



EXECUTIVE SUMMARY

NORTHPOINT BUSINESS CENTER

2028 NORTH POINT BOULEVARD, TALLAHASSEE, FL 32308

**OFFERING SUMMARY****Available SF:** 4,200 SF**Lease Rate:** \$18.00 SF/month (NNN)**Building Size:** 4,200 SF**APN:** 11-16-16-000-0020**Zoning:** CP - Commercial Parkway[Click Here for Zoning Information](#)**PROPERTY OVERVIEW**

4,200 SF building in Northpoint Business Center is for lease and in a very busy retail and office corridor just off of Capital Circle NE. Neighboring retailers include banks, health clubs, shopping, restaurants and more.

This property is located across from Espositos and Carrabbas, and adjacent to Bumpa's.

PROPERTY HIGHLIGHTS

- Roll-Up Door In Rear
- Separate Offices
- Large Open Area
- Inside Storage Area

Lewis Buford
850.591.6363
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





Subject Property Location Map - Aerial



NORTH POINT BOULEVARD AT SUBJECT PROPERTY



STREET VIEW OF SUBJECT PROPERTY



FRONT VIEW OF SUBJECT PROPERTY



SIDE VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



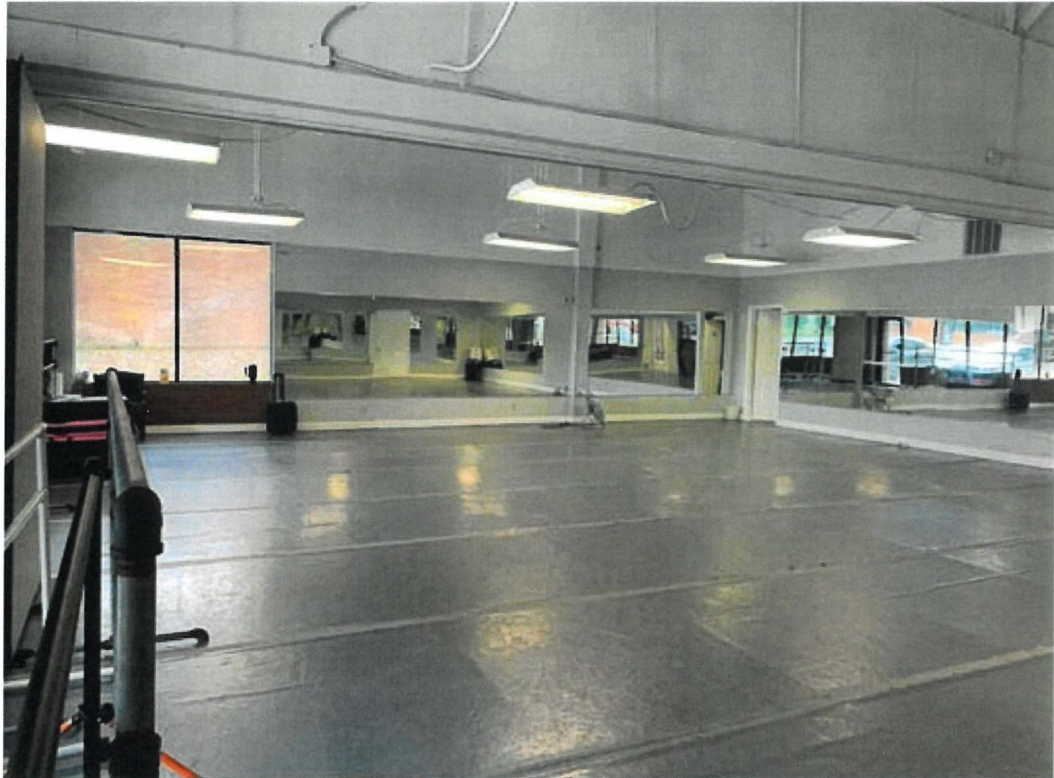
SIDE VIEW OF SUBJECT PROPERTY



INTERIOR HALLWAY



VIEW OF LARGE ROOM



VIEW OF LARGE ROOM



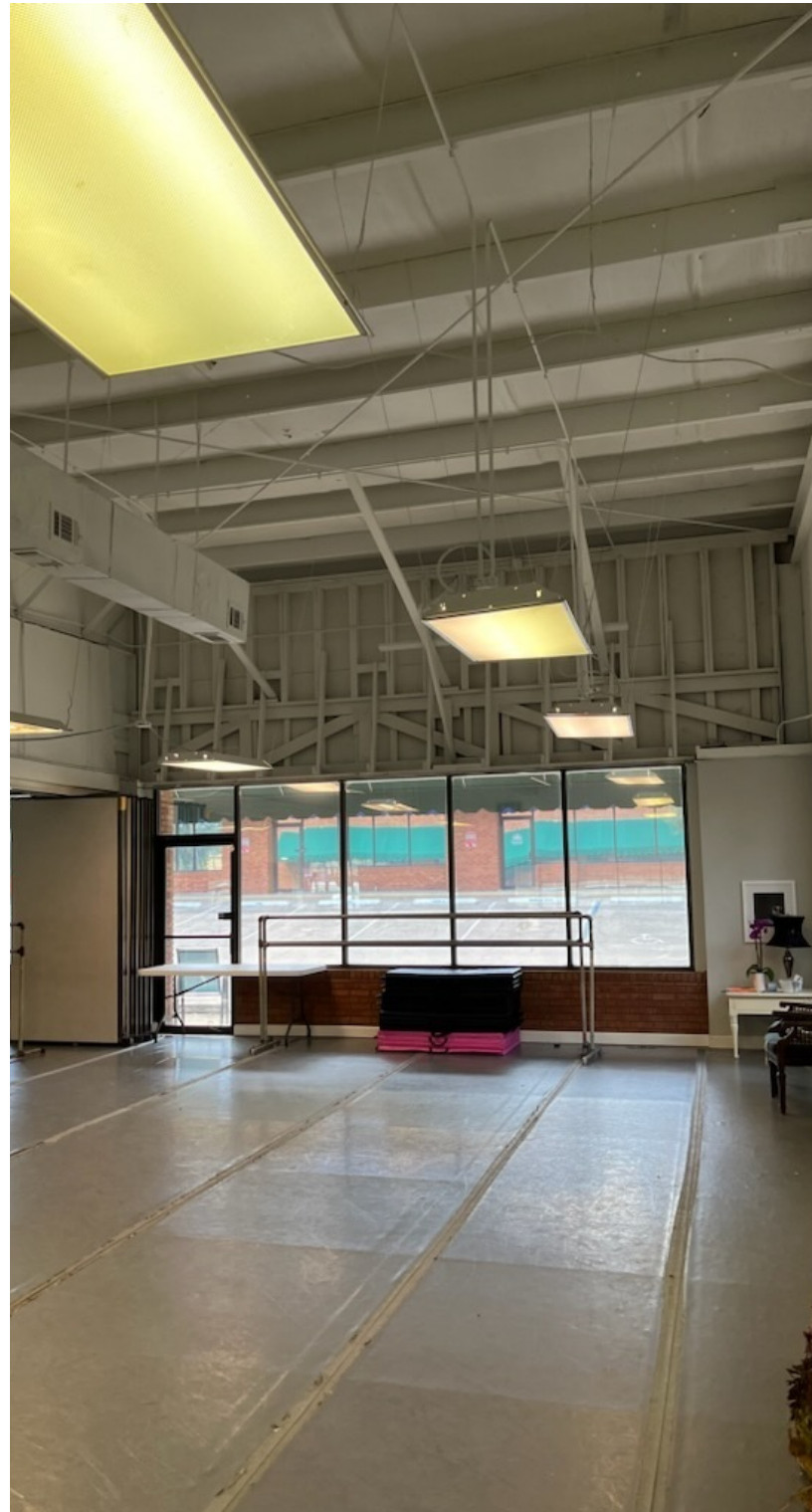
REAR STORAGE AREA



ADDITIONAL PHOTOS

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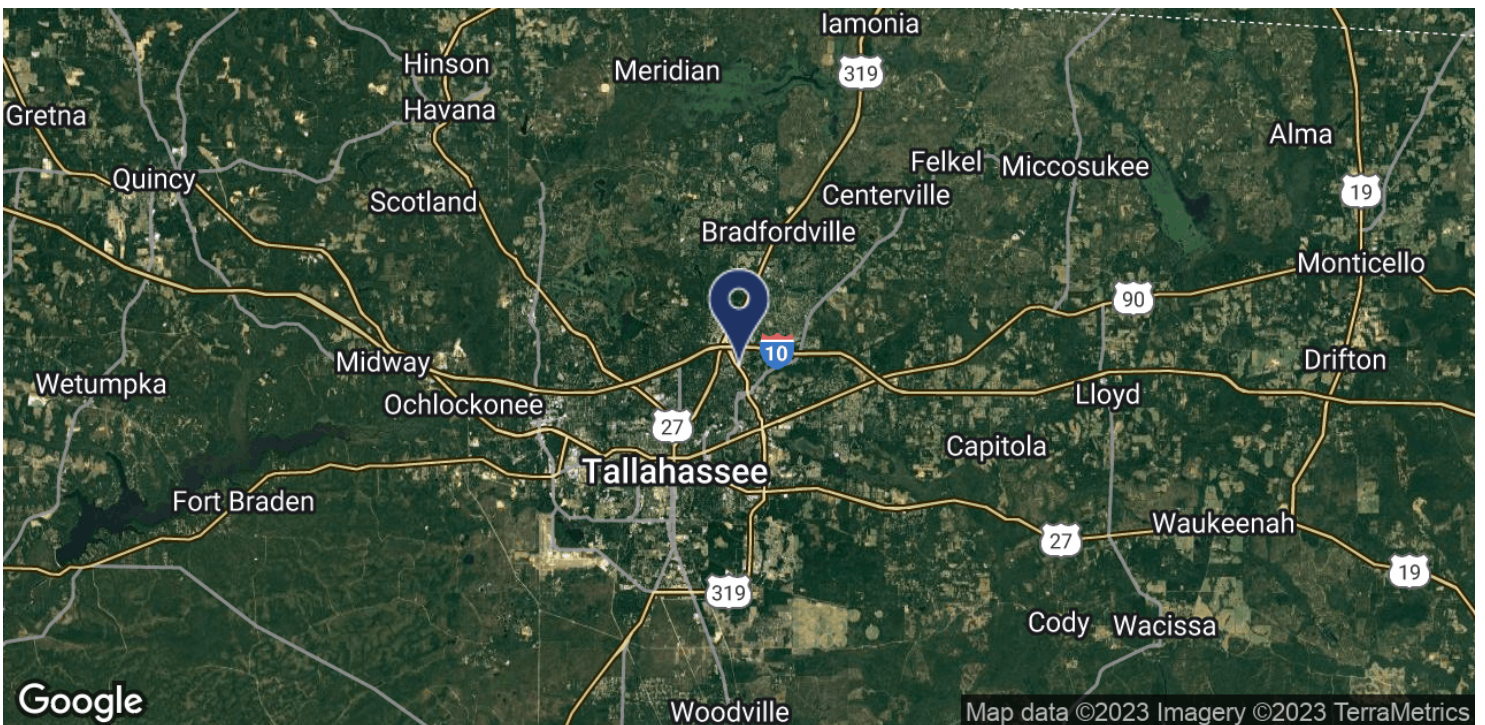
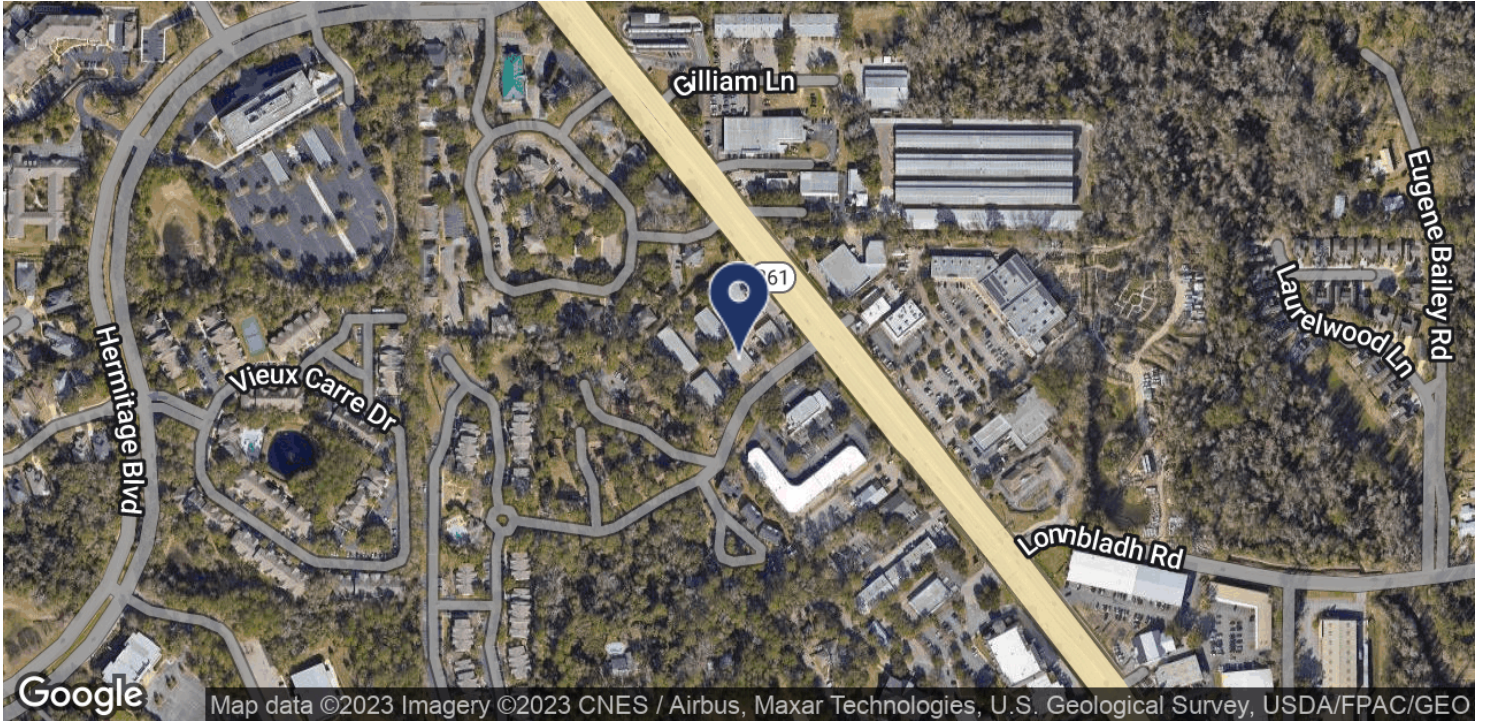




