

**TLG**

**COMMERCIAL REAL ESTATE**

RETAIL/WAREHOUSE PROPERTY FOR LEASE



## Capp Tenn

5002 to 5036 Tennessee Capital Blvd  
Tallahassee, FL 32303

### LEWIS BUFORD

Partner/Broker  
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### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200  
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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

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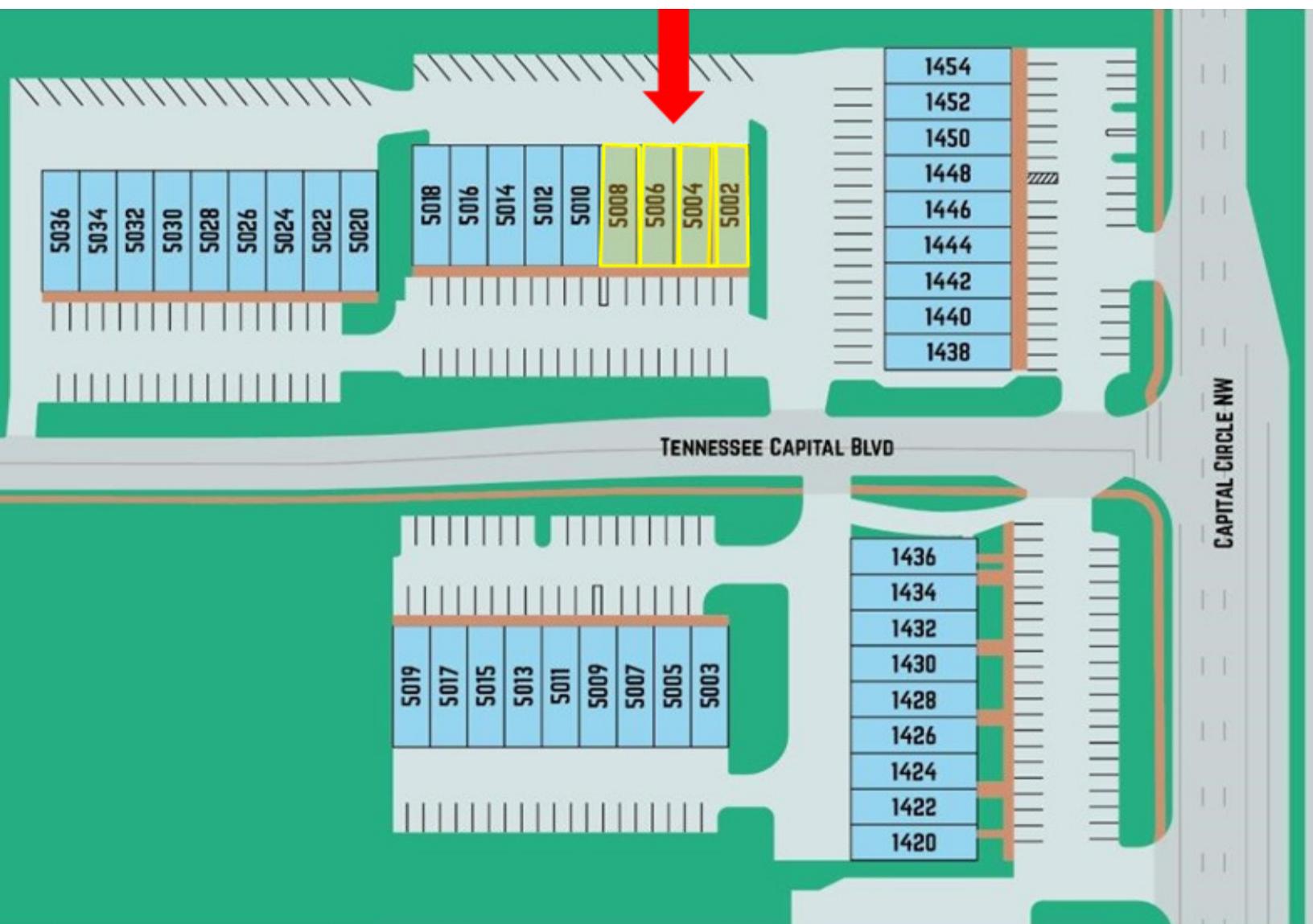


