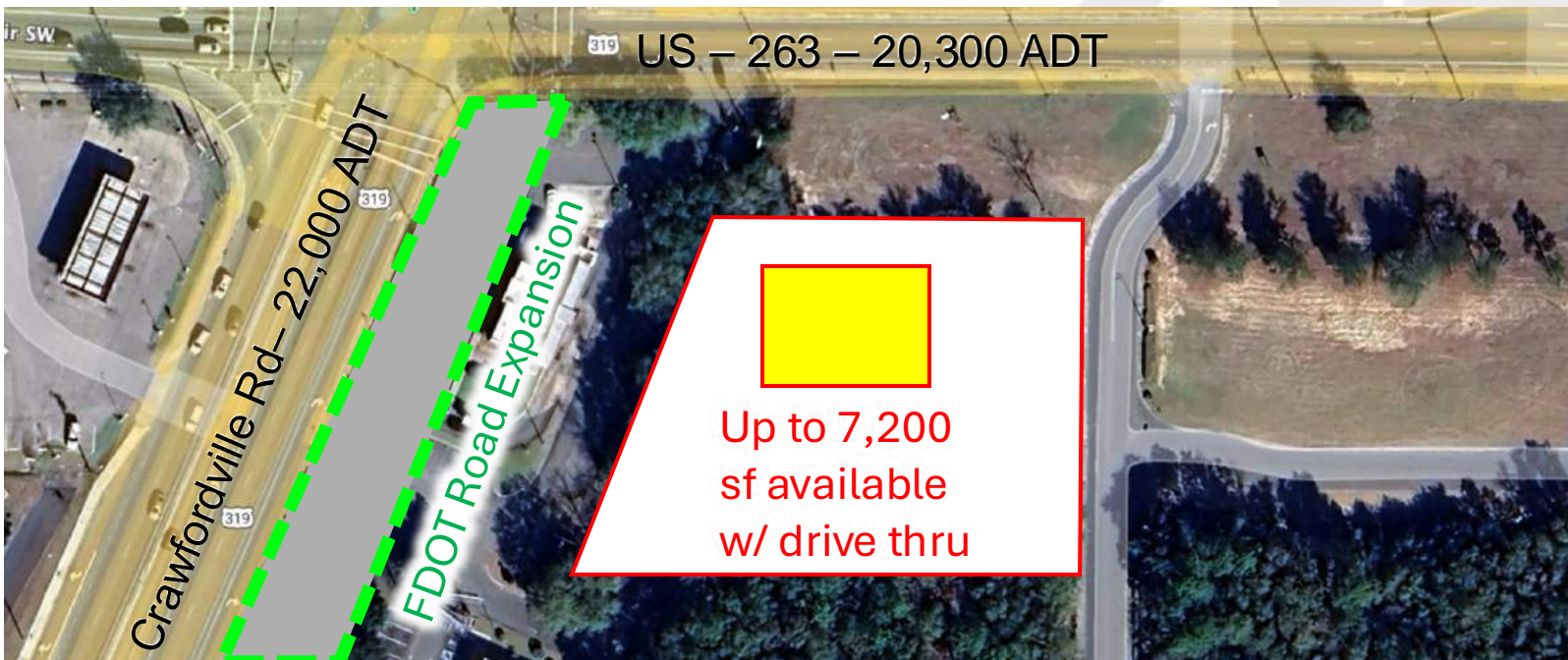


FOR LEASE

## S. TALLAHASSEE HARD CORNER - RETAIL SITE

1.3 AC AVAILABLE FOR BTS OR GROUND LEASE

CALL FOR PRICING



### Capital Cir SW & Crawfordville Rd

Tallahassee, FL 32305

- Potential for Drive Thru
- Site will be at hard corner with new FDOT expansion late 2024 (BK to close)
- Join Publix (Anchor), Zaxby's, Waffle House, Subway, Circle K, Sunoco, UPS Store, Pizza Hut

