

2234 Capital Circle NE

LOWE'S

Capital Circle Northeast
AADT: 56,000

0.78 ACRES
Land Lease or Build-to-Suit
Contact broker for pricing



NAITALCOR

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PROPERTY SUMMARY

Prime development opportunity located on Capital Circle NE, one of Tallahassee’s primary retail corridors serving the rapidly growing Northeast submarket. The property sits directly across from Lowe’s Home Improvement and is surrounded by national retailers, restaurants, and established residential neighborhoods.

Ownership is open to a Land Lease or Build-to-Suit, providing flexibility for retailers, restaurants, medical, or service users seeking strong visibility and convenient access in an established retail corridor.

PROPERTY HIGHLIGHTS

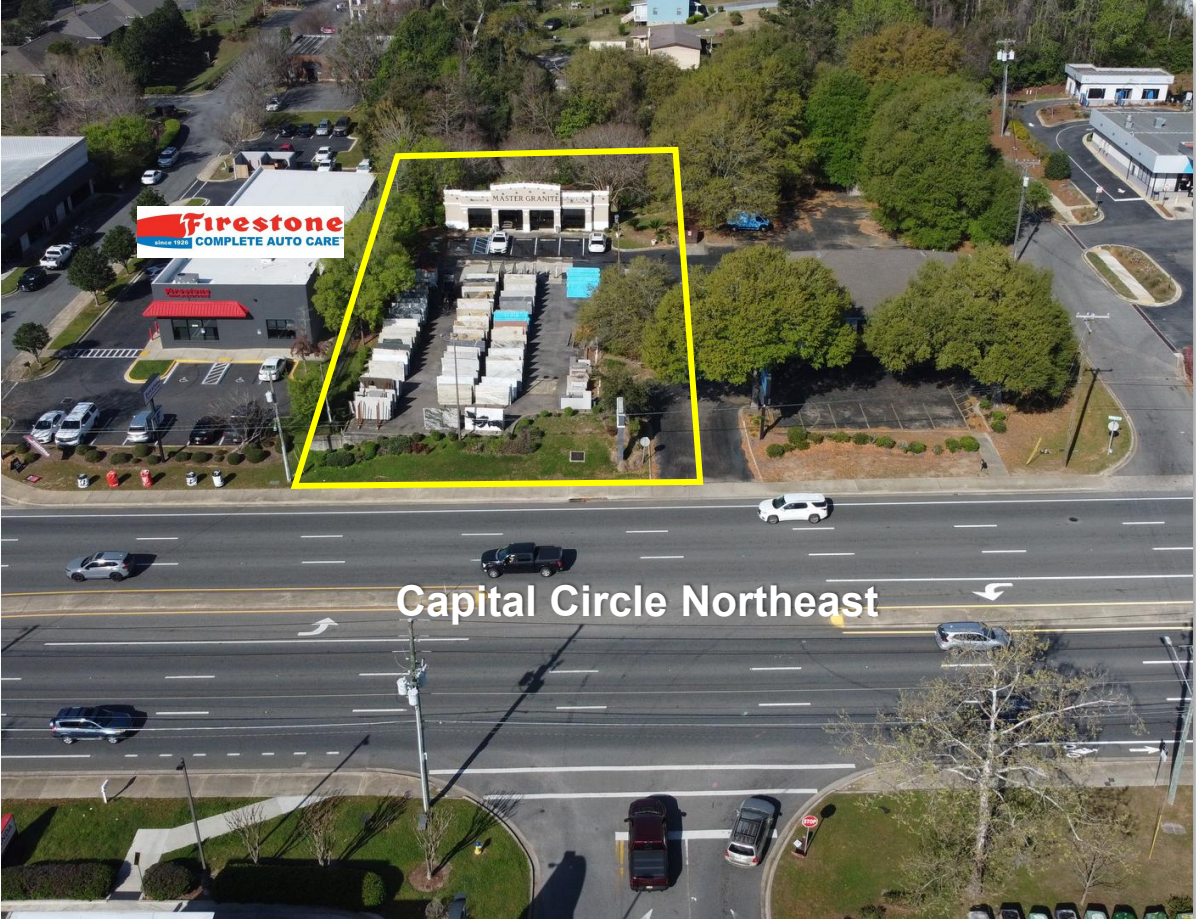
- Land Lease or Build-to-Suit
- Drive-thru opportunity
- Located across from Lowe’s Home Improvement
- Situated on Capital Circle NE, a major retail and commuter corridor
- Excellent visibility and access
- Surrounded by national retailers, restaurants, and service providers
- Serves the Northeast Tallahassee and Midtown trade areas



