



**COMMERCIAL REAL ESTATE**

**INCOME PRODUCING INVESTMENT PROPERTY  
FOR SALE**



# 4702 and 4708 Capital Circle NW

## Tallahassee, FL 32303

**BEN WILKINSON**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## 4702 AND 4708 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



## OFFERING SUMMARY

<b>Sale Price:</b>	\$7,750,000
<b>NOI:</b>	\$645,933
<b>Cap Rate:</b>	8.33%
<b>Lot Size:</b>	13 +/- Acres
<b>Building Size:</b>	97,333 SF
<b>Zoning:</b>	C2- General Commercial
<b>APN:</b>	21-06-51-000-0060

## PROPERTY OVERVIEW

Excellent investment opportunity, this income producing property is 100% leased with national and regional long term tenants, including Bridgestone Tires, State of Florida, Premier Homes, and more. Over 97,300 SF combining professional office space with flex/industrial and warehouse space. Located on 13 +/- AC with ample parking and yard storage areas on Capital Circle NW next to Woodlane Industrial Park. Only minutes from US Hwy 27 with close proximity to multiple retail areas and I-10.

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## FLOOR PLAN AND RENT ROLL INFORMATION

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TENANT	LEASE TERMINATION DATE	SQUARE FOOTAGE
① PERC	6/30/2024	Paying for 11,560 of 14,203 usable SF
② Roberts	12/31/2020	10,436 SF
③ Sandco	12/31/2028	7,199 SF* * of which 3,015 SF is considered Common Space and not billed space.
④ Sandco Warehouse	12/31/2028	First Floor: 20,728 SF Second Floor: 4,510 SF
⑤ Premier Homes	12/31/2028	12,589 SF* * of which 6,313 SF is considered Common Space and not billed space.
⑥ Bridgestone/GCR	8/31/2021	27,668 SF* * of which 7,991 SF is considered Common Space and not billed space.

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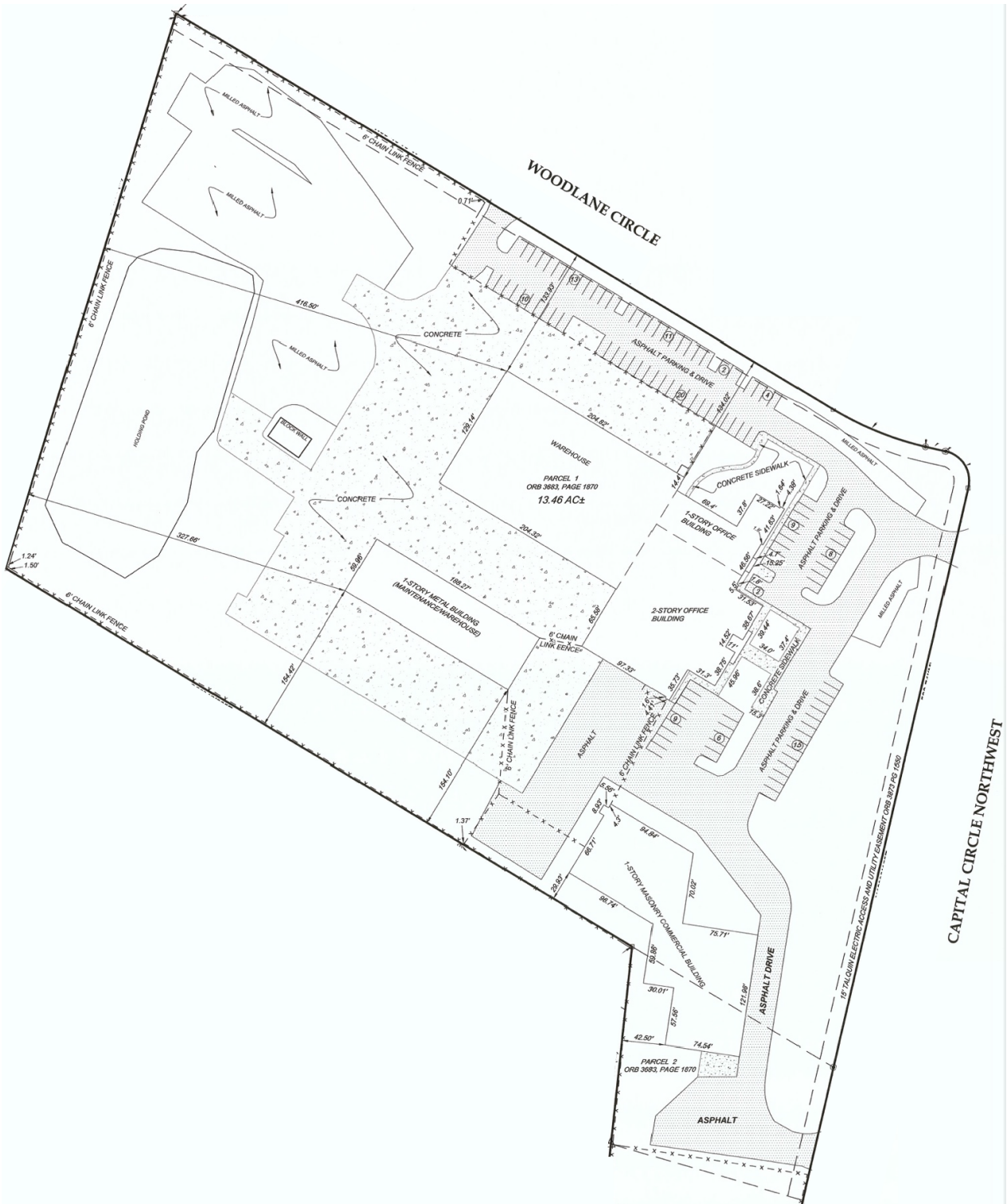




