

**TLG**

**COMMERCIAL REAL ESTATE**

**COMMERCIAL LAND FOR SALE**

**1665 Capital Circle NW**



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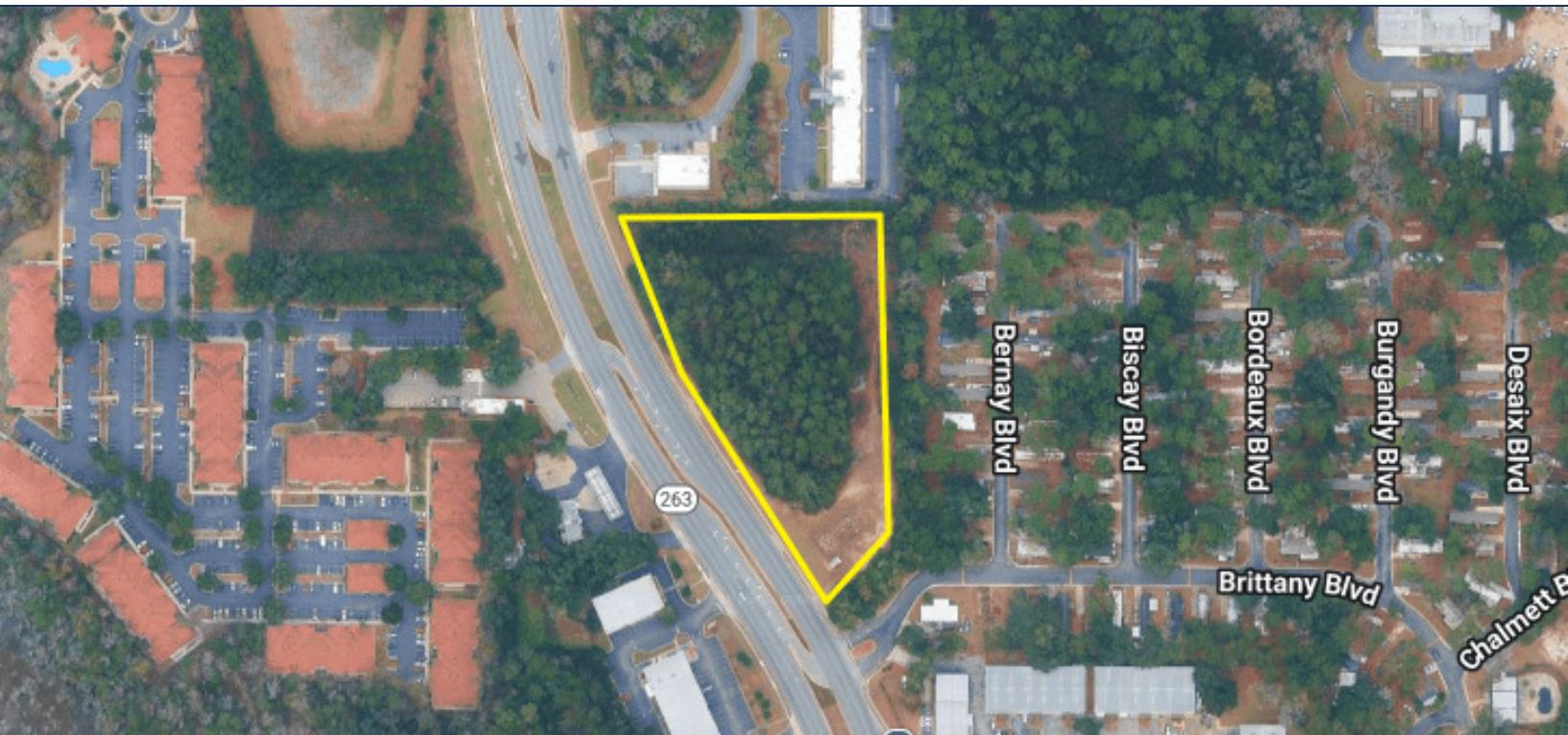
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363

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## EXECUTIVE SUMMARY

# 1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,500,000
<b>Price / Acre:</b>	\$550,661
<b>Lot Size:</b>	4.54 Acres
<b>Zoning:</b>	CP
<b>Traffic Count:</b>	35,000
<b>APN:</b>	2119510171000

### PROPERTY OVERVIEW

Prime development property zoned Commercial Parkway (CP). This zoning allows a wide variety of uses including hotels, retail, automotive, and restaurants. The site is large enough to accommodate three pads or users.