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PROPERTY PHOTOS



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PROPERTY SURVEY

Property described in Official Records Book 2365, Page 1626 in the Public Records of Leon County, Florida. Being more particularly described by recent survey as follows (SEE ATTACHED LEGAL).

NOTES:

- No improvements were located in this survey other than those shown hereon.
- No underground encroachments, utilities or foundations were located in this survey.
- All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
- As scaled from Flood Insurance Rate Map for Leon County, Florida, Community-Panels Number 120730 0301 F, Date of Firm Index: August 18, 2009. This property is located in Zone "X".
- The use of this survey is limited to the specific transaction shown hereon.
- This survey is not complete without an attached legal description.
- See attached sheet for legal description.
- Subject to zoning setbacks, easements and restrictions of record.
- Adjoining deeds of record were not provided to this firm.
- This Survey based on found monumentation and deeds of record.
- After reviewing the title commitment provided by Chicago Title Insurance Company order number 4896197, dated July 16, 2014 and contained in Schedule "B" Section II, Exceptions, Exception #6 Official Records Book 2293, Page 2164 according to the sketches there are no easements affecting the subject property, Exception #7 Official Records Book 2365, Page 1626 the restrictions are not plottable.

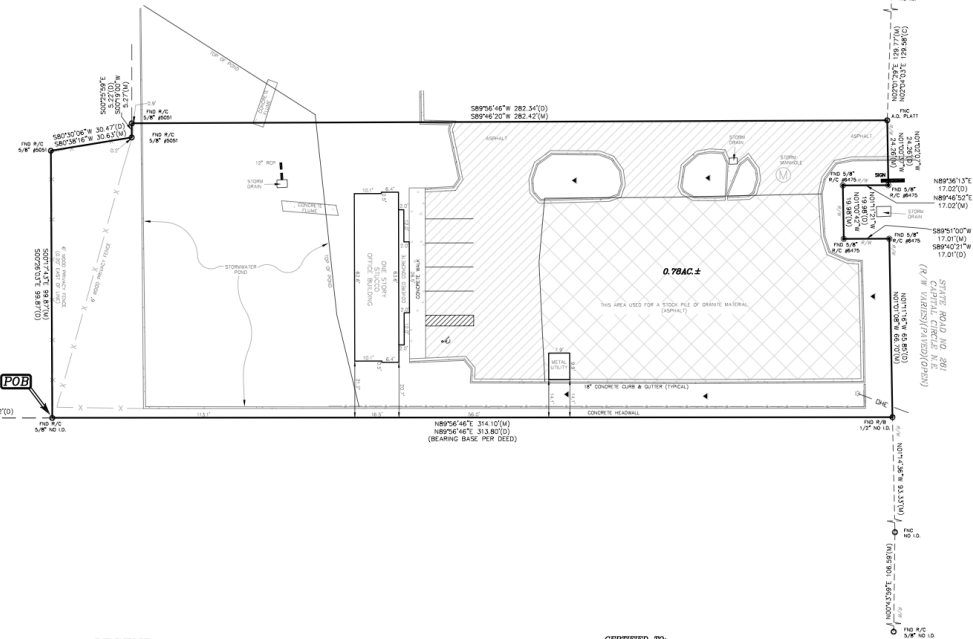
SURVEY SOURCES: 1)ORB 2365, PAGE 1626
 2)FOUND MONUMENTATION
 3)TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 4896197, DATED JULY 16, 2014



