

Executive Summary



SALE OVERVIEW

SALE PRICE:	\$795,000
LOT SIZE:	1.194 Acres
BUILDING SIZE:	4,023 SF
BUILDING CLASS:	A
YEAR BUILT:	2004
ZONING:	PUD 38-Southwood PUD
MARKET:	Tallahassee
SUB MARKET:	South East/Southwood
CROSS STREETS:	Capital Circle SE And Blairstone
TRAFFIC COUNT:	32,000

PROPERTY DESCRIPTION

This 4,023+- sq. ft. former retail bank branch facility with 4 drive thru lanes is available for lease or for sale in one of Tallahassee' s premier residential communities, SouthWood, a 3,300 acre master-planned community that includes single-family homes, apartment complexes as well as commercial and 1.8 million sf +/- of State of Florida office space is located within one mile.

This 4,023 sq. ft. freestanding facility has excellent frontage on Capital Circle SE and has multiple drive thru lanes. It is also perfect for use as a regular professional office space, or even conversion to retail . The Drive-thru lanes could easily be converted to a glass conference room, or additional offices, etc.

SouthWood has been ranked as the No. 1 community among Florida' s Five New Urban Communities to Watch by the Florida Travel & Life Magazine and is home to 1 public Elementary and 2 private High Schools. " The community is served by a Publix supermarket that anchors a plaza less across the street from the subject site.

