



COMMERCIAL REAL ESTATE

RETAIL/WAREHOUSE PROPERTY FOR LEASE



Capp Tenn

5002 to 5036 Tennessee Capital Blvd
Tallahassee, FL 32303

LEWIS BUFORD

Partner/Broker
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

CAPP TENN

5002 TO 5036 TENNESSEE CAPITAL BLVD, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Available SF:	4,800 SF
Lease Rate:	\$12.00 SF/month (MG)
Building Size:	11,150 SF
Lot Size:	.97 Acres
Zoning:	Activity Center (AC) Retail, office and/or warehouse
APN:	21-30-60 A-0010

PROPERTY OVERVIEW

Contact listing agent to discuss availability date

Individual bays ideal for retail, office and/or warehouse space. Located between Capital Circle NW and W Tennessee Street, across from Walmart Supercenter.

PROPERTY HIGHLIGHTS

- Roll up doors in the rear
- Great parking
- Easy access to Interstate I-10

[Click Here for Zoning Information](#)

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AVAILABLE SPACES

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Lease Rate: \$12.00 SF/MONTH (MG)**Total Space** 4,800 SF**Lease Type:** MG

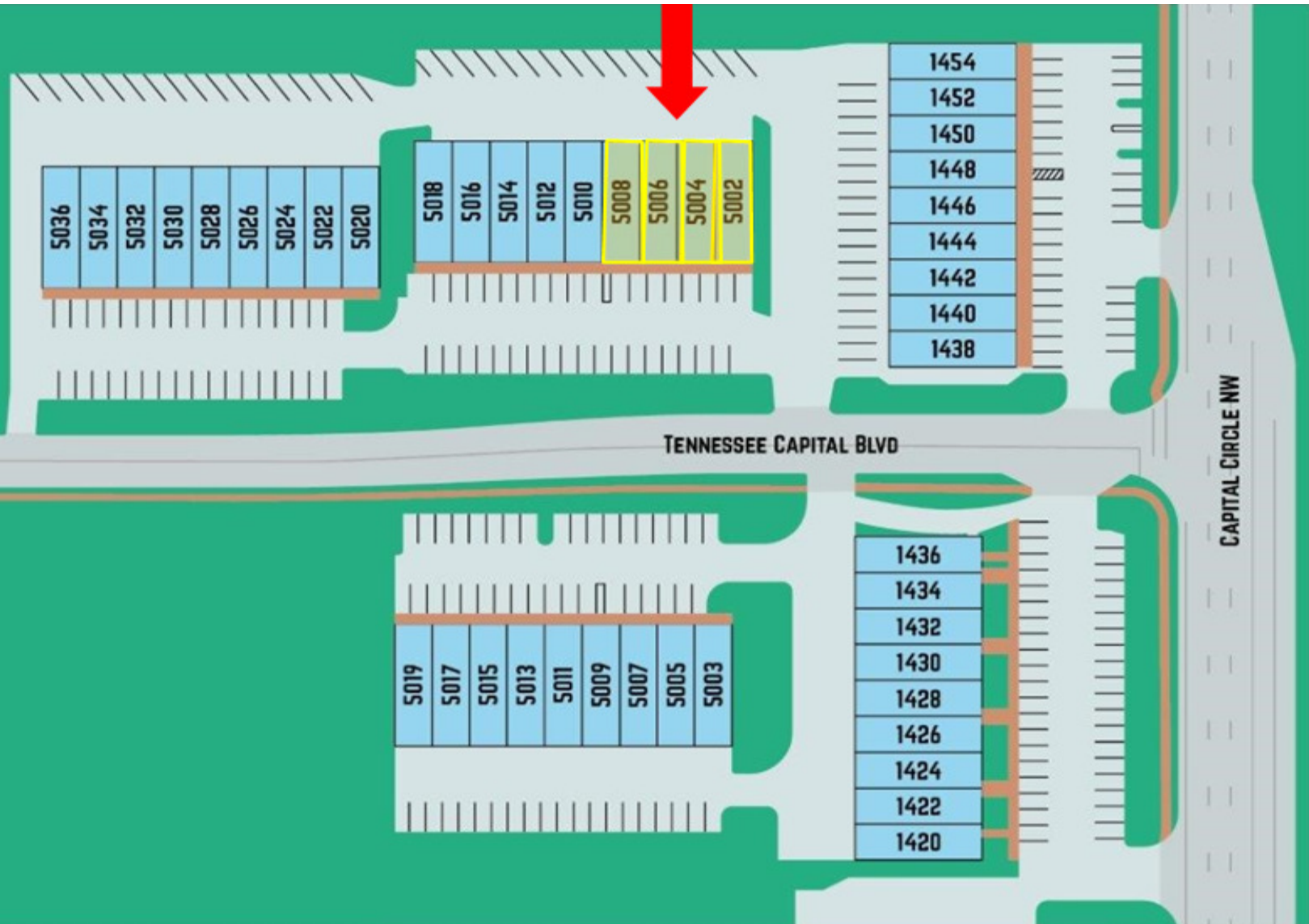
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
5002, 5004, 5006, 5008	\$12.00 SF/MONTH	Modified Gross	4,800 SF	Negotiable



