

OFFERING MEMORANDUM

1610 CAPITAL CIRCLE NE

**FORMER PIZZA HUT - 1610
CCNE**

Tallahassee, FL 32308

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LEASE RATE:	\$30.00 SF/yr (NNN)
BUILDING SIZE:	2,632 SF
AVAILABLE SF:	2,632 SF
LOT SIZE:	1.031 Acres
PRICE / SF:	
YEAR BUILT:	1989
ZONING:	CP - Commercial Parkway
APN:	1128030000090

PROPERTY OVERVIEW

Listed for sale this 2,632 SF restaurant building, boasting over 1 acre of land on Tallahassee's most heavily traveled commuter route Capital Circle NE (HWY 319) which sees **47,000 cars a day**. The property is affixed with a **drive thru** for multiple restaurant uses, with access to a **curb cut and traffic light** for customers headed North bound on CCNE.

PROPERTY HIGHLIGHTS

- High visibility at heavily traveled location.
- Drive Thru location.
- Curb Cut and Traffic Light Access..
- Near the Evening Rose Mixed Use Community.
- Neighboring Tenants include: Publix, Walgreens, Zaxby's, Verizon, PPG Paints and more.



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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,273	44,305	115,763
AVERAGE AGE	36.0	36.1	34.8
AVERAGE AGE (MALE)	34.3	35.0	34.0
AVERAGE AGE (FEMALE)	36.9	37.1	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,608	21,556	50,645
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$59,254	\$64,121	\$65,016
AVERAGE HOUSE VALUE	\$209,617	\$241,663	\$249,039

* Demographic data derived from 2010 US Census