SURVEY

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INTERIOR PHOTOS

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ADDITIONAL EXTERIOR PHOTOS

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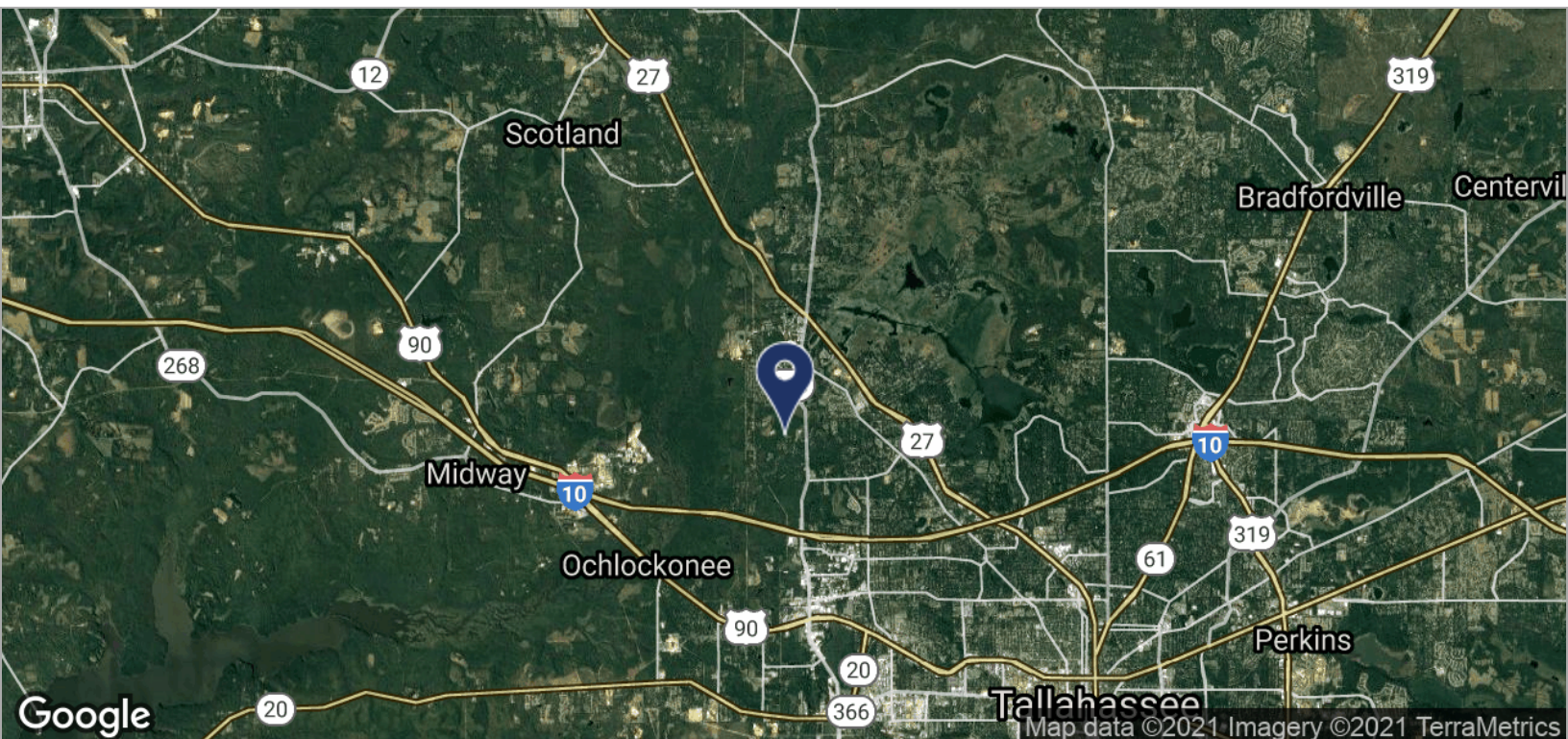
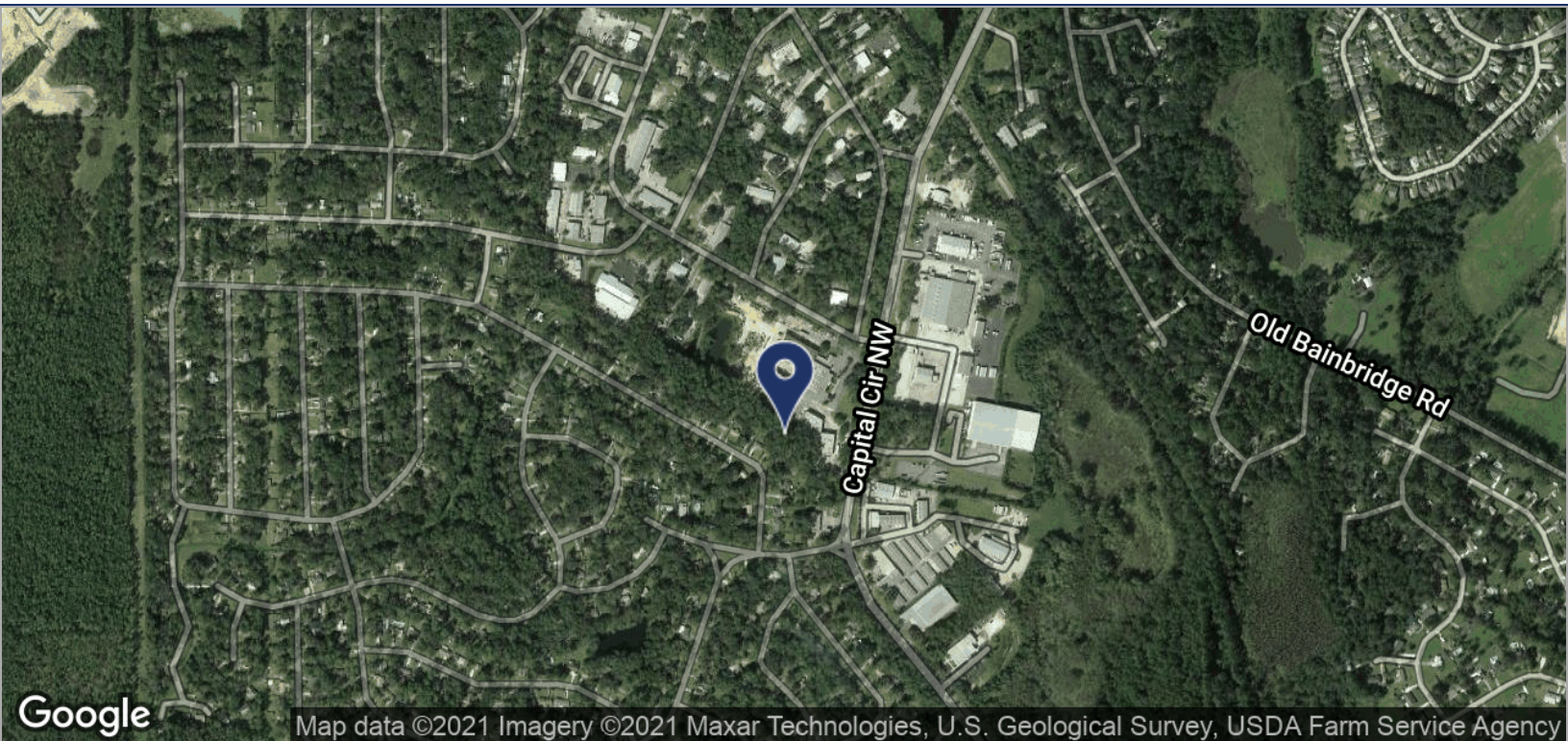