EDWIN BROWN & ASSOCIATES
 SURVEYORS * MAPPERS * ENGINEERS
 (850) 926-3016 888-433-4436 FAX (850) 926-8180
 P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32326

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5959
 (LB# 6475)



LEGEND

- INV - INVERT ELEVATION
- FND - FOUND
- FNC - FOUND NAIL AND CAP
- R/B - RE-BAR
- BRK - BROKEN OR DISTURBED MONUMENT
- C.M. - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRS - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FTE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- BM - BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CD - CHORD
- L - ARC LENGTH
- C - CALCULATED
- R/C - ROD AND CAP
- I/P - IRON PIPE
- PC - POINT OF CURVATURE
- CL - CENTER LINE
- C.O.T. - CITY OF TALLAHASSEE
- CTB - CABLE TELEVISION BOX
- S-PC - ST. JOE PAPER COMPANY
- OHE - OVERHEAD ELECTRIC LINE
- HOA - HOME OWNERS ASSOCIATION
- SOM - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PRM - PERMANENT REFERENCE MONUMENT
- RND - ROUND
- PI - POINT OF INTERSECTION
- PCC - POINT OF COMPOUND CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- POT - POINT OF TERNINGS
- CP - CORRUPTED METAL PIPE
- PO - POWER POLE
- SRS 5/8" #6475 - INDICATES FENCE & TIE TO PROPERTY LINE
- LINE NOT TO SCALE
- - FND CONCRETE MONUMENT (4X4 #6475 UNLESS NOTED OTHERWISE)
- ☆ - SERVICE POLE
- - FND MONUMENTATION (SEE DESCRIPTION)
- ⊙ - TOP OF MANHOLE
- ⊕ - STORM DRAIN MANHOLE
- ⊗ - SEWER METER
- SSMH - SANITARY SEWER MAN HOLE
- ⊞ - ELECTRIC BOX
- ⊞ - FIRE HYDRANT
- ⊞ - WATER VALVE
- ⊞ - PHONE BOX
- ⊞ - WATER METER
- RCP - RIGID CONCRETE PIPE
- PWP - POLYVINYL CHLORIDE PIPE
- CMP - CORRUGATED METAL PIPE
- HDP - HIGH DENSITY PLASTIC PIPE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FLDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CERTIFIED TO:
 BELLA CABINETS, LLC
 SUNSHINE SAVINGS BANK, ISAQA, ATIMA
 FLORIDA FIRST CAPITAL FINANCE CORPORATION, INC., ISAQA, ATIMA
 U.S. SMALL BUSINESS ADMINISTRATION, ISAQA, ATIMA
 BROAD & CASSEL,
 CHICAGO TITLE INSURANCE COMPANY

REVIEWED TITLE COMMITMENT	AA	8/18/2014
ADDED NEW FENCE ON WEST SIDE OF PROPERTY	AA	7/28/2014

PLAT OF BOUNDARY SURVEY PREPARED FOR
BELLA CABINETS, LLC
 PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
 2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32326 (850)926-3016

NOTED BOOK/PAGE 805/75	COUNTY: LEON	DRAWN BY: AA	REVIEWED BY: WGB
NOTED BOOK/PAGE	SECTION: 16	SCALE: 1"=20'	CHECKED BY: WGB
NOTED BOOK/PAGE	TOWNSHIP: 1-NORTH	SURVEY DATE: JULY 18, 2014	
SHEET: 1 OF 2	RANGE: 1-EAST	JOB NUMBER	PSC#
DATE:		10-151	35425
REVISION:			