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## SITE PLAN - AVAILABILITY

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RETAILER MAP  
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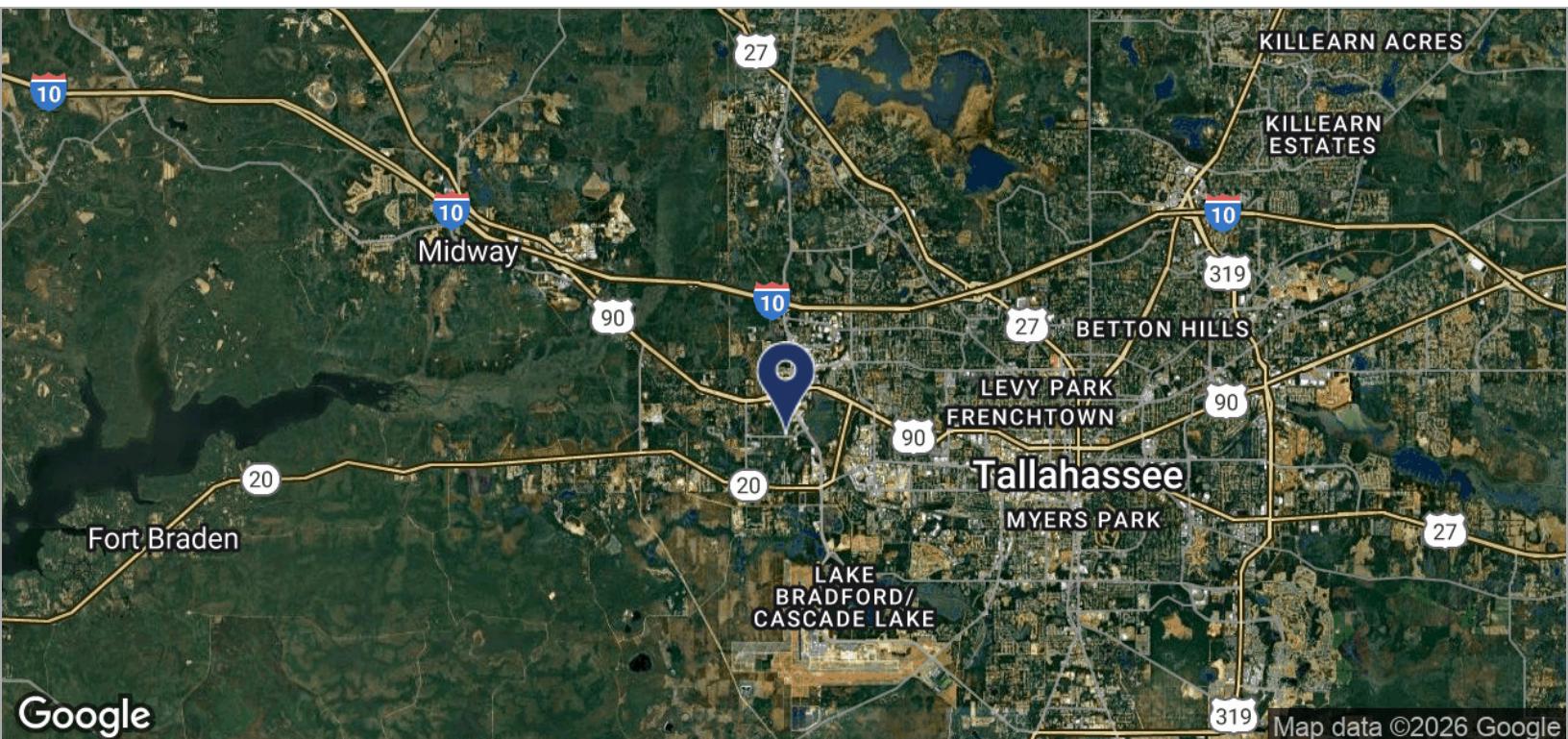
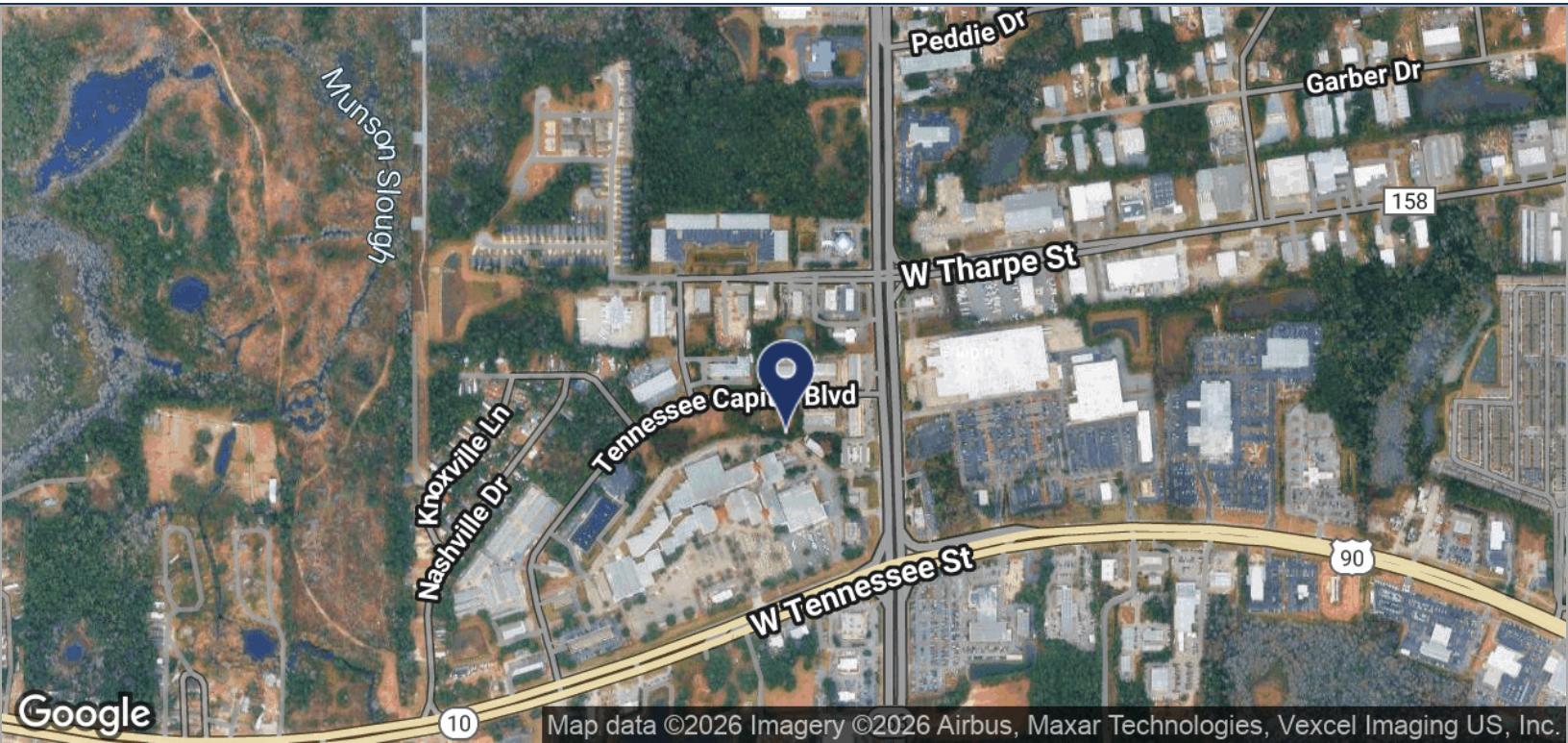