### 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](#)

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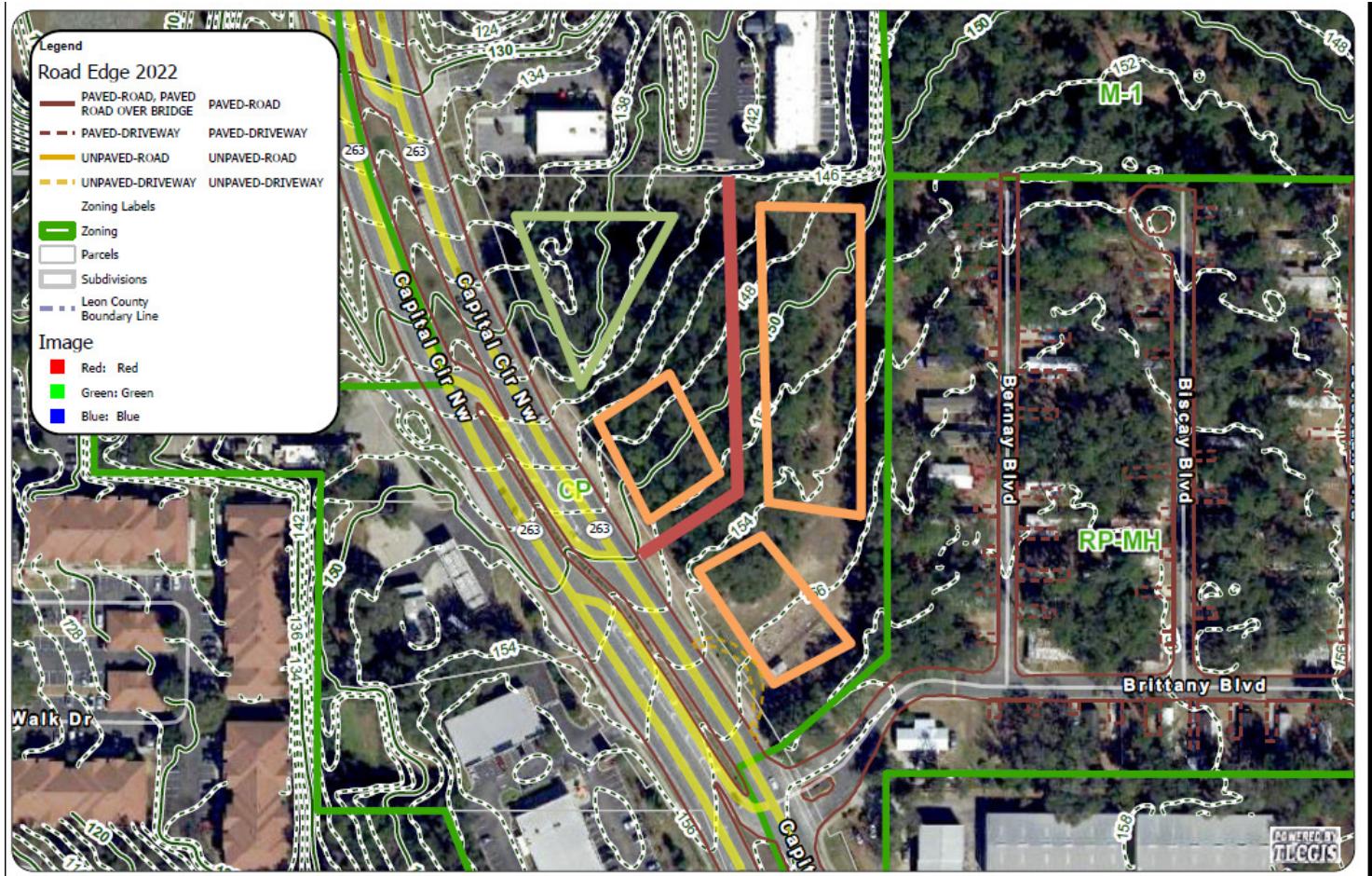


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# ADDITIONAL PHOTOS

## 1665 CAPITAL CIRCLE NW

### TALLAHASSEE, FL 32303



### Land Information Map

#### DISCLAIMER

This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Scale: 1:2,027

Tallahassee/Leon County GIS  
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# RETAILER MAP