SITE PLAN - AVAILABILITY

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RETAILER MAP CAPP TENN

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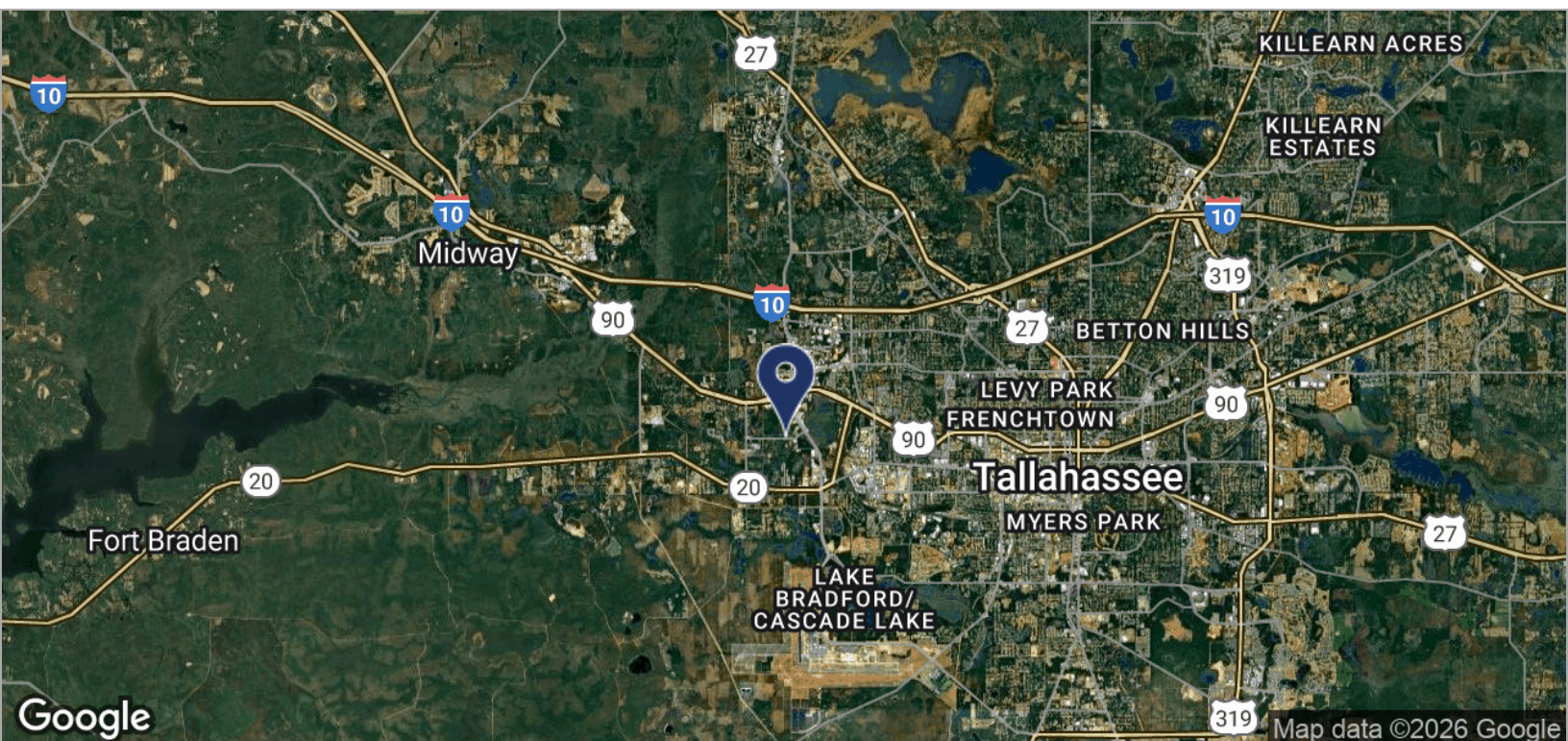
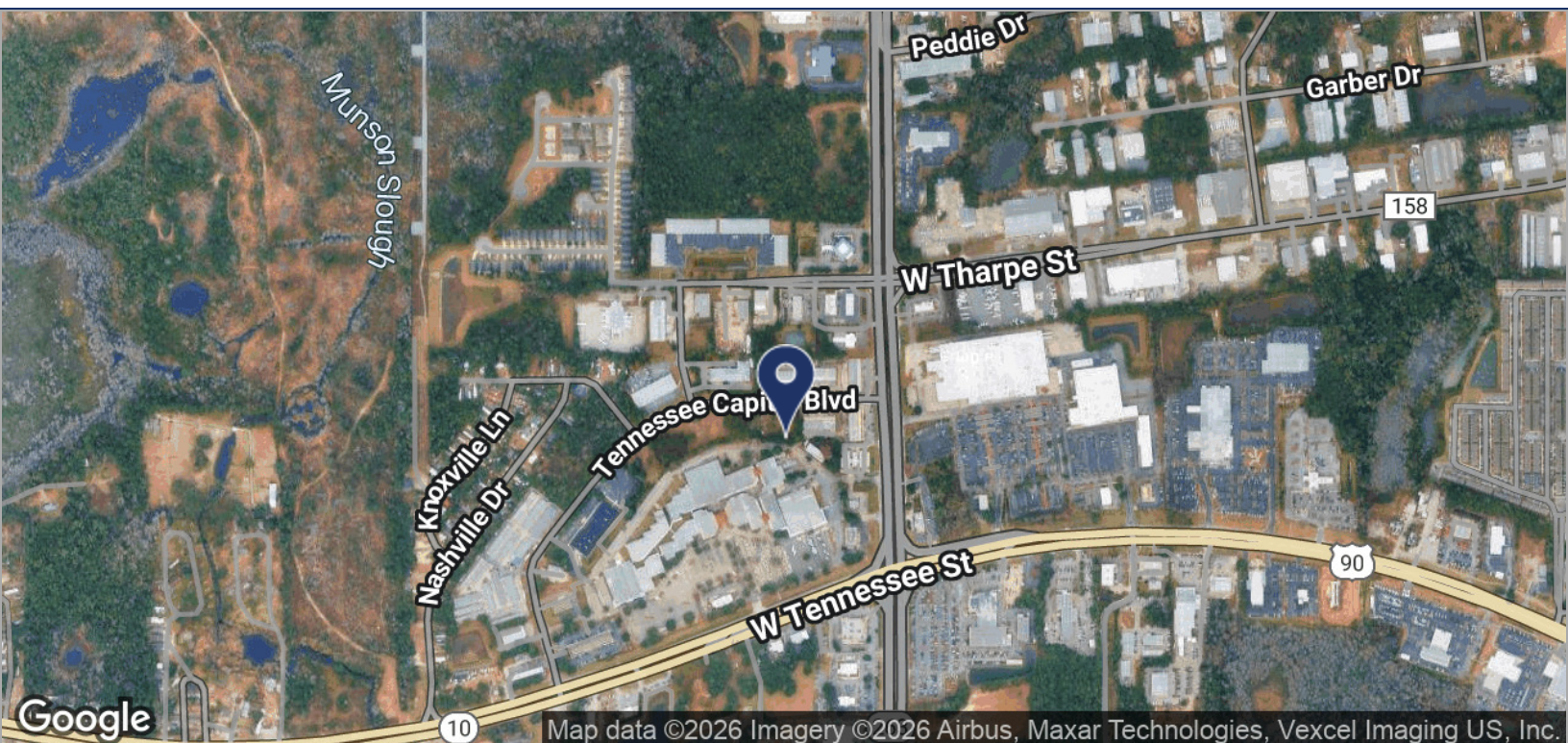




