



COMMERCIAL REAL ESTATE

COMMERCIAL LAND FOR SALE



1665 Capital Circle NW

1665 Capital Circle NW
Tallahassee, FL 32303

MARK BEAUDOIN
Broker/Sales Associate
850.545.0395
mbeaudoin@tlgproperty.com

BEN WILKINSON
Partner/Broker
850.509.5258
benw@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303

**OFFERING SUMMARY**

Sale Price:	\$20 - \$22 per SF
Lot 1:	1 AC - \$915,000
Lot 2:	1 AC - \$960,000
Lot 3:	2.52 AC - \$2,200,000
Total AC Available:	4.52 Acres
Zoning:	CP
Traffic Count:	35,000
APN:	2119510171000

PROPERTY OVERVIEW

Prime development property zoned Commercial Parkway (CP). This zoning allows a wide variety of uses including hotels, retail, automotive, and restaurants. A limited partition has been approved to divide 4.52 AC into 3 parcels as shown. Lot lines are still flexible depending on end-user needs.

LOCATION OVERVIEW

Located along the high-traffic, six-lane stretch of Capital Circle in northwest Tallahassee just south of I-10 and surrounded by a mix of residential and commercial uses. Adjacent to the Commonwealth Centre, the city's largest business park. Lowe's, Home Depot, Amazon, car dealers, Wawa, and a proposed Bucee's are located nearby.

[Click Here for Zoning Information](#)

Mark Beaudoin
850.545.0395
mbeaudoin@tlgproperty.com

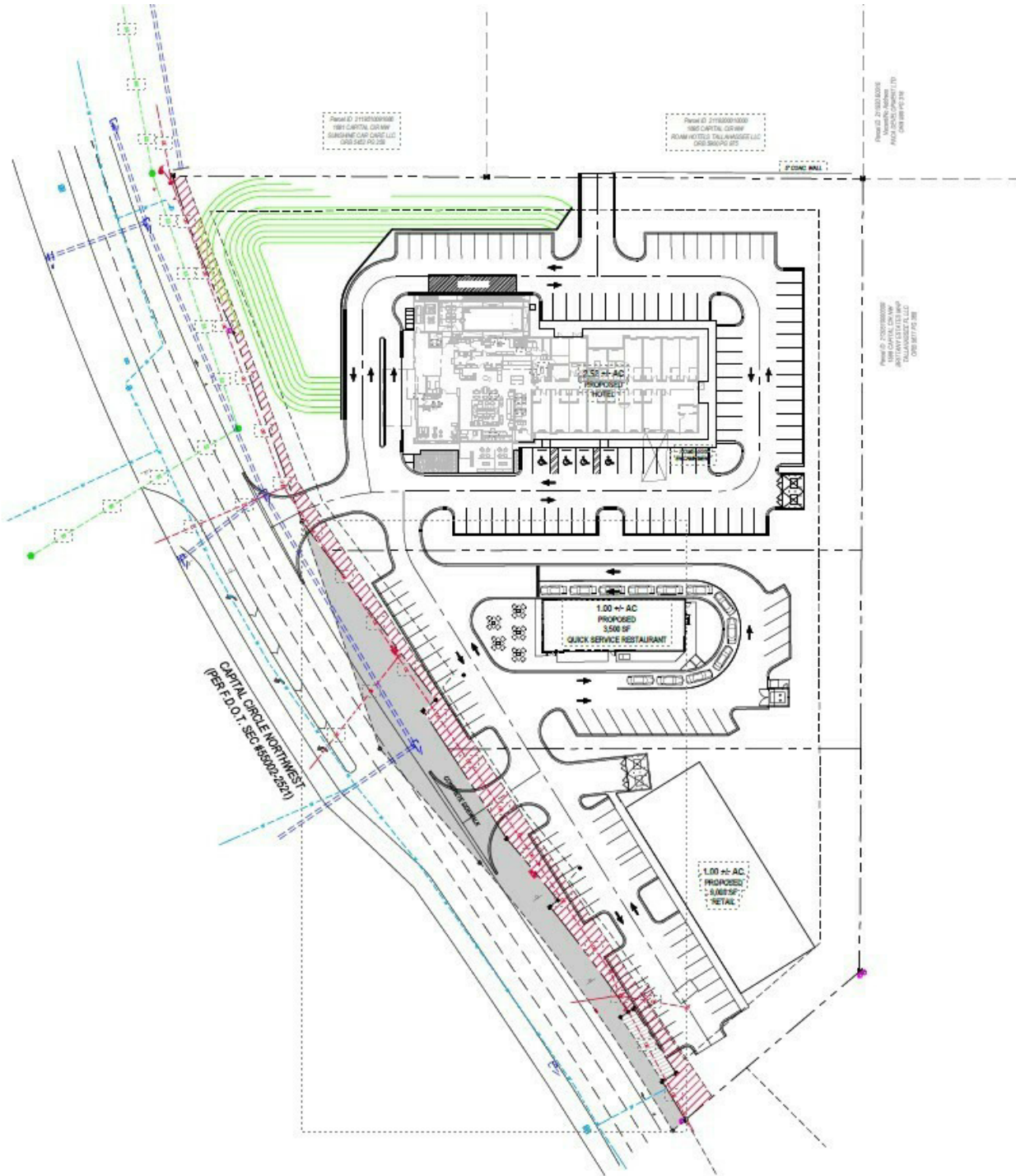
Ben Wilkinson
850.509.5258
benw@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS
1665 CAPITAL CIRCLE NW
 TALLAHASSEE, FL 32303



