

BUILD TO SUIT / GROUND LEASE

4595 Woodville Hwy Tallahassee, FL 32305

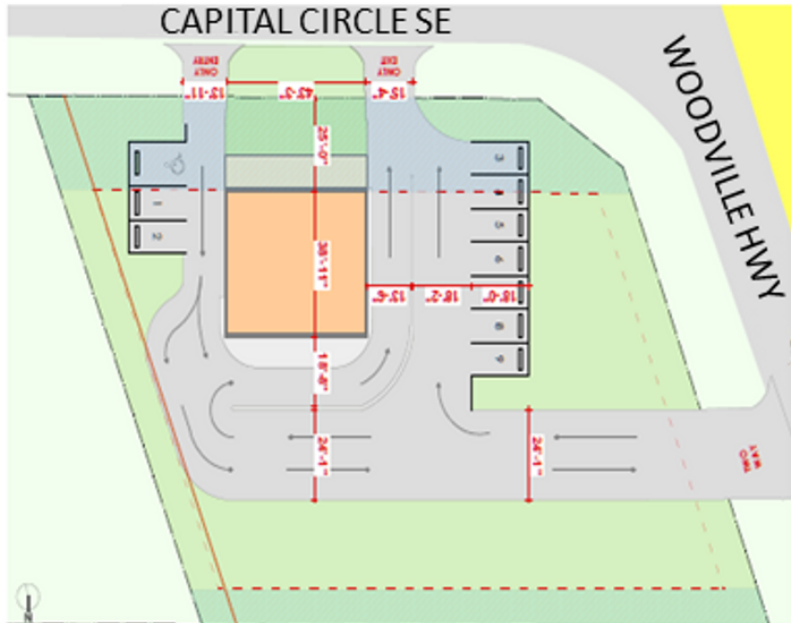


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AVAILABLE | +/- 3,000 SF

Build to Suit - Prime location on the corner of Capital Circle SE and Woodville Hwy.

- Commercial Property
- Restaurant/ Retail Opportunity
- Drive-Thru Available
- AADT Woodville HWY: 15.5K
- AADT Capital Circle SE: 21.6K
- Tax ID: 31-19-80 0002



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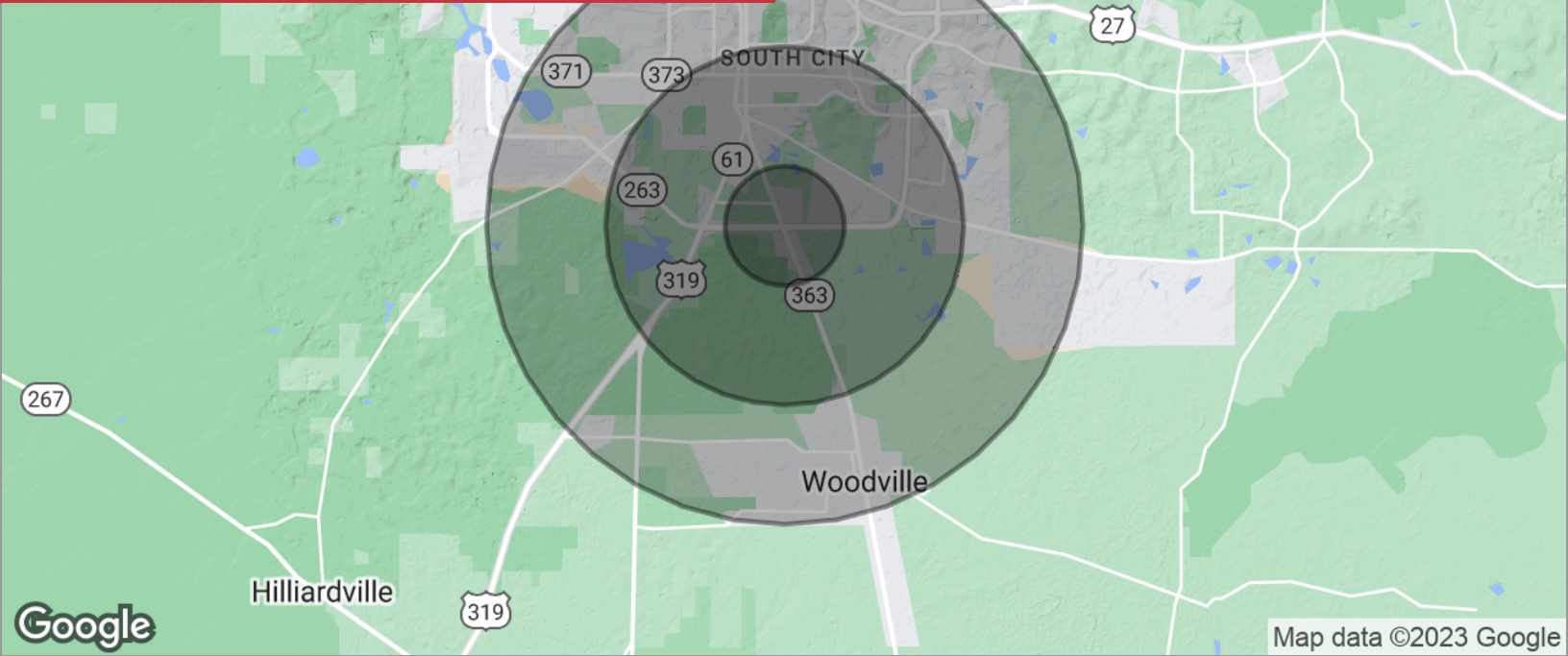
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,327	24,288	72,419
Median age	36.0	31.1	30.4
Median age (male)	31.4	29.3	30.0
Median age (Female)	37.8	31.7	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	605	10,364	32,808
# of persons per HH	2.2	2.3	2.2
Average HH income	\$41,764	\$46,980	\$46,187
Average house value	\$112,106	\$134,507	\$136,750

* Demographic data derived from 2020 ACS - US Census

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