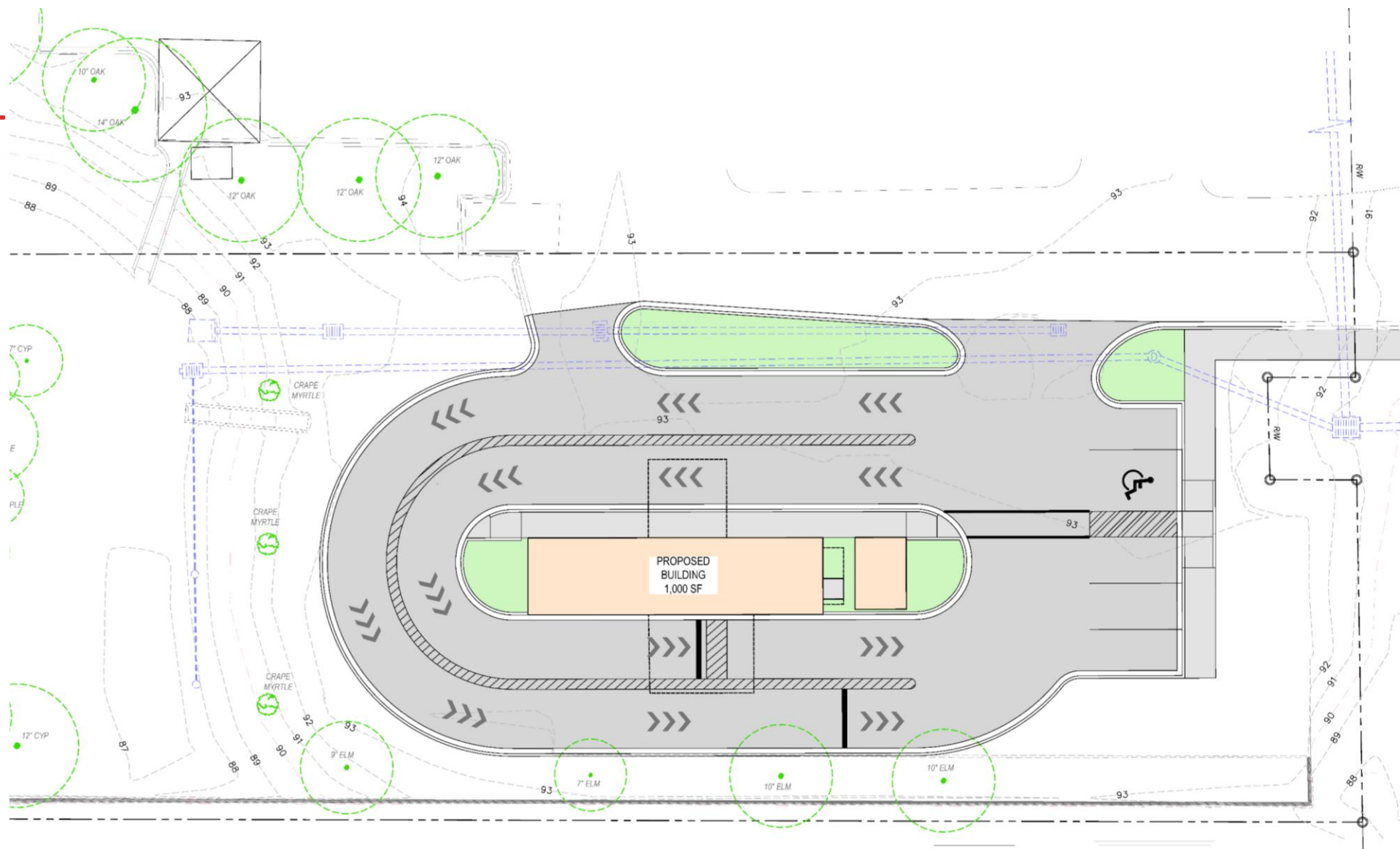
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CONCEPT PLAN 1



