

SALE / LEASE

3401 Capital Medical Blvd.

3401 CAPITAL MEDICAL BLVD.

Tallahassee, FL 32308

PRESENTED BY:

CARLTON DEAN, SIOR, CCIM

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cdean@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$349,900
LEASE RATE:	N/A
BUILDING SIZE:	2,378 SF
LOT SIZE:	0.38 Acres
PRICE / SF:	\$147.14
YEAR BUILT:	1983
RENOVATED:	2017
ZONING:	CM

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PROPERTY OVERVIEW

Freestanding, nearly 2400 sq. foot professional office building located on Capital Medical Blvd. near the CRMC campus. This well maintained property has been owner occupied for over 20 years and the owner is now retiring. Mature landscaping, onsite parking, excellent signage, this building is a unique opportunity to own your own space, The property features a lobby/reception/waiting area for patients/customers, 7 separate rooms surround the perimeter of the building, private executive office with small kitchen, additional offices for staff and common area, second overflow waiting room, large storage shed. You be the landlord! Stop paying rent today.

PROPERTY HIGHLIGHTS

- Nearly 2,400 sq. ft. free standing building
- Office or Medical Office
- Signage and Parking
- Quit paying Rent! Be your own Landlord!

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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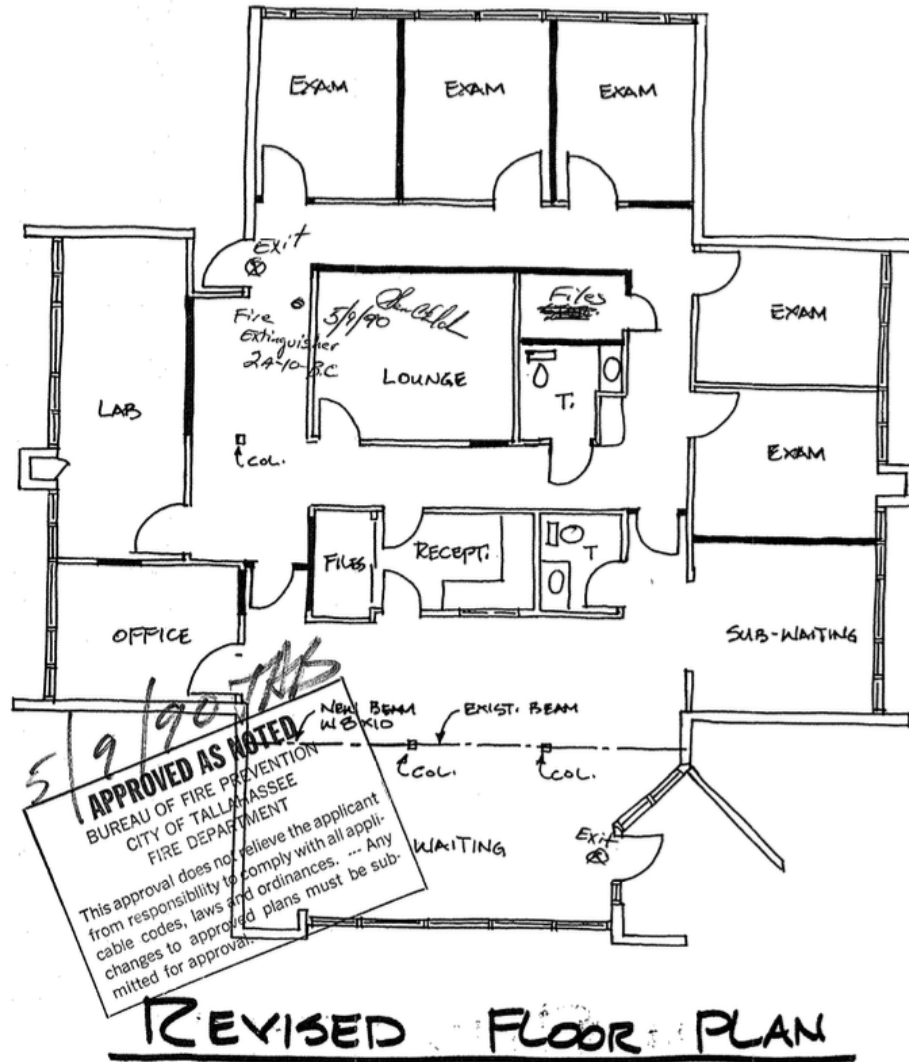
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FLOOR PLAN