Exterior Photos



Drive Through Photos



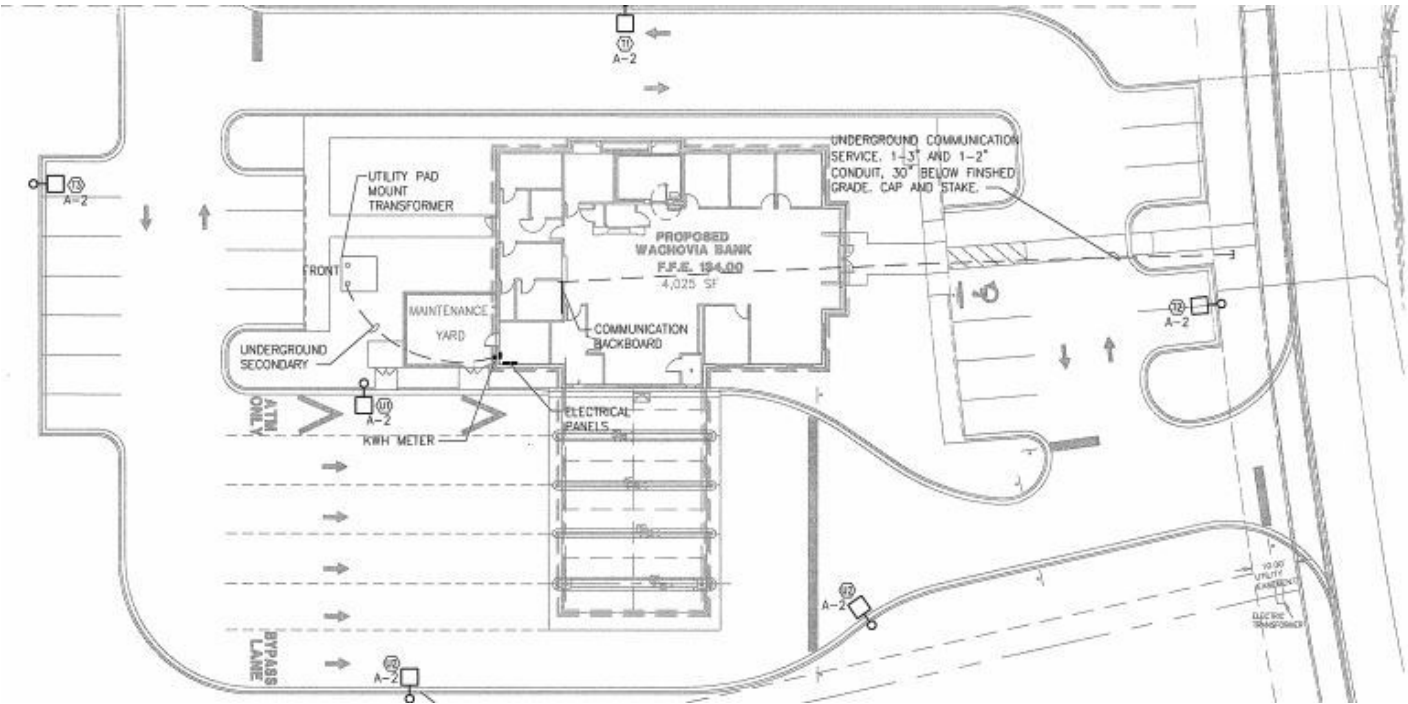
Interior Photos