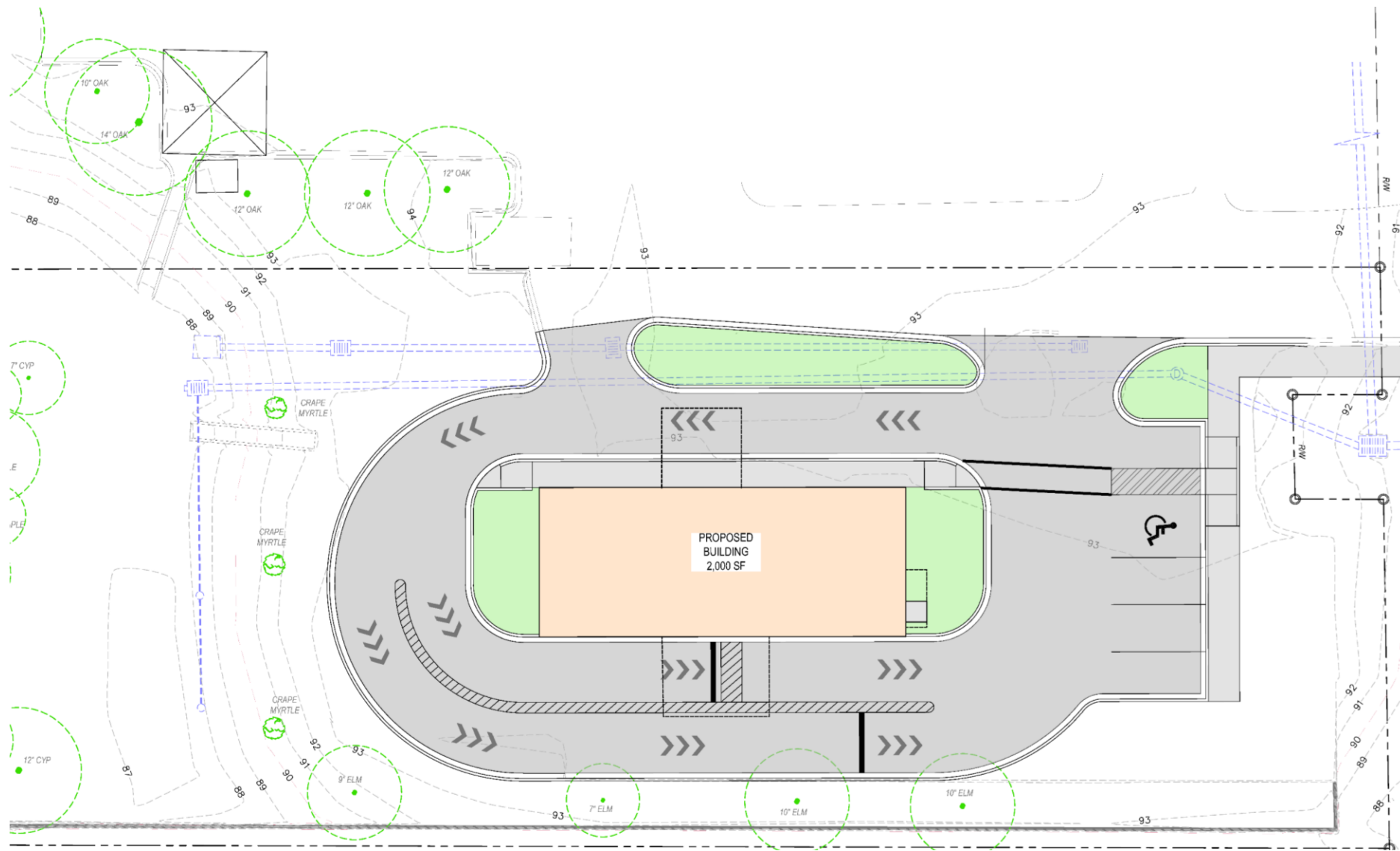
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CONCEPT PLAN 2