LOCATION MAPS

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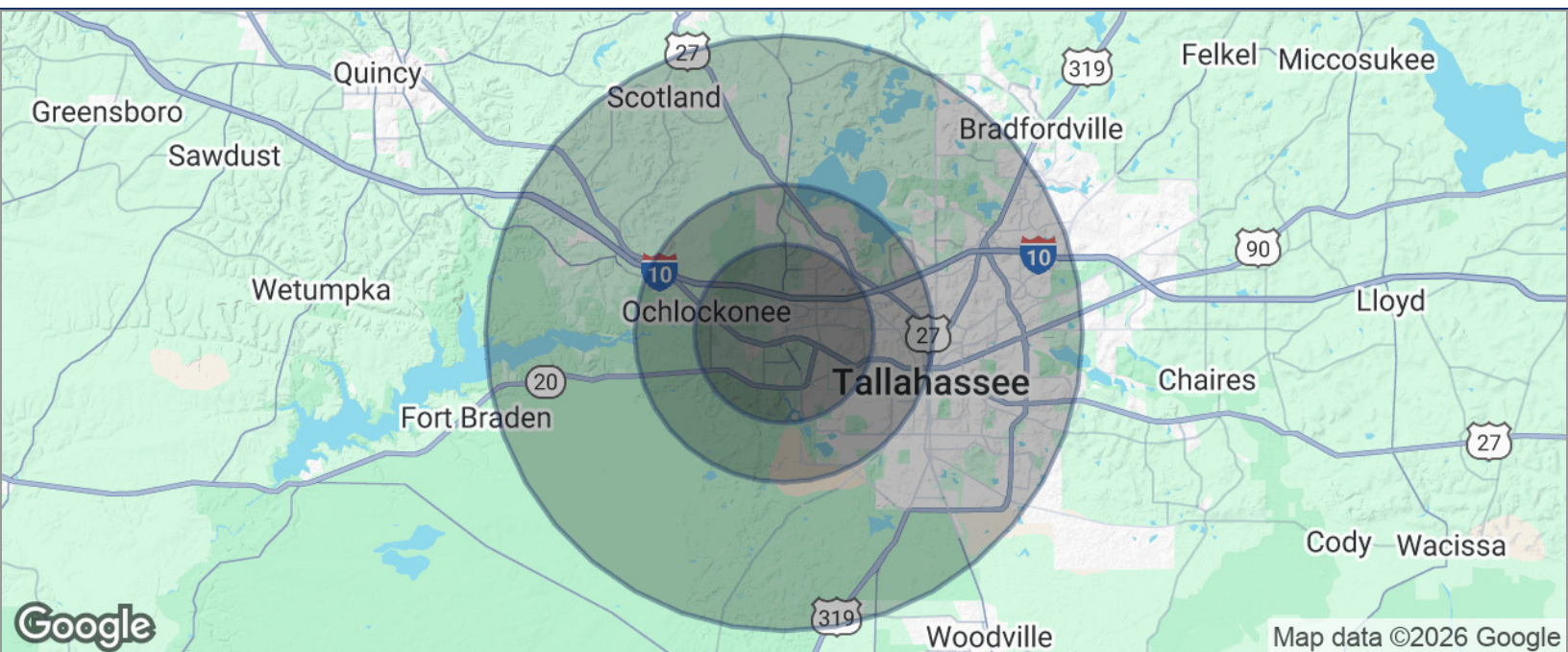




DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	43,761	109,852	228,014
MEDIAN AGE	28.2	29.4	33.6
MEDIAN AGE (MALE)	28.0	29.0	32.4
MEDIAN AGE (FEMALE)	29.5	30.4	34.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	20,708	50,563	105,555
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$42,451	\$42,303	\$59,515
AVERAGE HOUSE VALUE	\$82,910	\$110,469	\$164,812

* Demographic data derived from 2020 ACS - US Census

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