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LOCATION MAPS  
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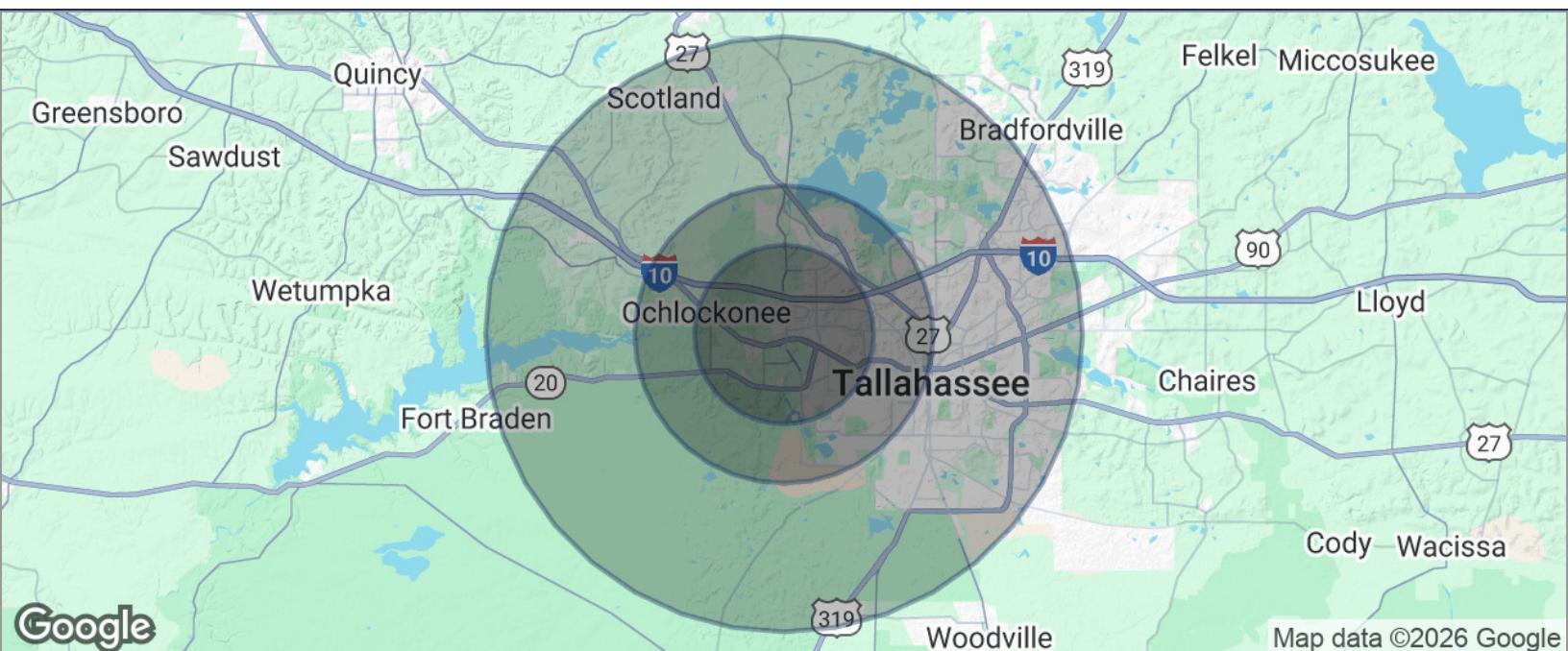




## DEMOGRAPHICS MAP

## CAPP TENN

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**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
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**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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