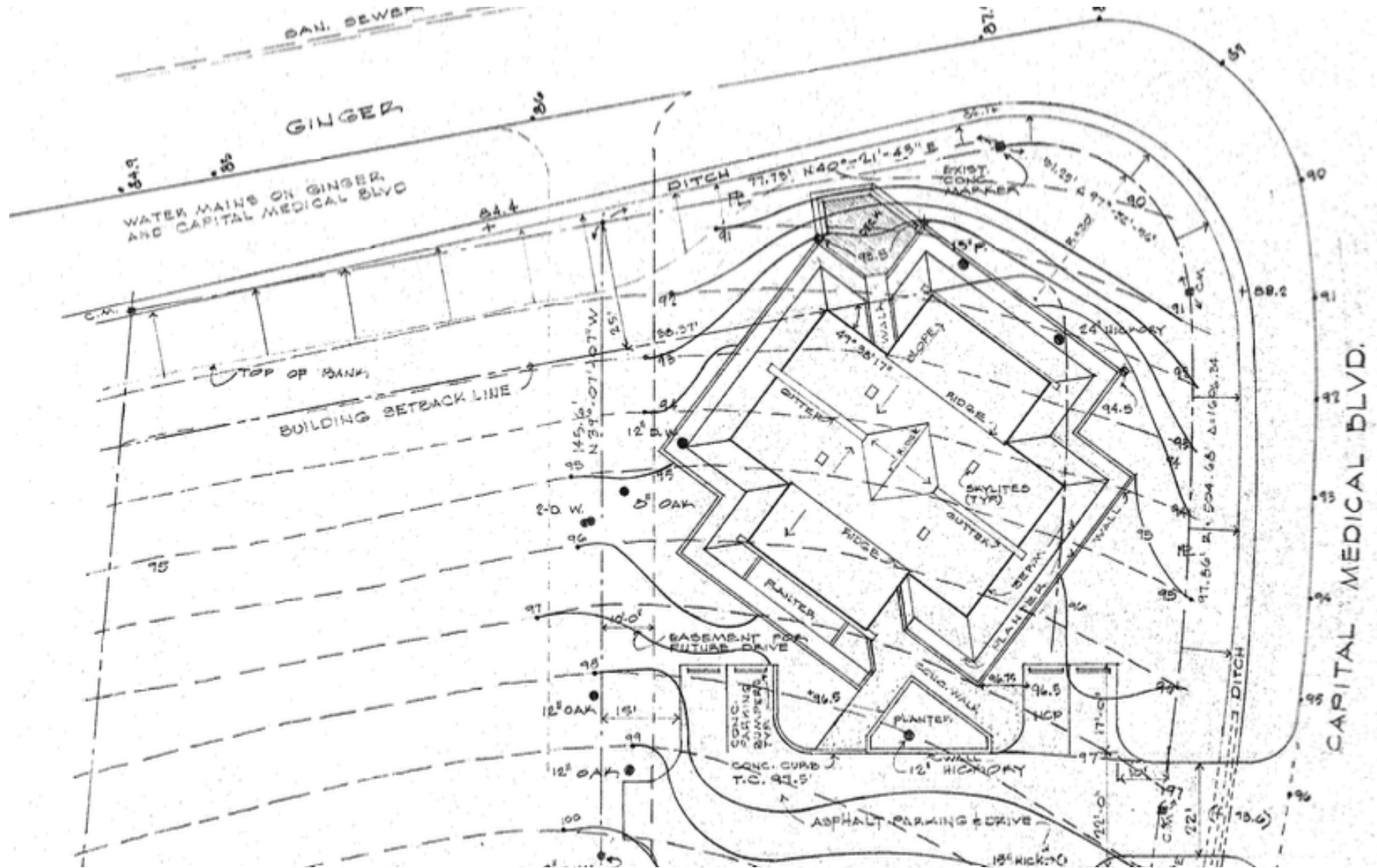


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SITE PLAN

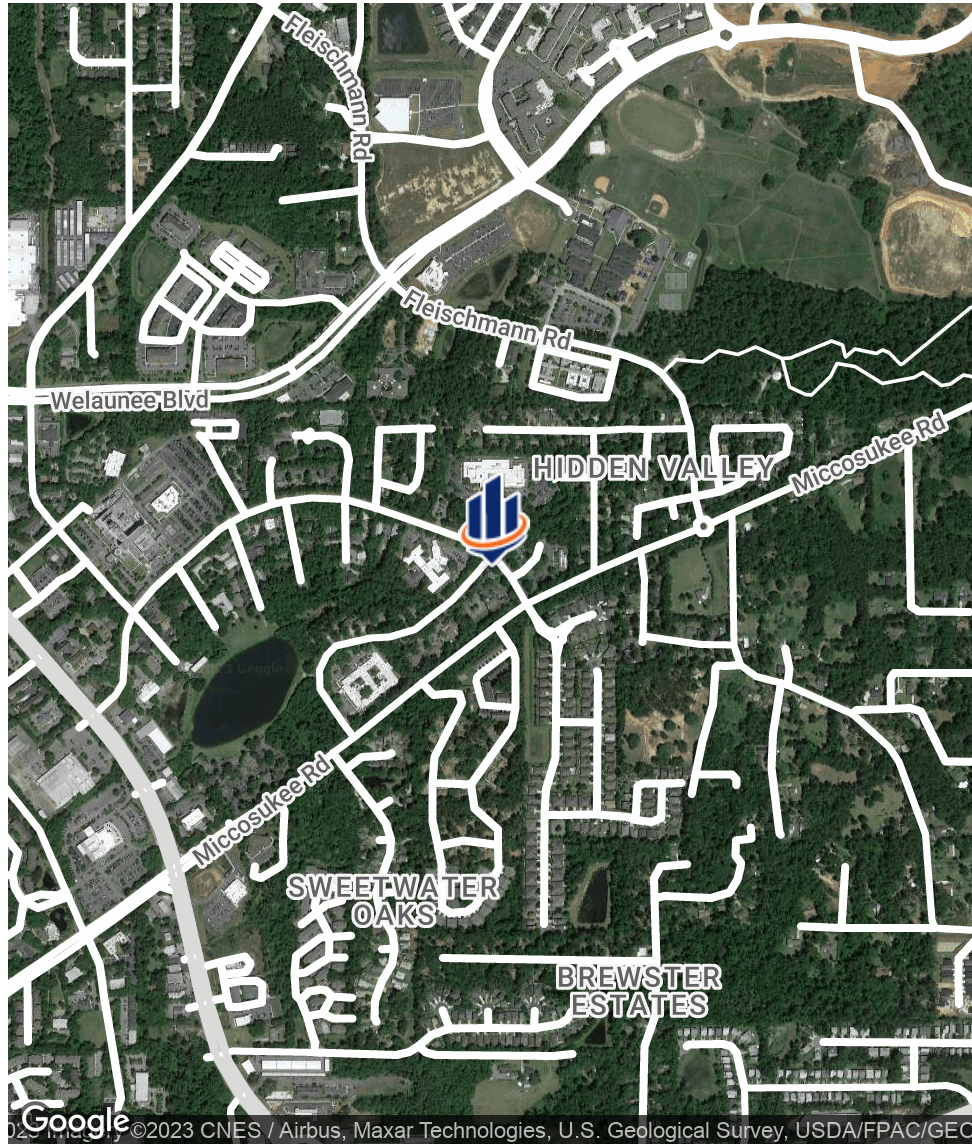


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LOCATION MAP

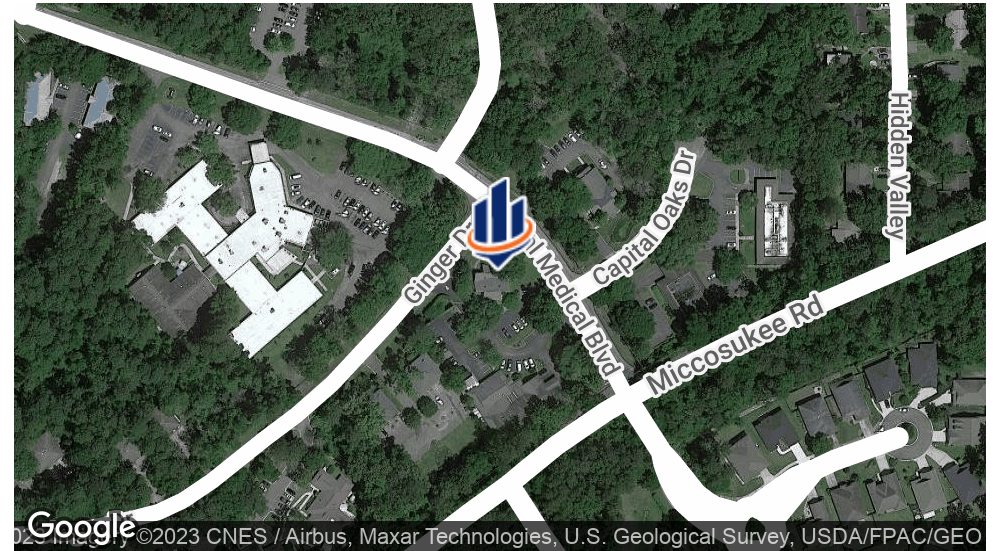


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LOCATION OVERVIEW

Located on Capital Medical Blvd, in the heart of the Capital Medical Corridor, and approximately 1/4 mile down the street from the HCA Capital Hospital campus. HCA Florida Capital Hospital is a 288-bed, acute-care hospital fully accredited healthcare facility with more than 1,400 employees and 500 providers.