## 1665 CAPITAL CIRCLE NW

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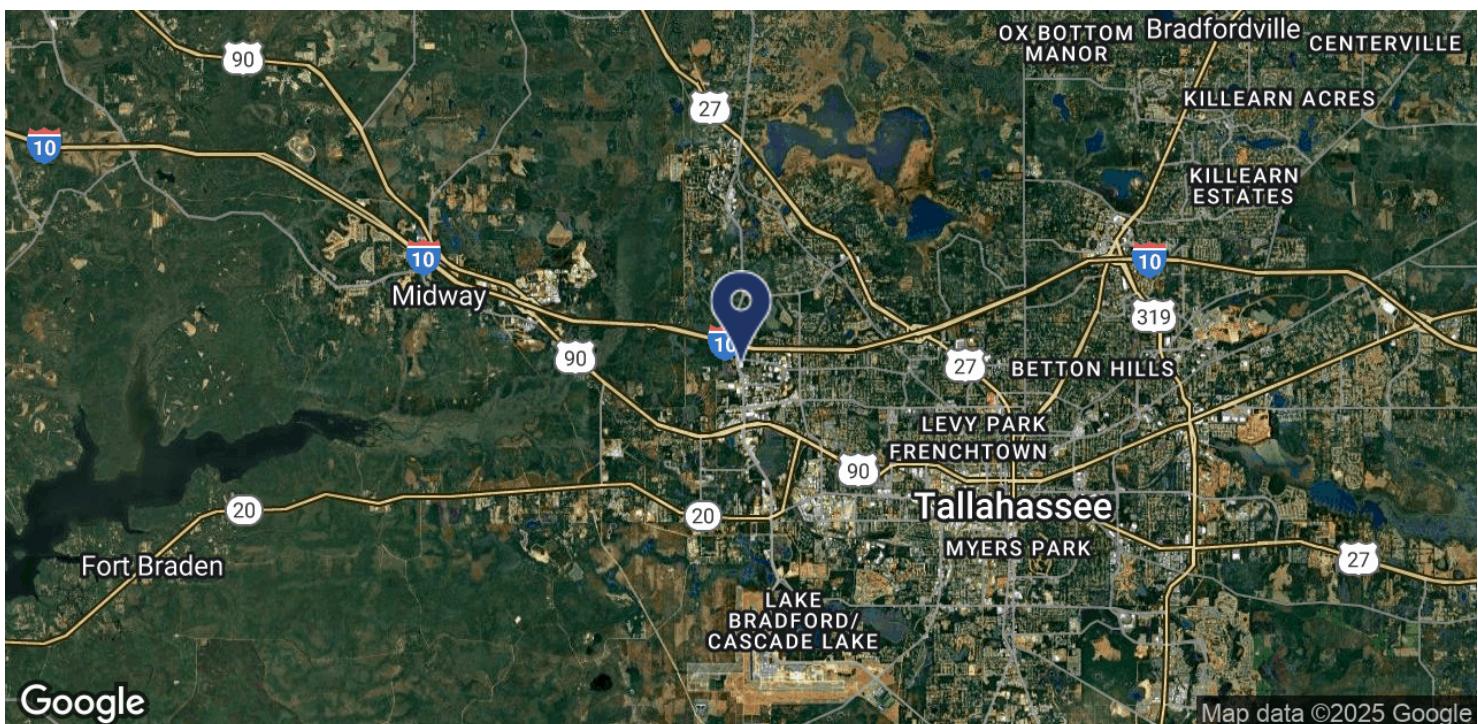
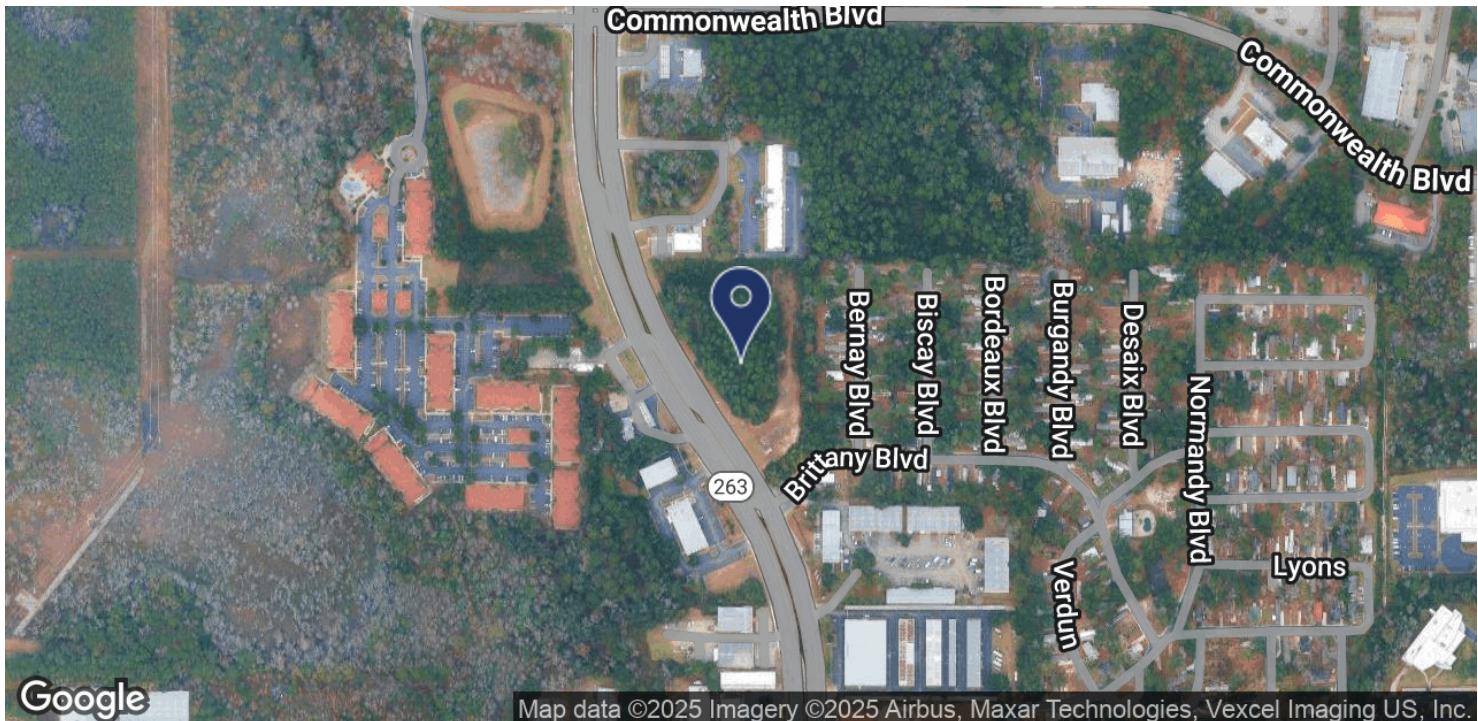
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LOCATION MAP  