Mark Beaudoin
 850.545.0395
 mbeaudoin@tlgproperty.com

Ben Wilkinson
 850.509.5258
 benw@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





RETAILER MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



Mark Beaudoin
 850.545.0395
 mbeaudoin@tlgproperty.com

Ben Wilkinson
 850.509.5258
 benw@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363

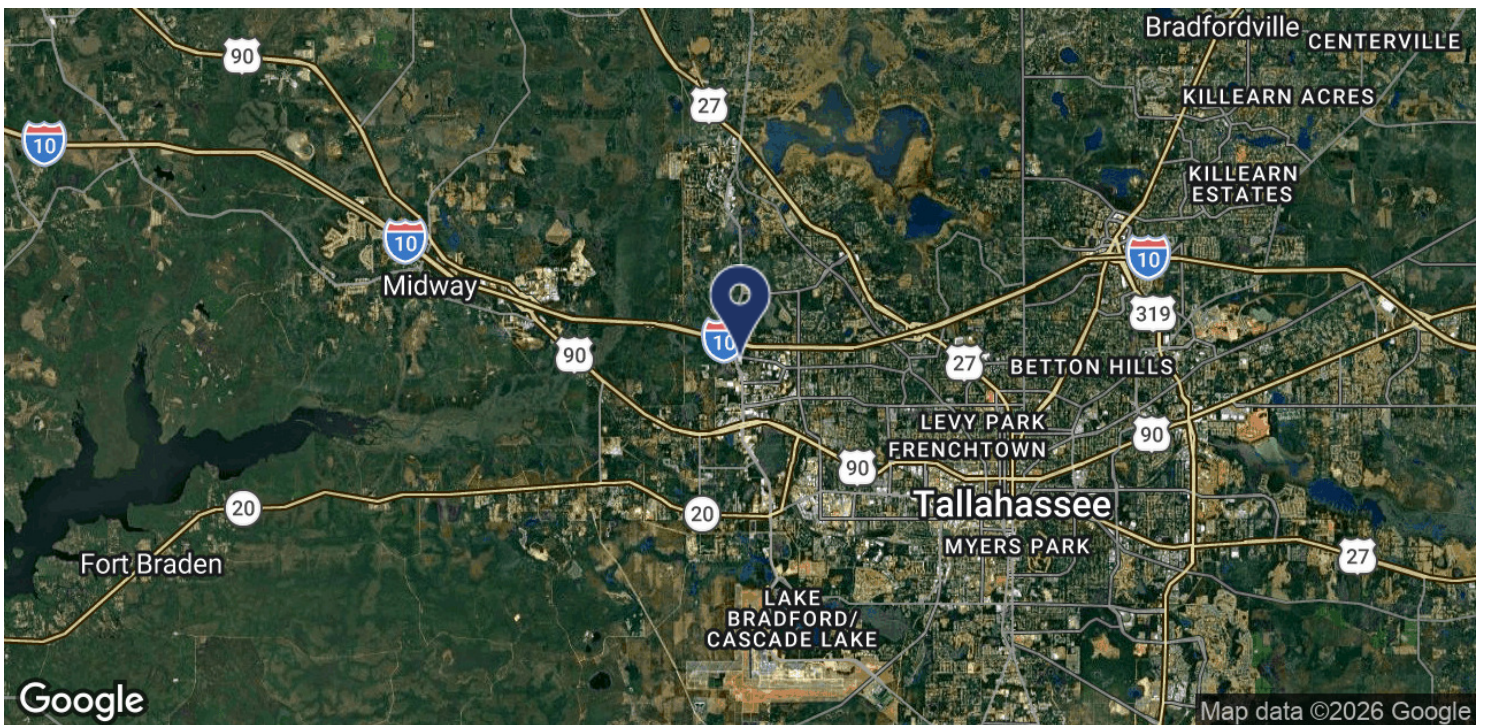
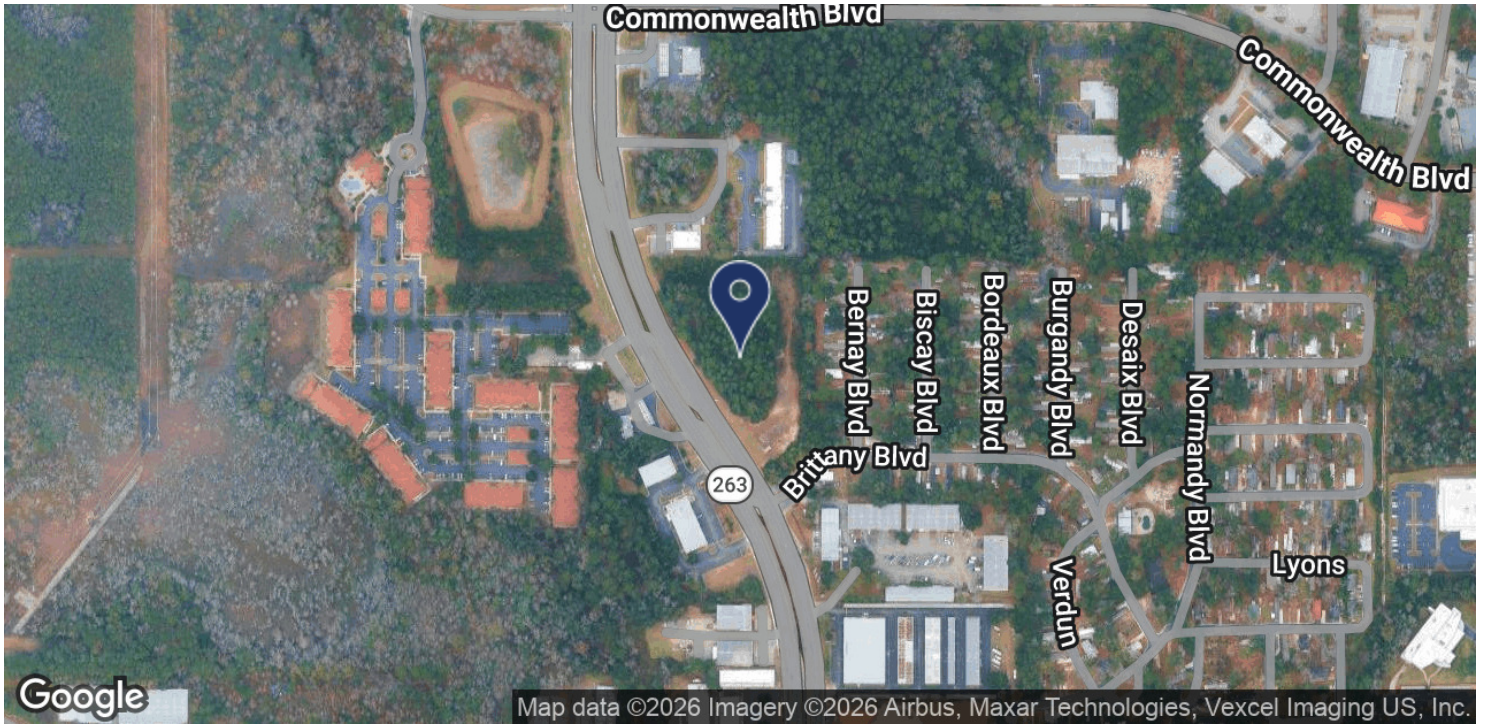