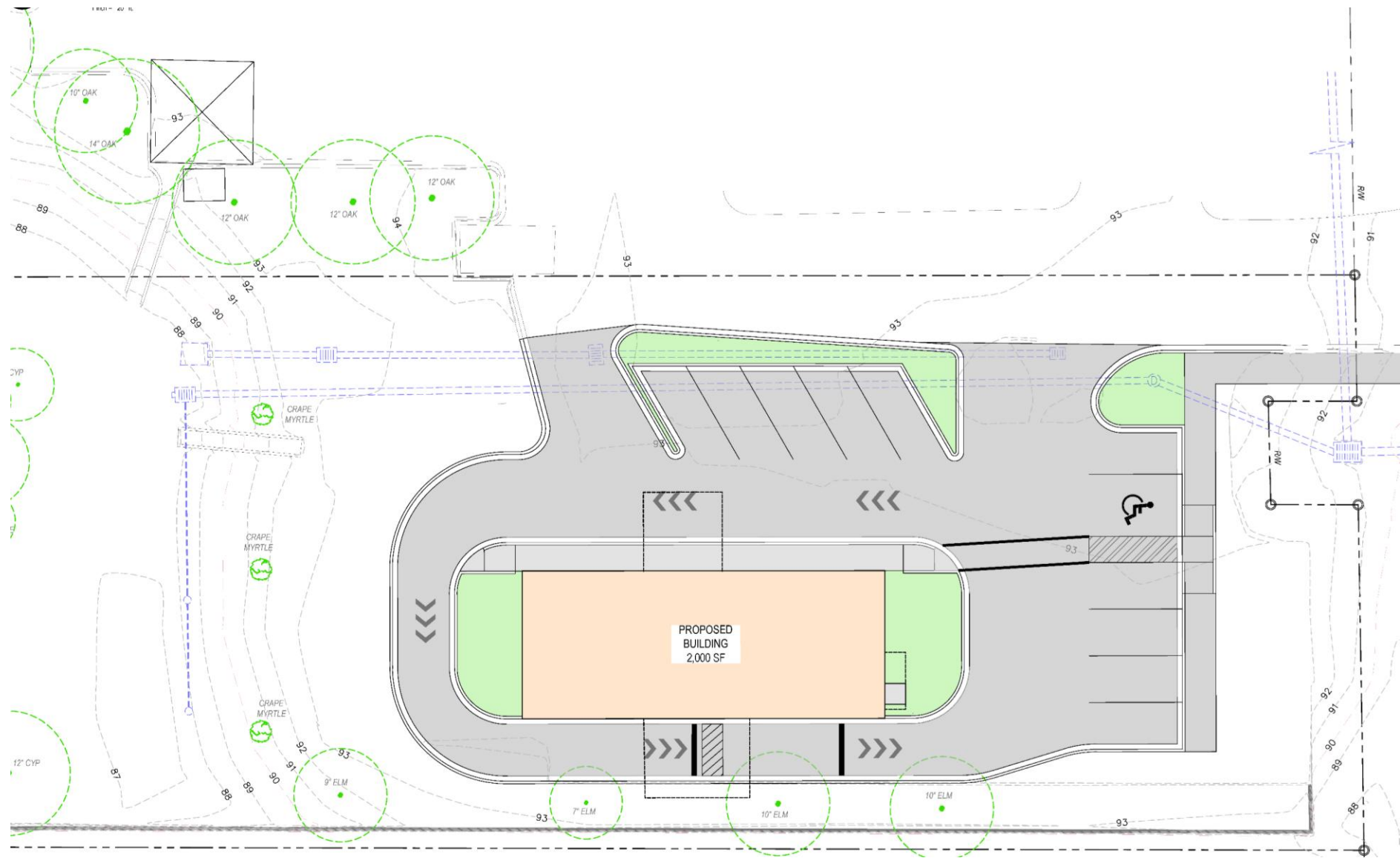
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CONCEPT PLAN 3