LOCATION MAPS

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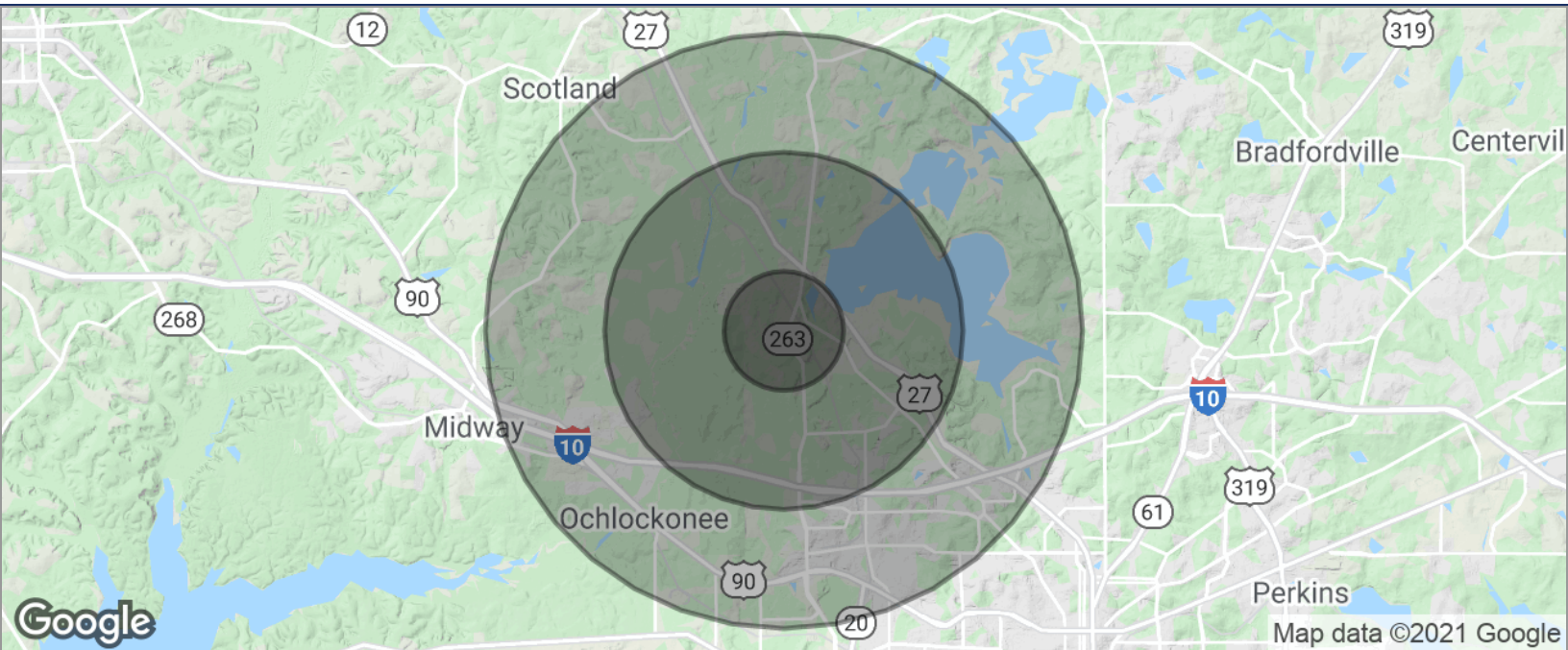




## DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,269	17,705	49,082
MEDIAN AGE	34.7	31.9	29.4
MEDIAN AGE (MALE)	33.7	30.6	28.8
MEDIAN AGE (FEMALE)	36.1	33.4	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	898	7,007	19,573
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$73,848	\$64,025	\$53,270
AVERAGE HOUSE VALUE	\$361,821	\$194,935	\$172,575
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.9%	69.8%	61.9%
% BLACK	21.9%	26.0%	33.0%
% ASIAN	0.6%	0.6%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.3%	0.3%
% OTHER	0.1%	1.5%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.9%	4.5%	6.3%

\* Demographic data derived from 2010 US Census

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