LOCATION MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



Mark Beaudoin
850.545.0395
mbeaudoin@tlgproperty.com

Ben Wilkinson
850.509.5258
benw@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

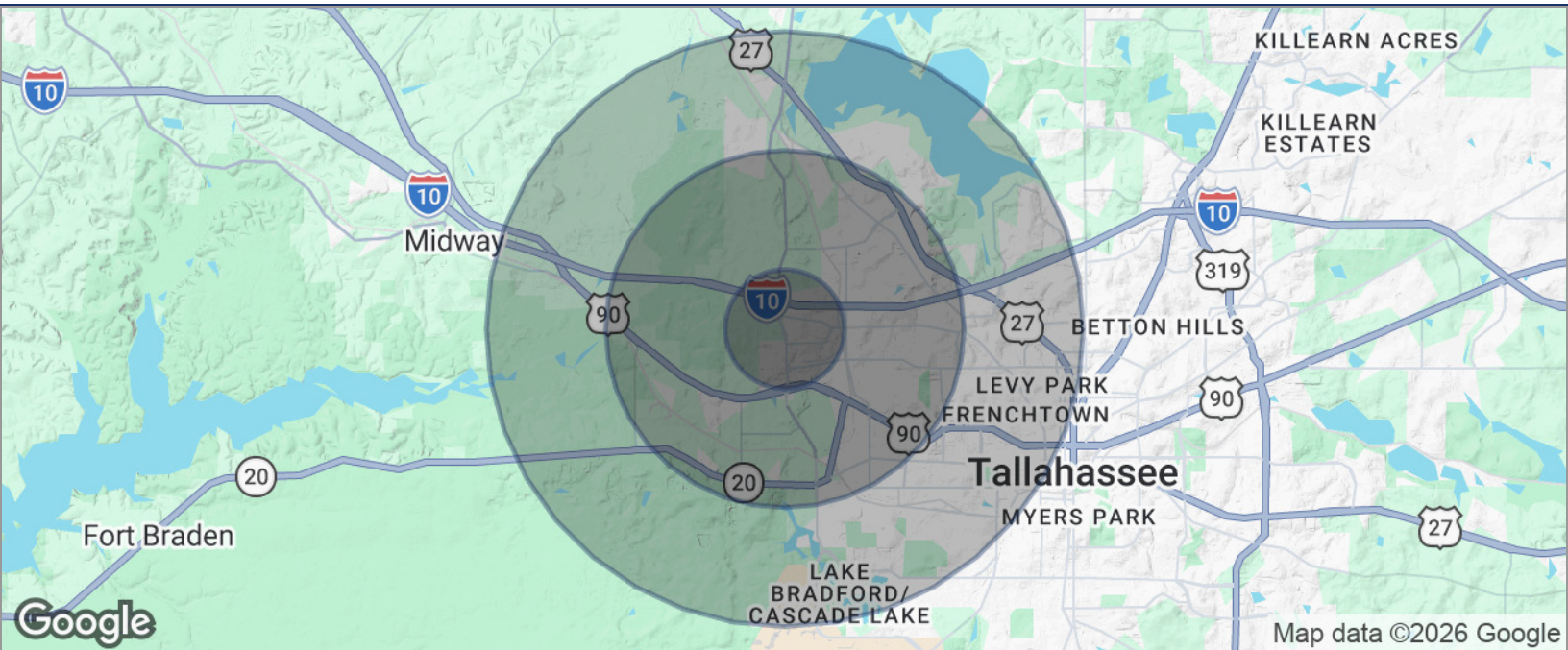




DEMOGRAPHICS MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,897	40,497	111,237
MEDIAN AGE	33	34	32
MEDIAN AGE (MALE)	32	33	32
MEDIAN AGE (FEMALE)	34	34	33
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,188	16,834	45,200
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$60,684	\$67,350	\$64,866
AVERAGE HOUSE VALUE	\$215,766	\$209,367	\$218,233

* Demographic data derived from 2020 ACS - US Census

Mark Beaudoin
850.545.0395
mbeaudoin@tlgproperty.com

Ben Wilkinson
850.509.5258
benw@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