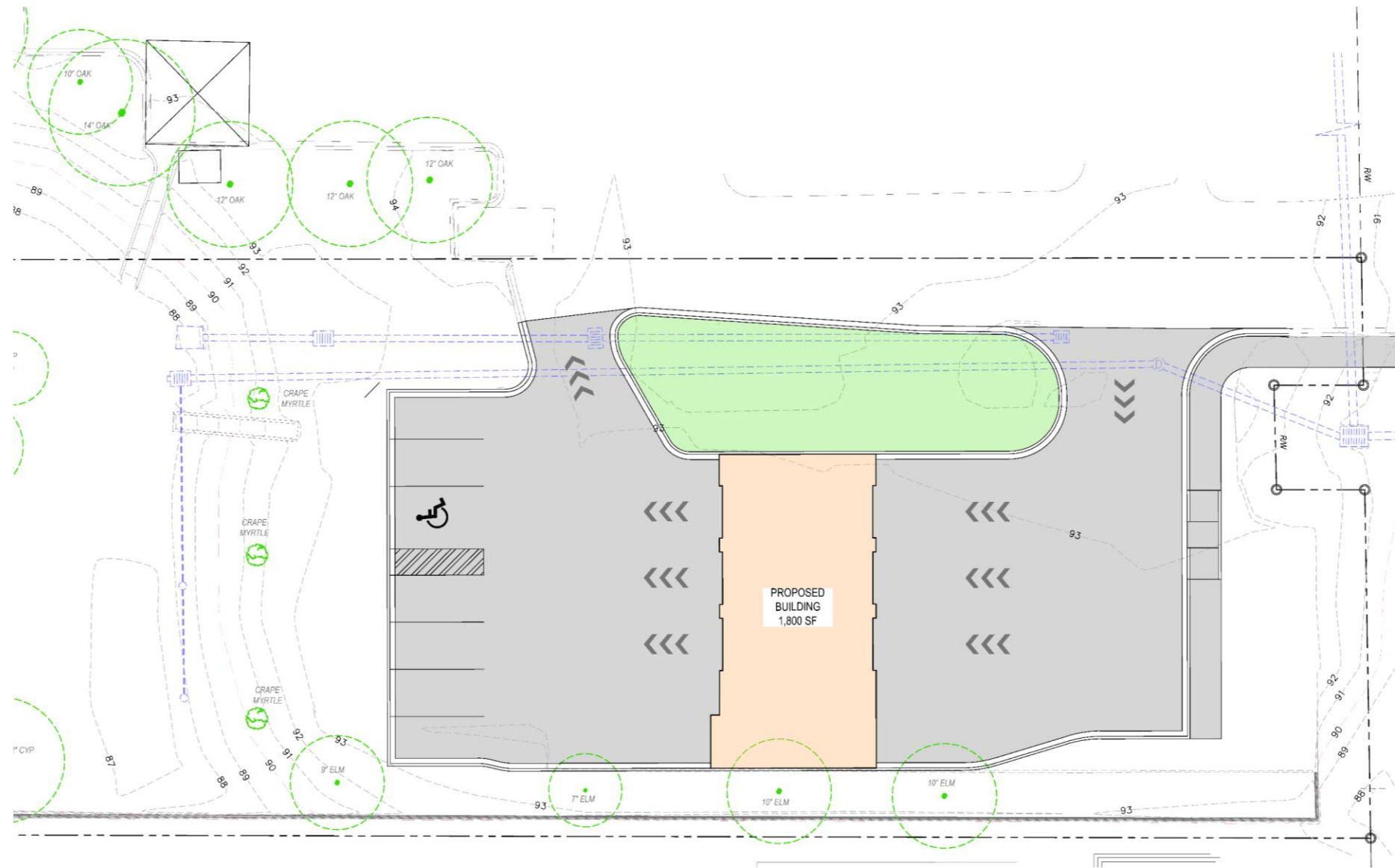
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CONCEPT PLAN 4