LOCATION MAP

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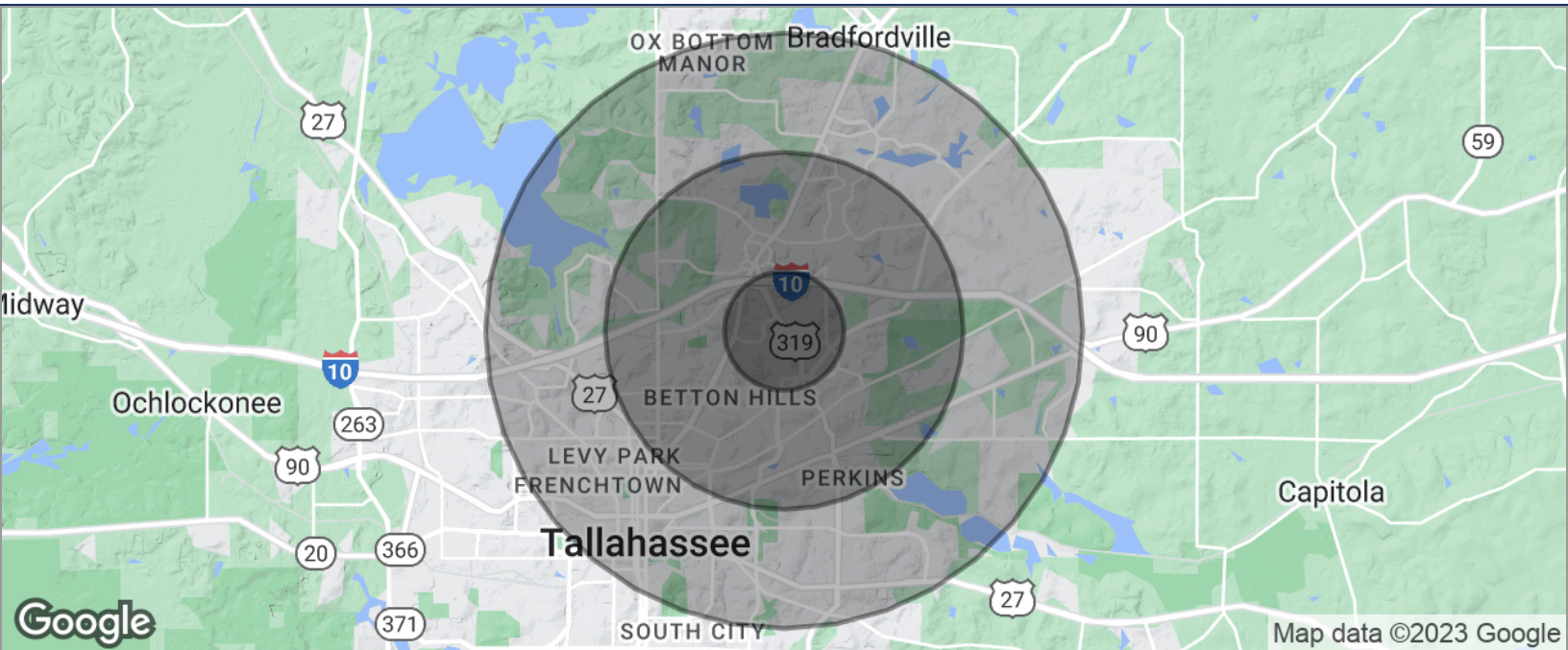




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,983	46,157	128,984
MEDIAN AGE	43.7	41.8	37.0
MEDIAN AGE (MALE)	40.0	38.3	35.3
MEDIAN AGE (FEMALE)	44.9	44.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,240	22,693	59,406
# OF PERSONS PER HH	1.8	2.0	2.2
AVERAGE HH INCOME	\$92,433	\$89,998	\$75,686
AVERAGE HOUSE VALUE	\$206,978	\$254,488	\$221,133

* Demographic data derived from 2020 ACS - US Census

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