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DEMOGRAPHICS MAP & REPORT

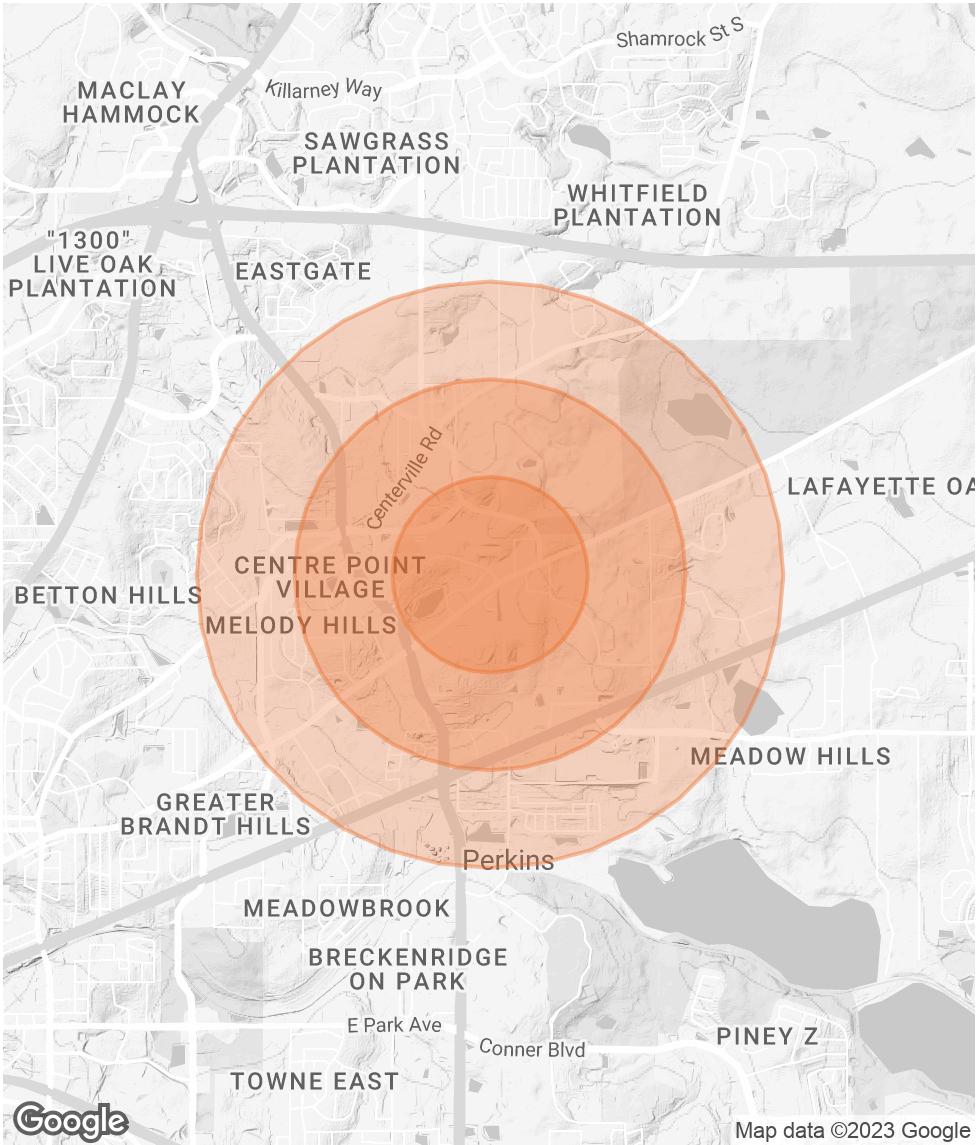
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,393	5,637	10,665
AVERAGE AGE	52.3	46.9	46.4
AVERAGE AGE (MALE)	37.9	39.3	40.9
AVERAGE AGE (FEMALE)	55.3	49.8	49.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	634	2,762	5,340
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$73,507	\$69,631	\$72,293
AVERAGE HOUSE VALUE	\$177,687	\$196,560	\$210,411

* Demographic data derived from 2020 ACS - US Census



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