

Office Property  
**FOR SALE**



# 5169 CAPITAL CIRCLE SOUTHWEST

Tallahassee, FL 32305

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TRACY WATERS

Vice President

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.933.5899 | [teampcg.com](http://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

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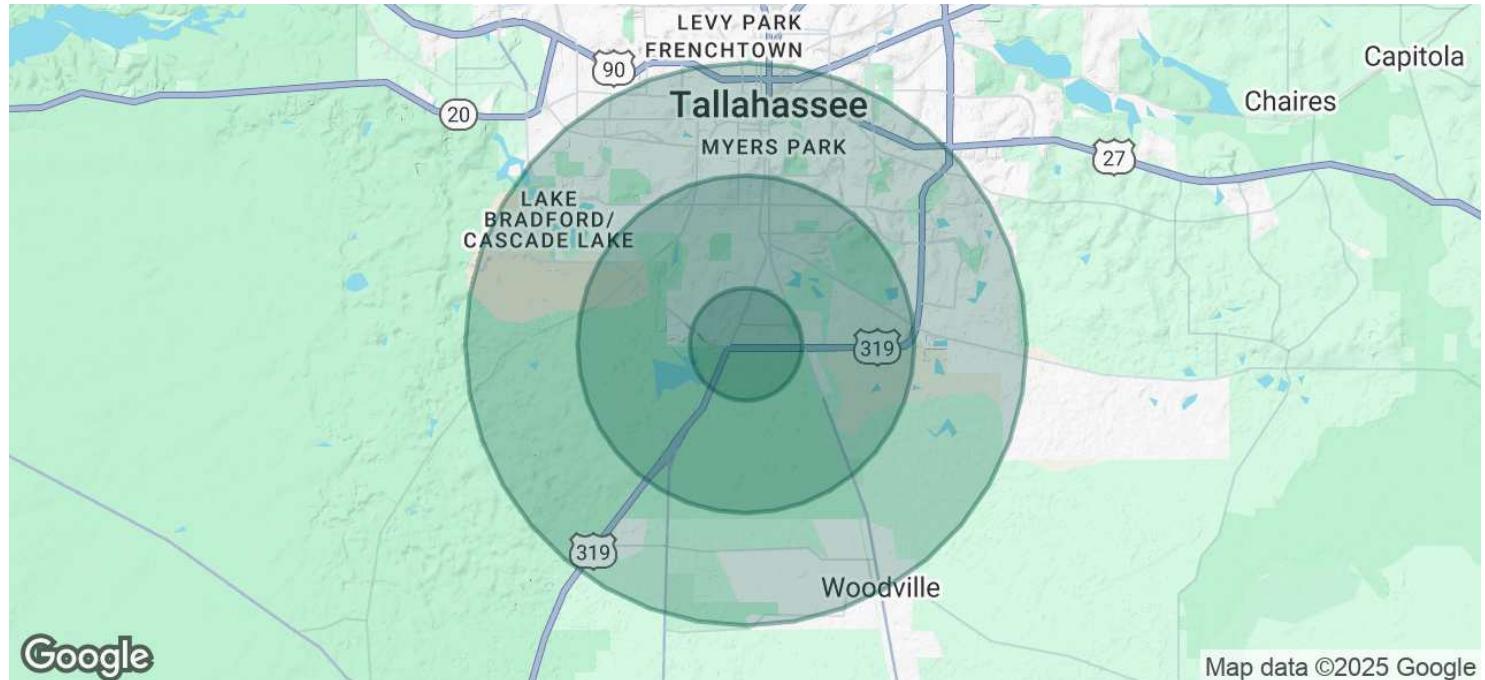
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# 5169 CAPITAL CIRCLE SOUTHWEST

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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

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