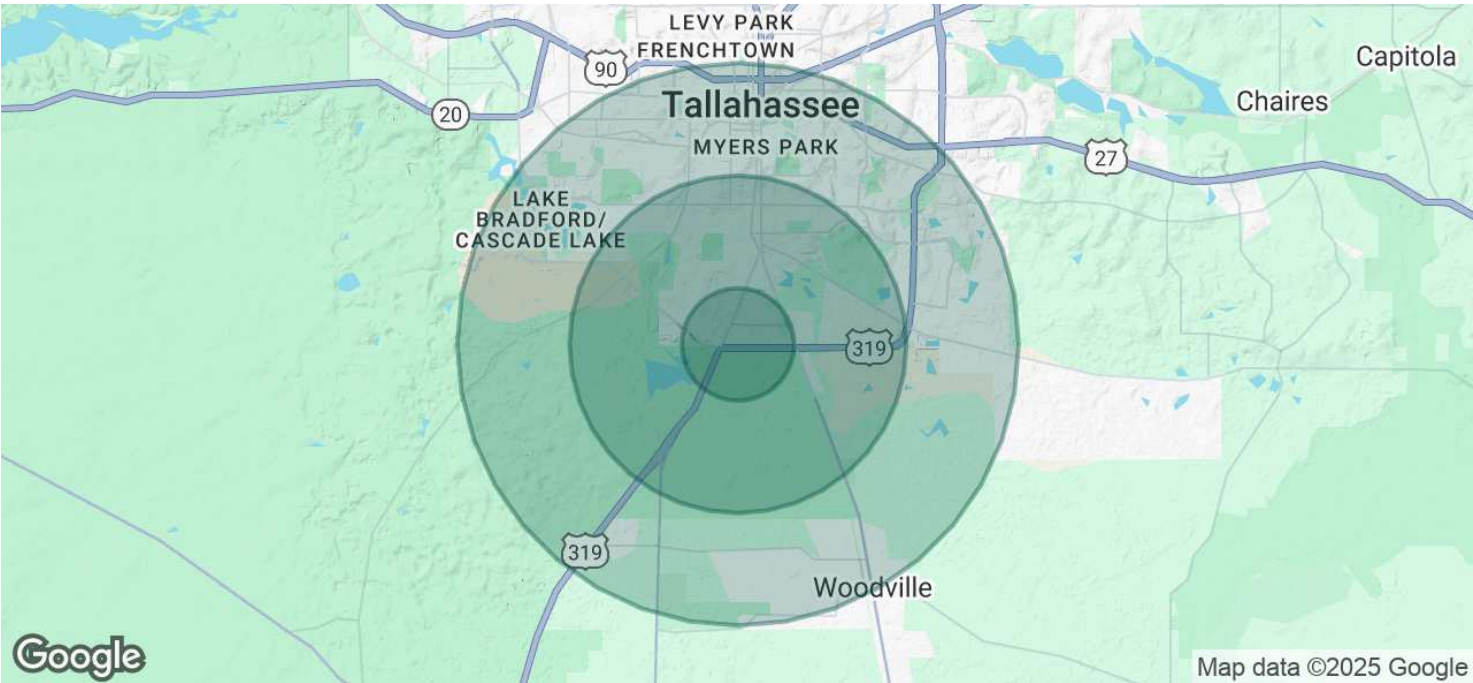
Tallahassee, FL 32303

4708 Capital Circle NW

850.933.5899 | teampcg.com

5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,144	21,278	93,442
Average Age	38	37	32
Average Age (Male)	36	35	32
Average Age (Female)	39	38	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,633	8,423	37,264
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$60,146	\$60,055	\$64,334
Average House Value	\$262,689	\$226,788	\$245,161

Demographics data derived from AlphaMap

TRACY WATERS
Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com