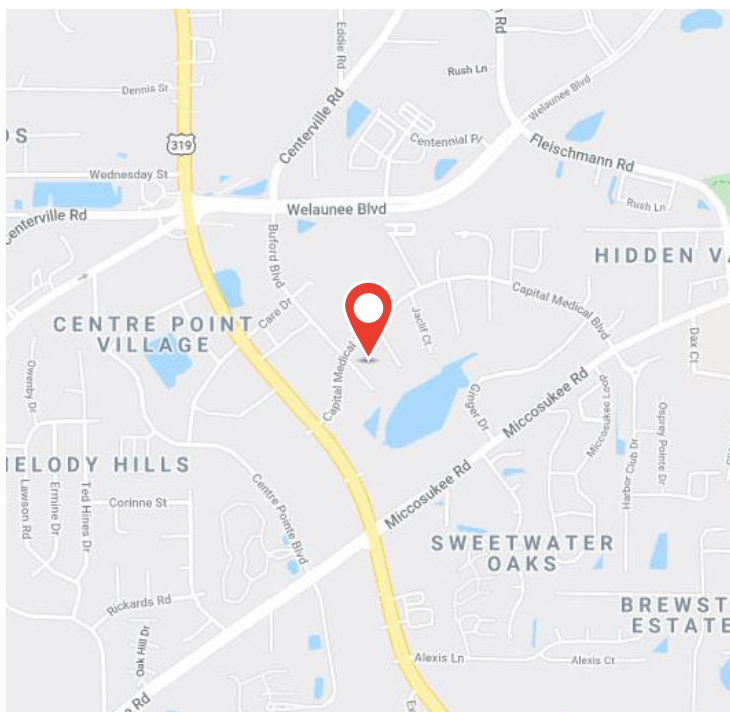


MEDICAL OFFICE CONDO FOR LEASE

Capital Medical Blvd Medical Condo

2563B CAPITAL MEDICAL BOULEVARD • TALLAHASSEE, FL • 32309

NEAR CAPITAL REGIONAL MEDICAL CENTER



PROPERTY OVERVIEW

Available for Lease	900 sf (2nd floor)
Property Type	Medical Office
Property Size	6,520 sf
Year Built	1986
Parking Ratio	2.17/1,000

PROPERTY FEATURES

- + Newly renovated
- + Commerical medical zoning
- + Ample parking

LOCATION

- + Prime frontage on Capital Medical Blvd
- + Walking distance to Capital Regional Medical Center
- + Close to other medical providers

For additional information, contact:

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 **Ciminelli**
REAL ESTATE SERVICES
PROCTOR & LONG GROUP

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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	6,951	50,452	140,295
2020 Total Households	3,031	22,891	57,300
2020 Median Age	38.8	39.5	33.1
2020 Median HH Income	\$55,071	\$61,887	\$55,774

Source: Esri Market Profile/US Census Bureau



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