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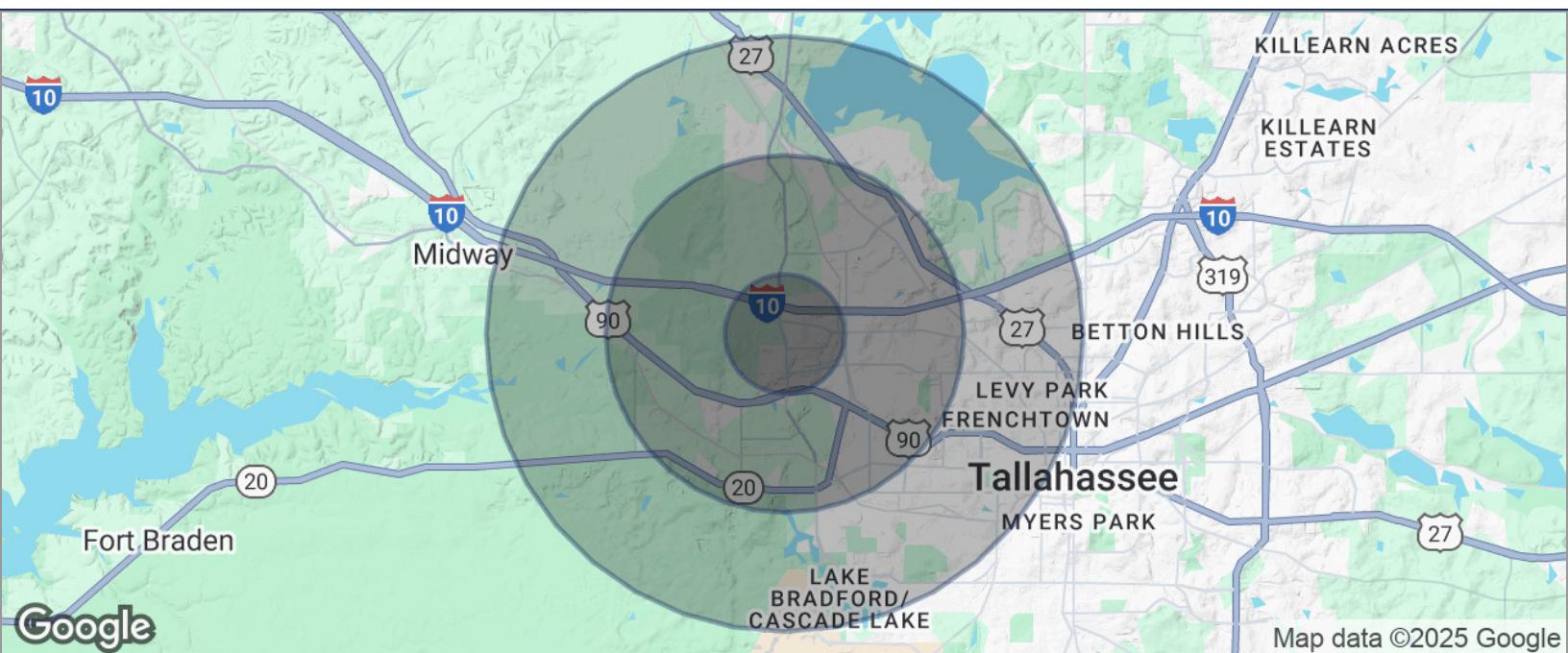




# DEMOGRAPHICS MAP

## 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

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