

FOR SALE

2601 Capital Medical Blvd Tallahassee, FL 32308

NAI TALCOR



Office | 2,000 SF

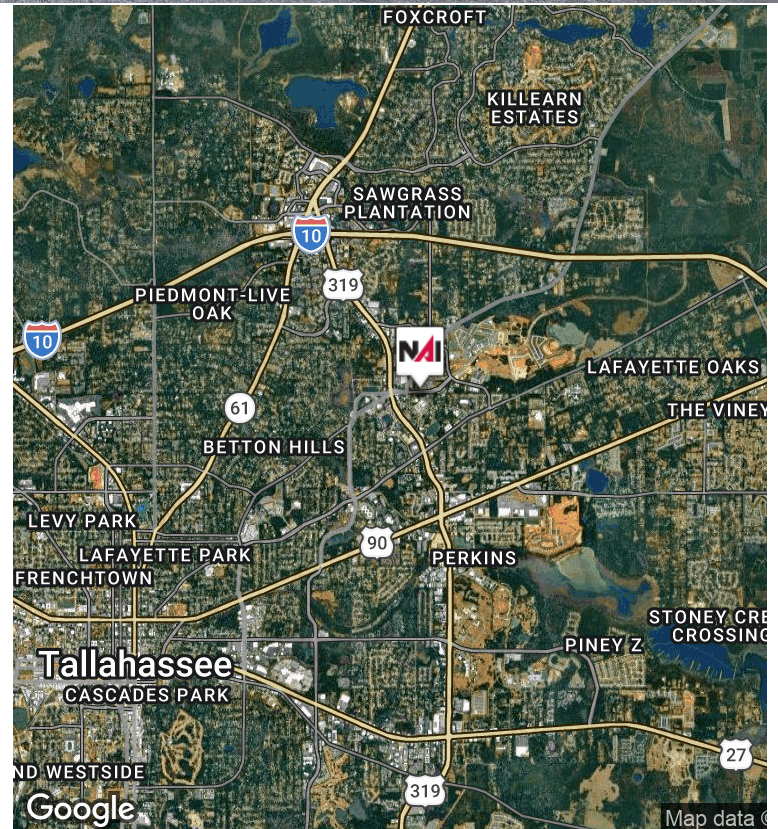
Tastefully updated free-standing office building across the street from HCA Capital Hospital.

6 private offices includes 1 executive corner office with separate entrance and private bath with shower.

Roomy reception area, conference room, 2 restrooms, kitchen & storage room. Building is equipped with a natural gas powered auxiliary generator and has an outside deck with counter top & sink for barbeques & entertaining.

- Proximity to HCA Capital Hospital.
- Tastefully updated with new carpet, paint & lighting.
- Excellent condition
- Ample parking
- Great visibility

Sale Price: \$419,000



✉ **Jim Taube, CCIM**
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1018 Thomasville Road, Suite 200A
naitalcor.com

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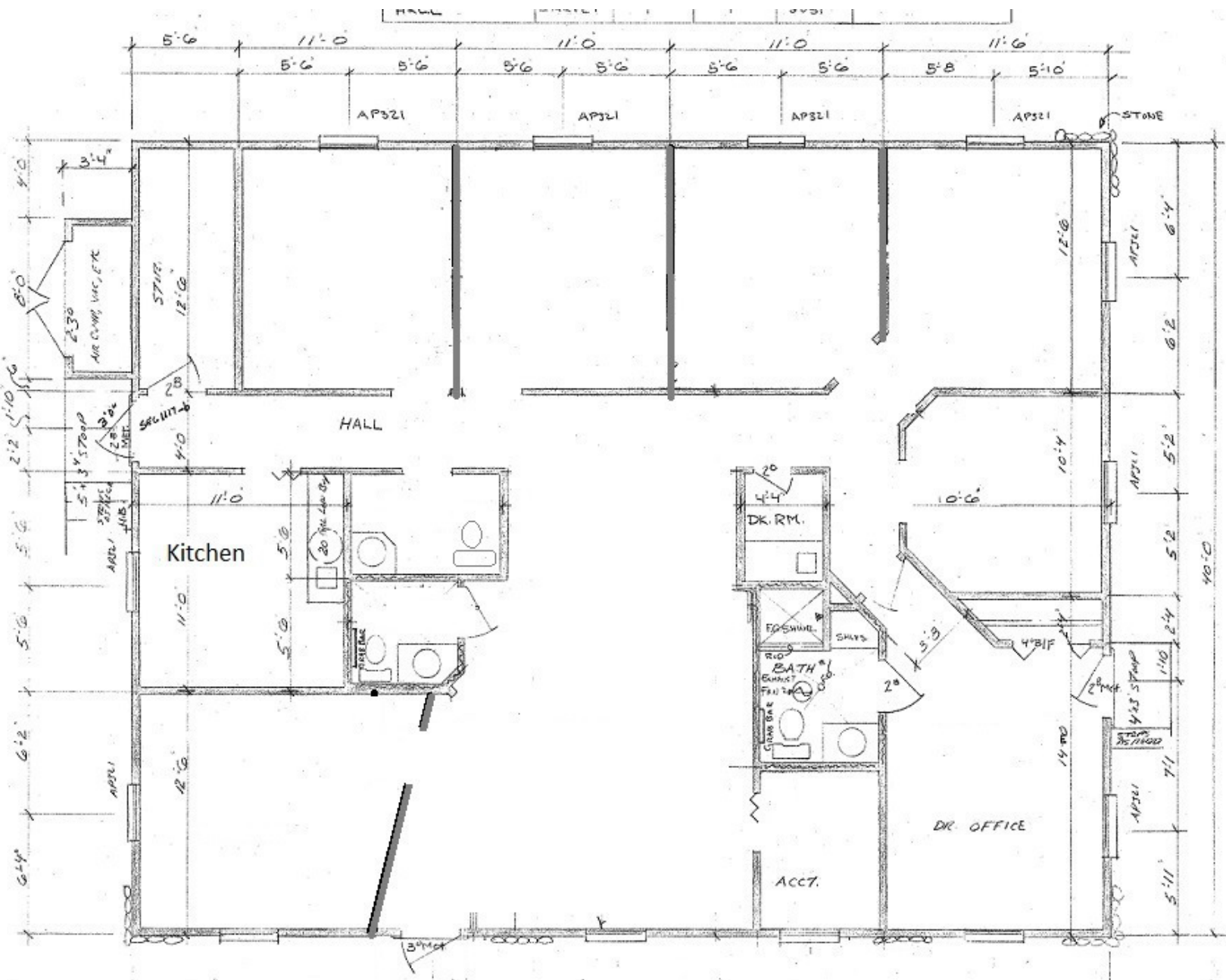
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NAITALCOR

