

3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

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DANIEL H. WAGNON, SIOR

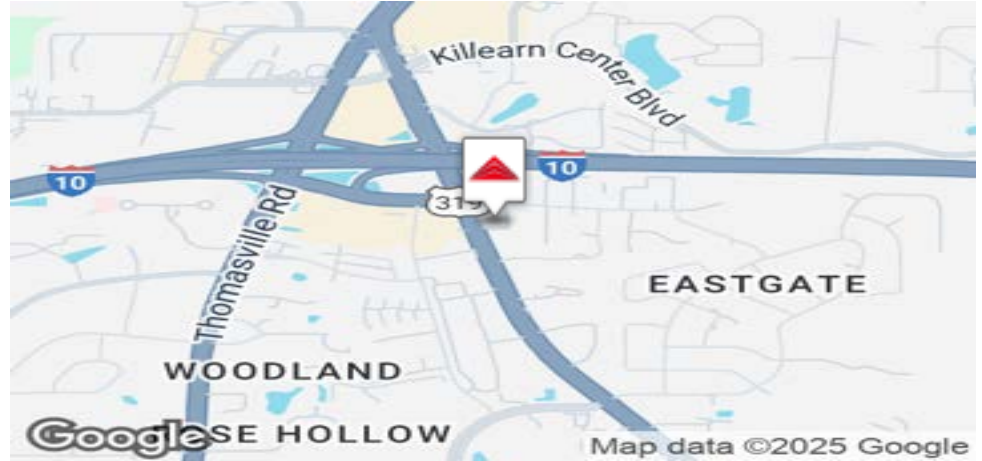
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OFFERING SUMMARY

Sale Price: \$1,000,000

Building Size: 6,630 SF

Price / SF: \$150.83

Year Built: 1984

Renovated: 2025

Zoning: OP-3

PROPERTY OVERVIEW

Building is listed for sale with potential for current owner to remain leasing 2150 SF on the 1st floor of the building where their business has been located since 2017. Current ownership will sign a new lease at closing.

PROPERTY HIGHLIGHTS

- Exterior Renovations
- Great Frontage on Capital Circle NE

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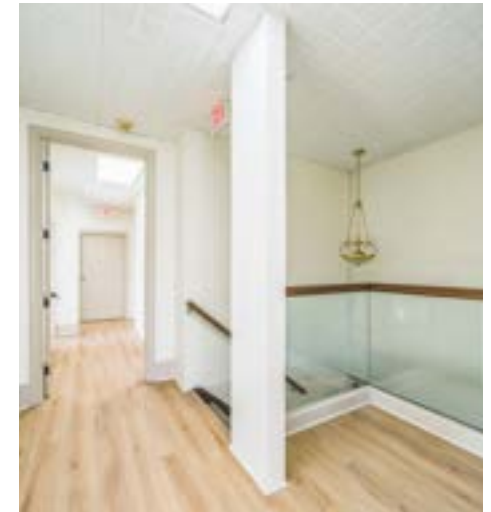
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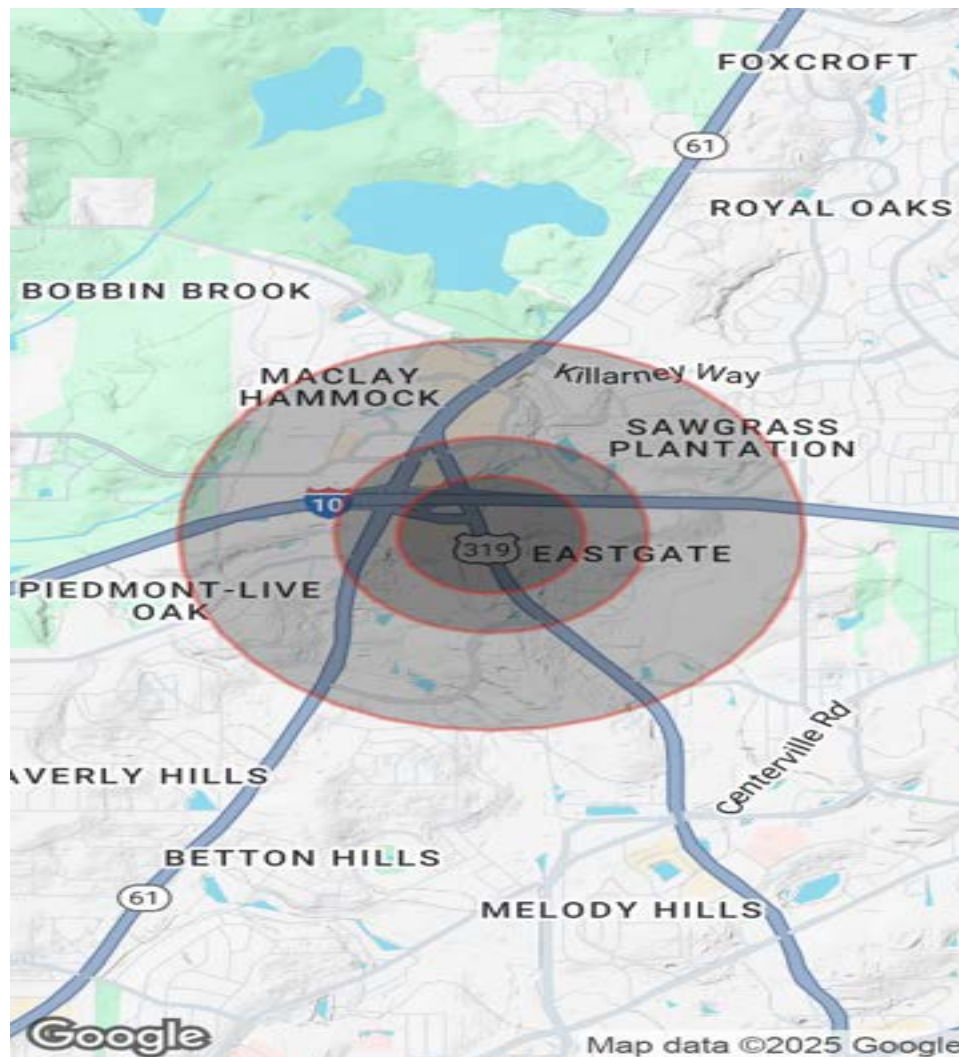
POPULATION

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	1,625	5,983
Average Age	43	45	45
Average Age (Male)	41	42	42
Average Age (Female)	45	47	46

HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	855	2,982
# of Persons per HH	2	1.9	2
Average HH Income	\$77,123	\$81,370	\$93,944
Average House Value	\$374,878	\$427,246	\$442,854

Demographics data derived from AlphaMap



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