

# FOR LEASE

656 Capital Circle Northeast Tallahassee, FL 32301

**NAI TALCOR**

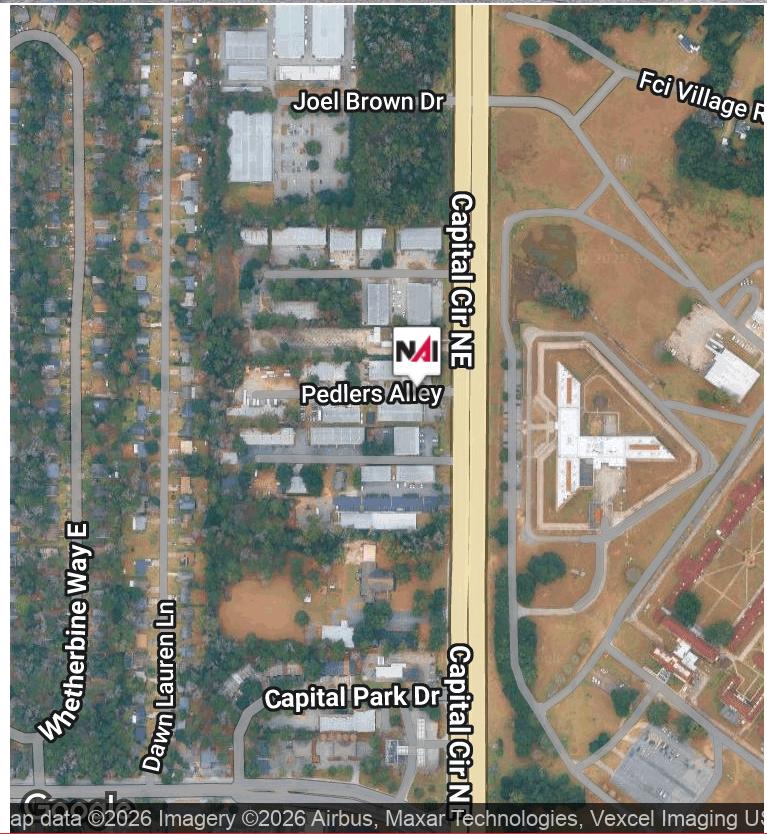


## Industrial | 1,500-3000sf

End unit of 656 CCNE, Unit A and also Adjacent Unit B, which formerly was the warehouse for the Florida Medical Association. Tall 12' roll up doors and inside clear height of 20' lends this unit the ability to stack multiple pallets inside. The office space is on two levels, with stairs to the second floor.

- NE Location Flex Warehouse
- Affordable 1500-3000sf size (Divisible)
- Offices and Restroom Included

**Lease Rate: \$12.00 SF/Yr**



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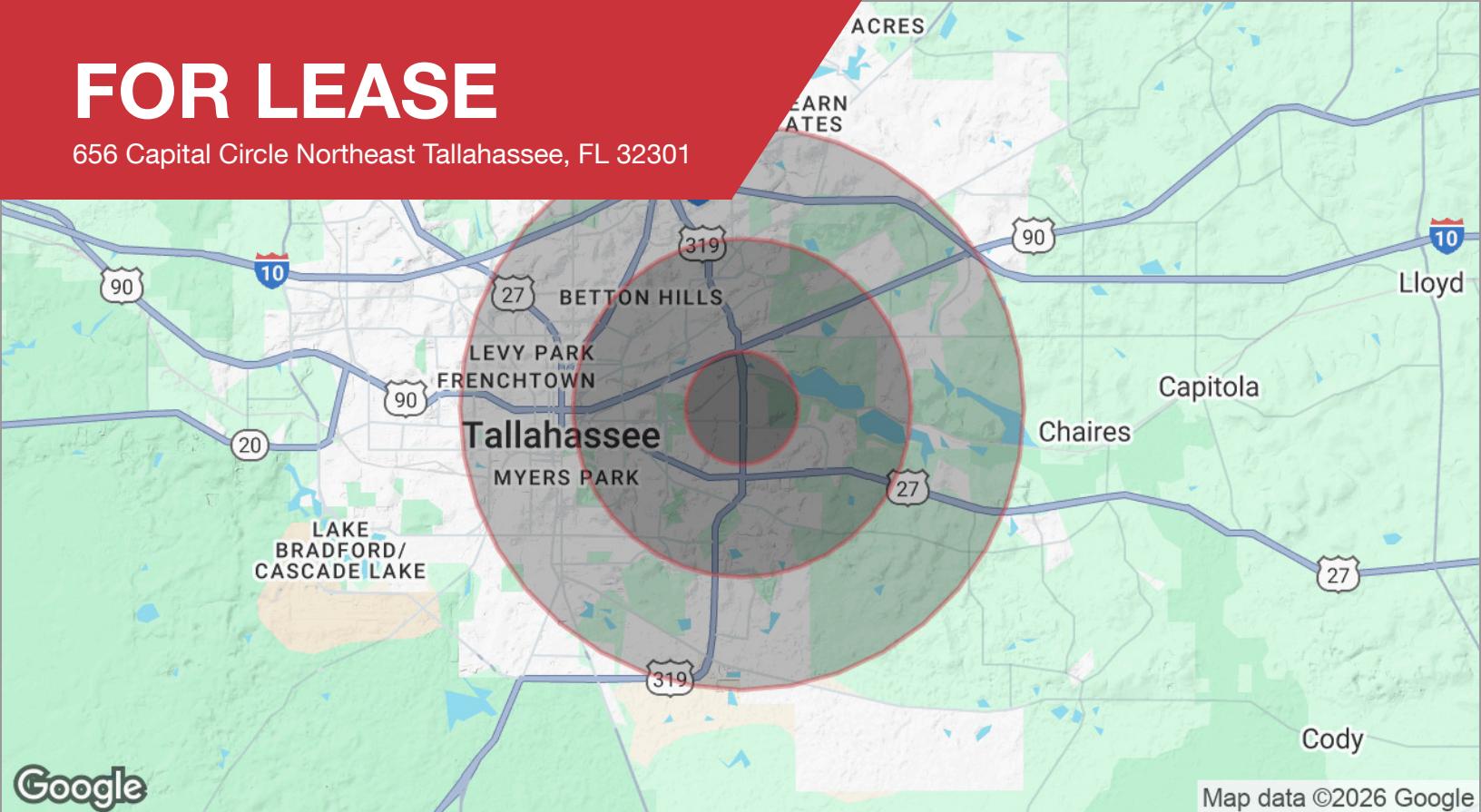
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,594	54,385	133,270
Median age	41	41	38
Median age (male)	40	40	37
Median age (Female)	42	42	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,988	25,699	56,202
# of persons per HH	2.2	2.1	2.4
Average HH income	\$82,684	\$96,961	\$90,174
Average house value	\$239,233	\$313,147	\$313,836

\* Demographic data derived from 2020 ACS - US Census