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2601 Capital Medical Blvd. Tallahassee, FL

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2,000 SF OFFICE SPACE FOR SALE

MAHAN VILLAGE SHOPPING PLAZA

Moe's southwest grill, Bruegger's BAKED FRESH, Mr. Robot's TOKYO GRILL, Jersey Mike's SUBS, crumbl, Publix, Academy SPORTS+OUTDOORS, Madio's pizza joint, FAZOLI'S



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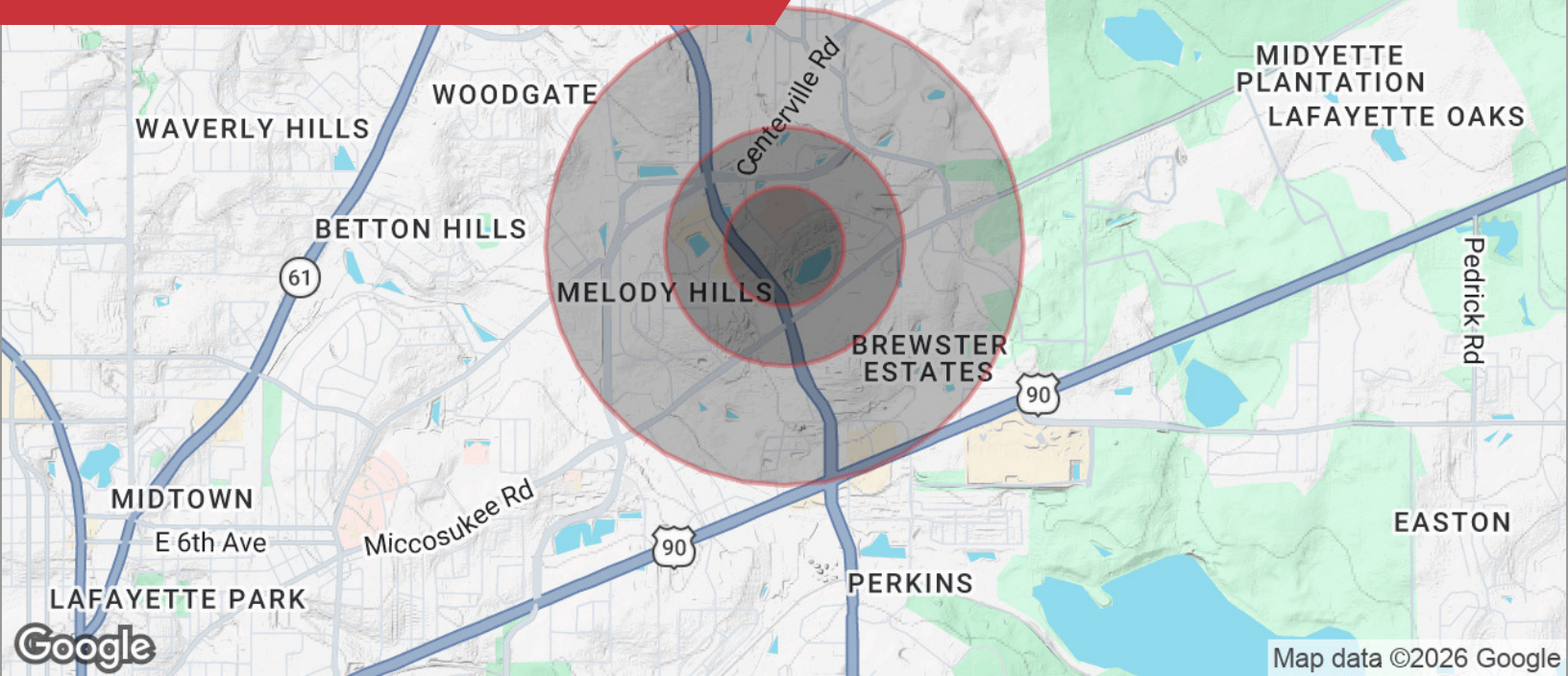
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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	311	1,780	6,474
Median age	58.7	50.3	44.4
Median age (male)	55.5	47.0	41.7
Median age (Female)	62.8	55.5	47.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	134	795	3,084
# of persons per HH	2.3	2.2	2.1
Average HH income	\$58,310	\$69,845	\$78,075
Average house value	\$181,506	\$221,282	\$264,097

* Demographic data derived from 2020 ACS - US Census

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NATLALCOR