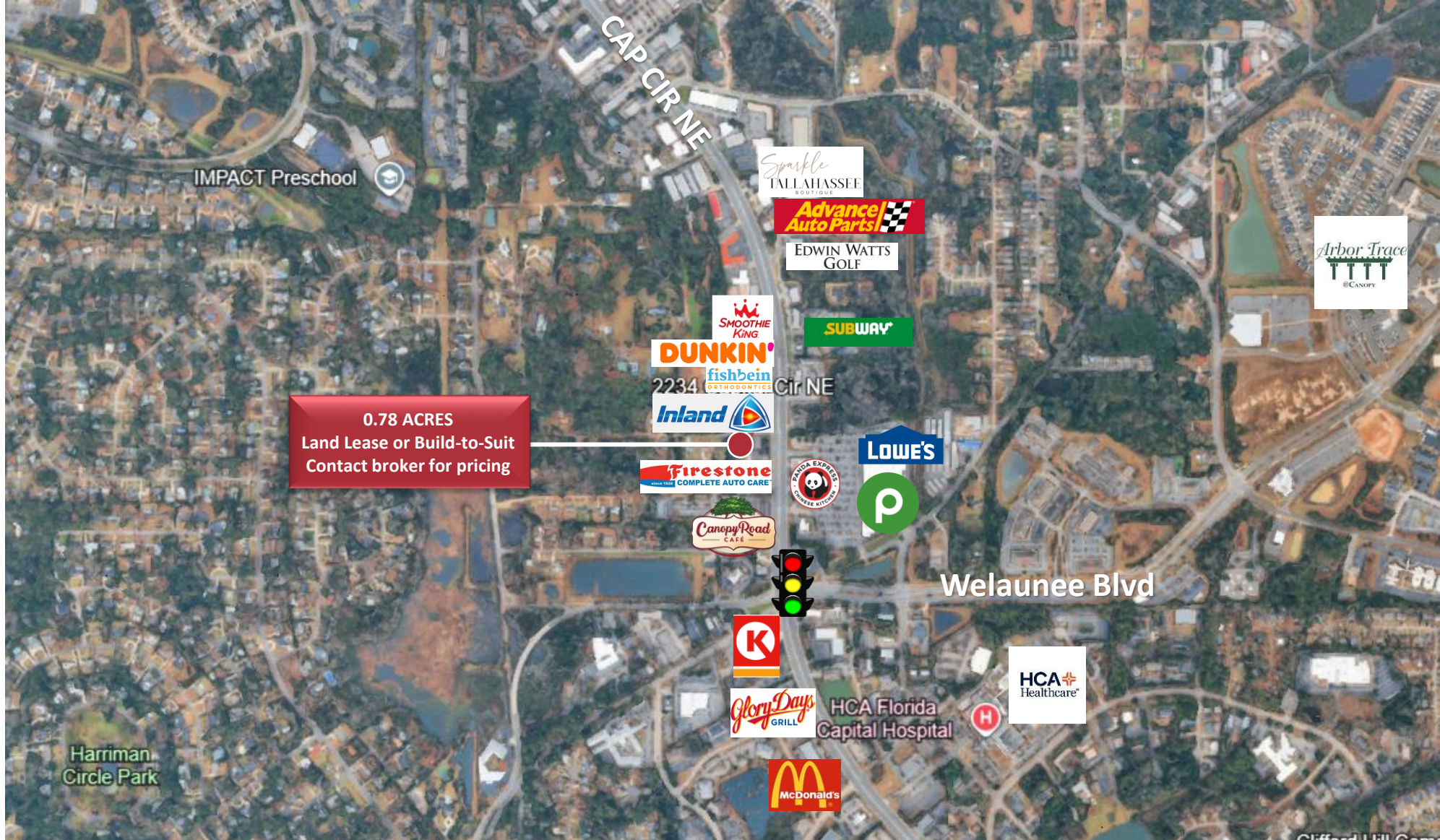
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RETAILER MAP



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,231	51,458	141,897
MEDIAN AGE	46.0	40.7	35.8
MEDIAN AGE (MALE)	42.5	37.8	34.5
MEDIAN AGE (FEMALE)	50.4	43.3	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,077	23,541	59,164
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$89,631	\$115,372	\$97,014
AVERAGE HOUSE VALUE	\$315,850	\$383,183	\$360,071



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