

**INDUSTRIAL FLEX/
WAREHOUSE SPACE
FOR LEASE**

Capital Oaks Commercial Center

1505-1535 CAPITAL CIRCLE NW • TALLAHASSEE, FL • 32303



PROPERTY OVERVIEW

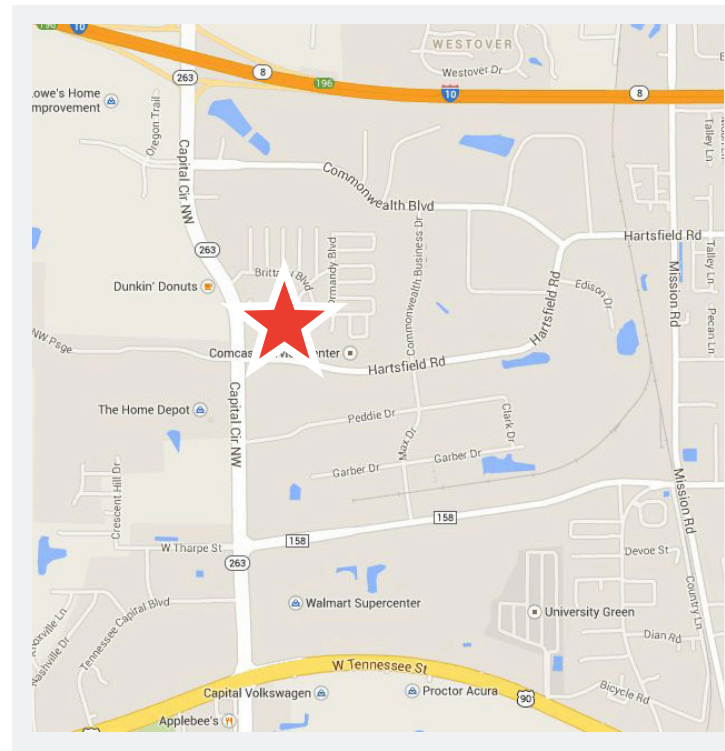
Property Size	5 bldgs totaling 49,816 sf
Property Type	Industrial / Flex / Warehouse
Year Built	1973/1976/2000
Zoning	Commercial Parkway (CP)

PROPERTY FEATURES

- + Multiple 200 Amp services
- + Semi-truck accessible with drive in roll-up doors

LOCATION

- + Ideally located 1 mile south of I-10 and 1 mile north of W Tennessee St
- + Surrounded by amenities such as Home Depot, Walmart, and restaurants
- + Convenient access to the airport, colleges, and downtown business district



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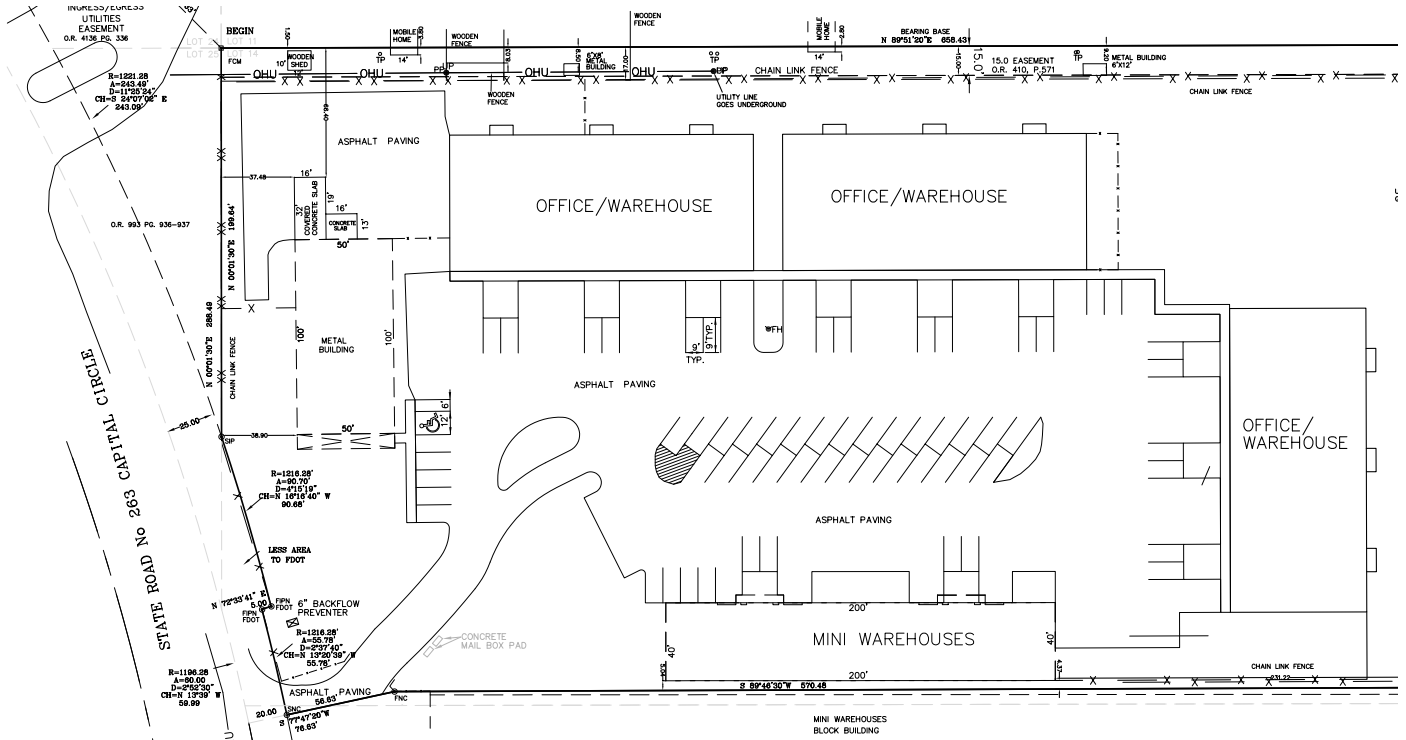
2025 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,765	44,225	109,490
Total Households	1,537	18,327	44,487
Median Age	29.3	29.5	28.4
Median HH Income	\$56,992	\$50,048	\$44,679

Source: CoStar Group/US Census Bureau



SITE PLAN



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