For more information

VINCE HRJAPINS

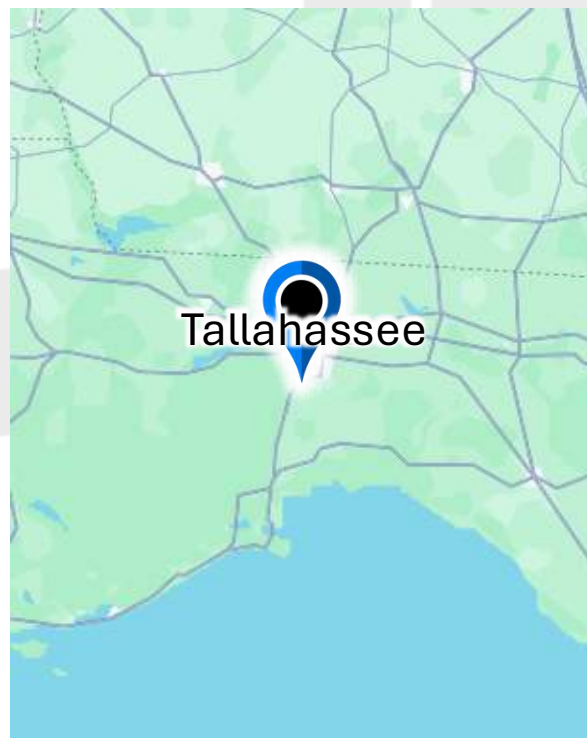
P: 847 502 3391

vhrjapins@leadersre.com

JERRY ROBSON

P: 440 823 3746

jrobson@leadersre.com



leadersre.com

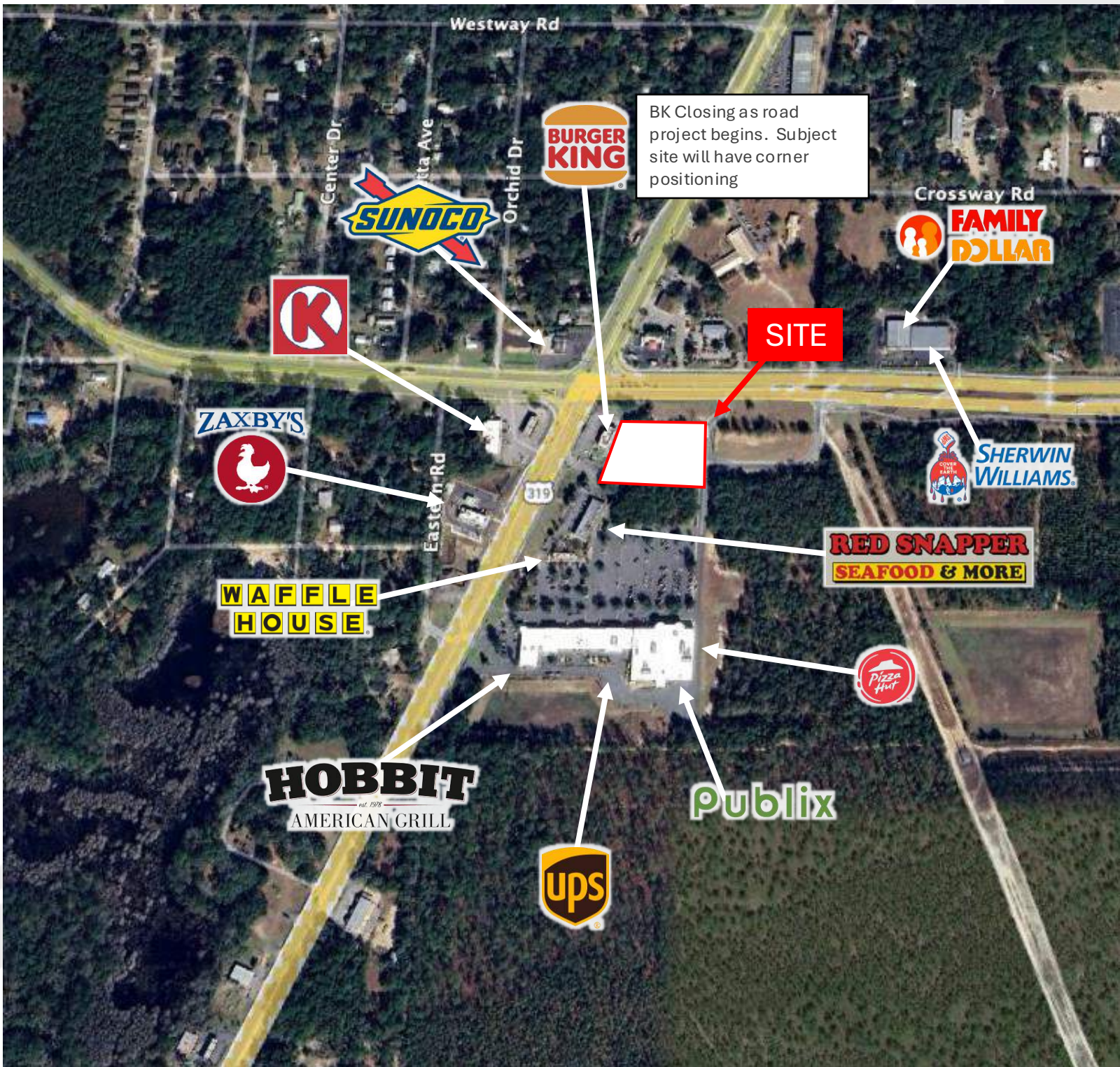


# S. TALLAHASSEE HARD CORNER - RETAIL SITE

1.3 AC AVAILABLE FOR BTS OR GROUND LEASE

TRADE AREA

CAPITAL CIR SW & CRAWFORDVILLE RD, TALLAHASSEE, FL 32305

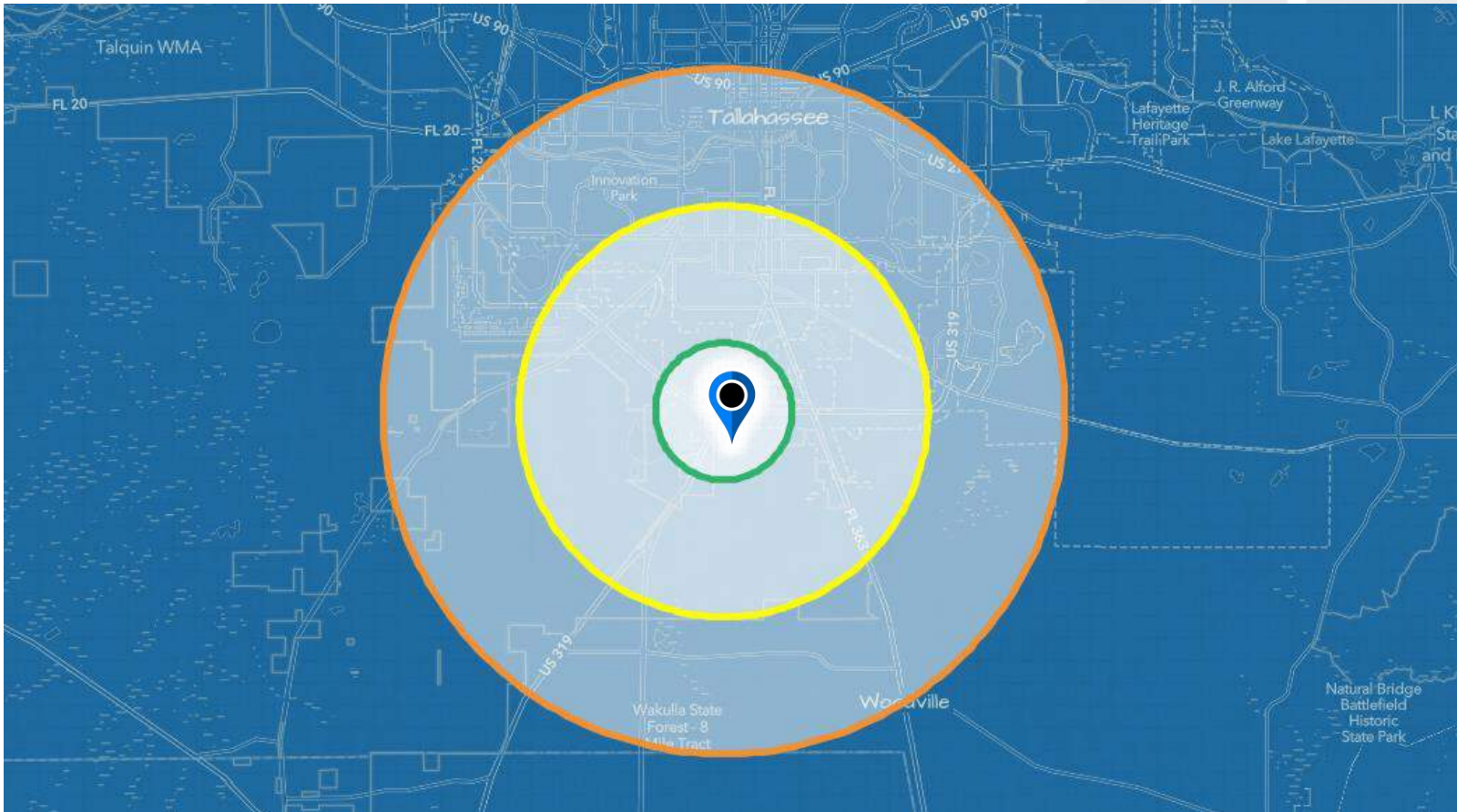


# S. TALLAHASSEE HARD CORNER - RETAIL SITE

1.3 AC AVAILABLE FOR BTS OR GROUND LEASE

CAPITAL CIR SW & CRAWFORDVILLE RD, TALLAHASSEE, FL 32305

## DEMOGRAPHICS



### Metrics

### 1 Mile

### 3 Miles

### 5 Miles

TOTAL POPULATION	4,618	19,553	86,152
DAYTIME POPULATION	3,565	15,647	124,960
AVERAGE HH INCOME	\$57,542	\$63,647	\$63,624
HOUSEHOLDS	1,799	7,443	32,443
HOUSEHOLD SIZE	2.51	2.46	2.18
MEDIAN AGE	36.4	34.1	24.8
AVERAGE HOME VALUE	\$222,175	\$261,177	\$309,875
ANNUAL GROWTH	0.61%	1.04%	0.66%