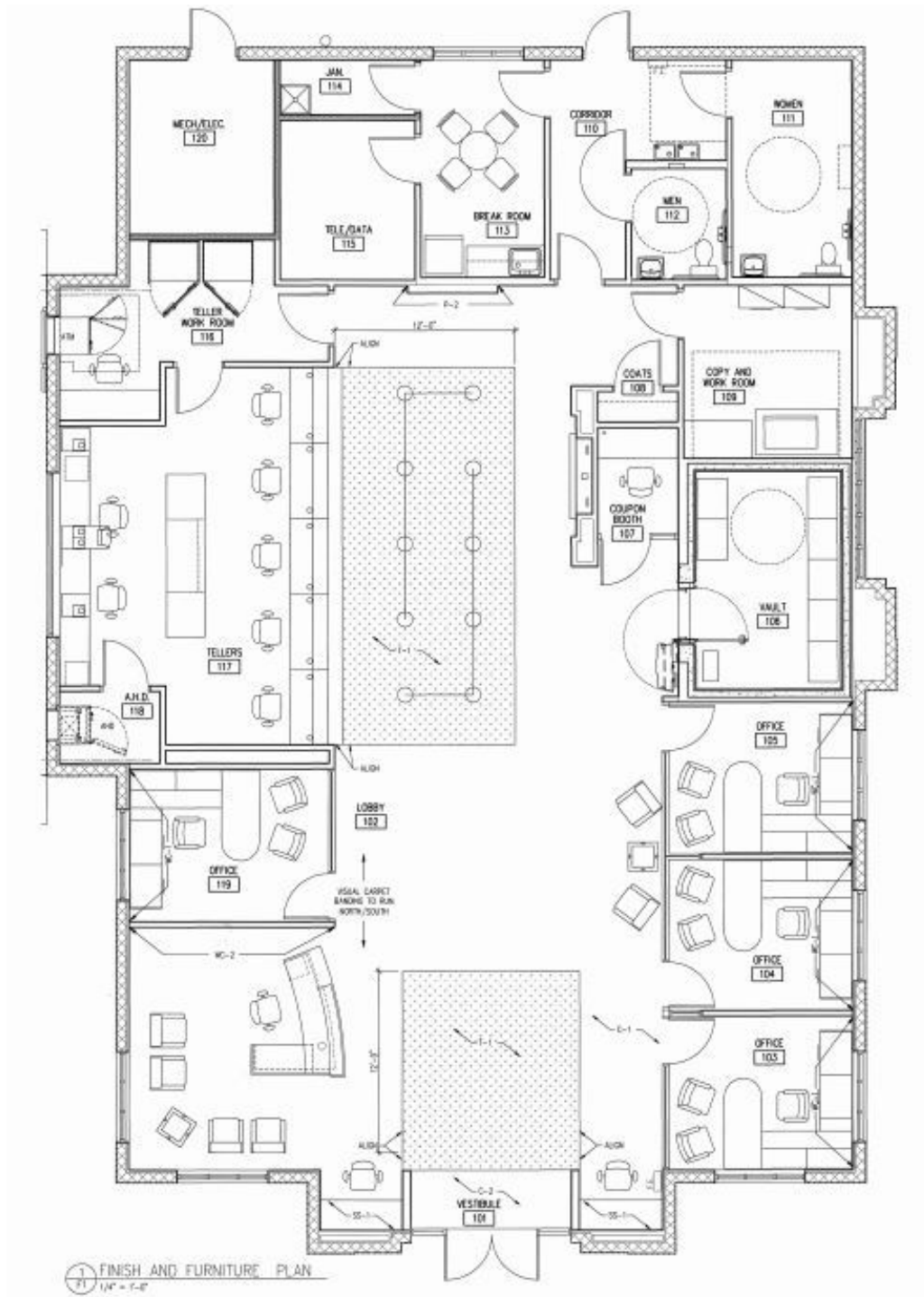
Interior Photos



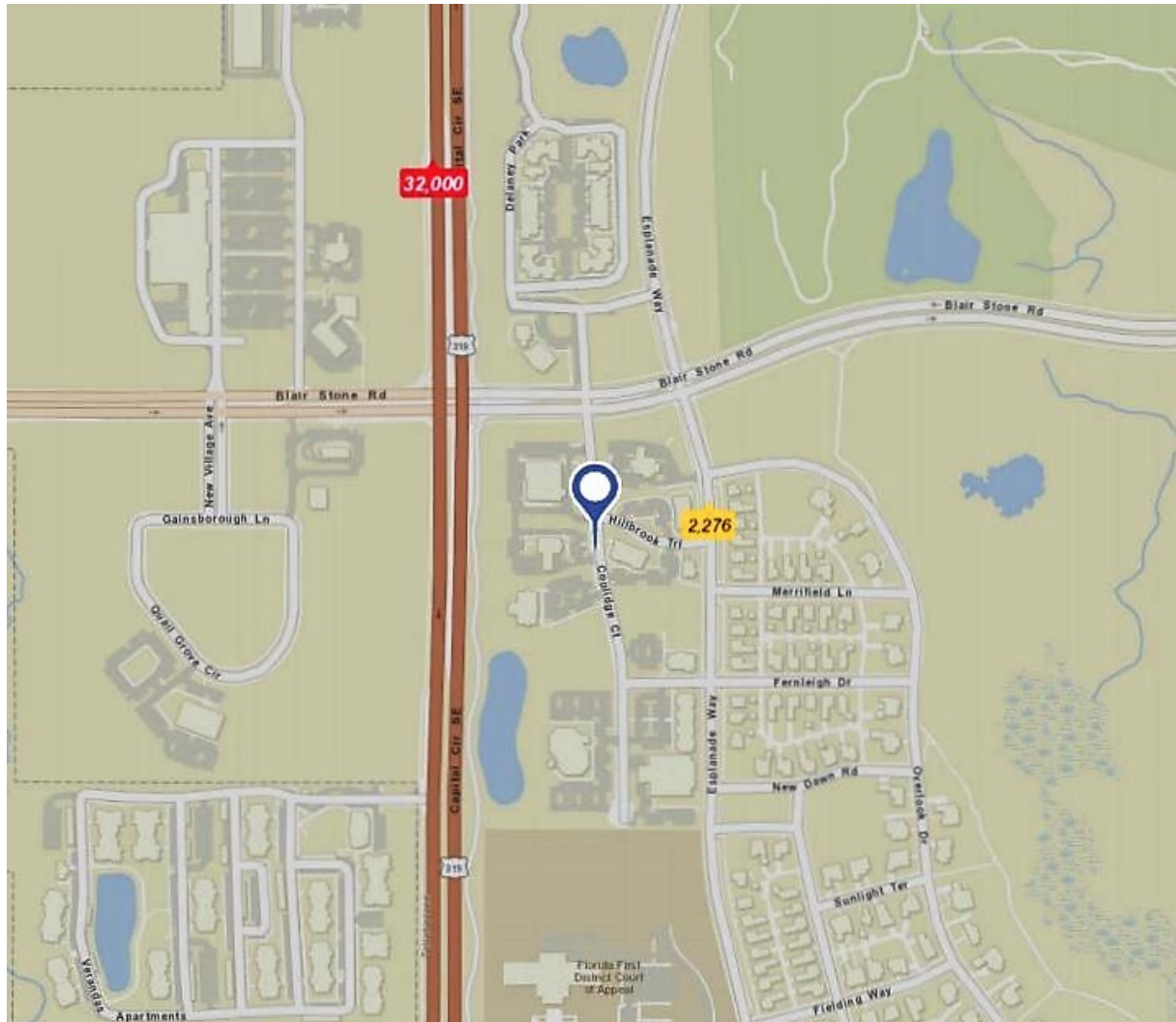
Site Plan



Floor Plan

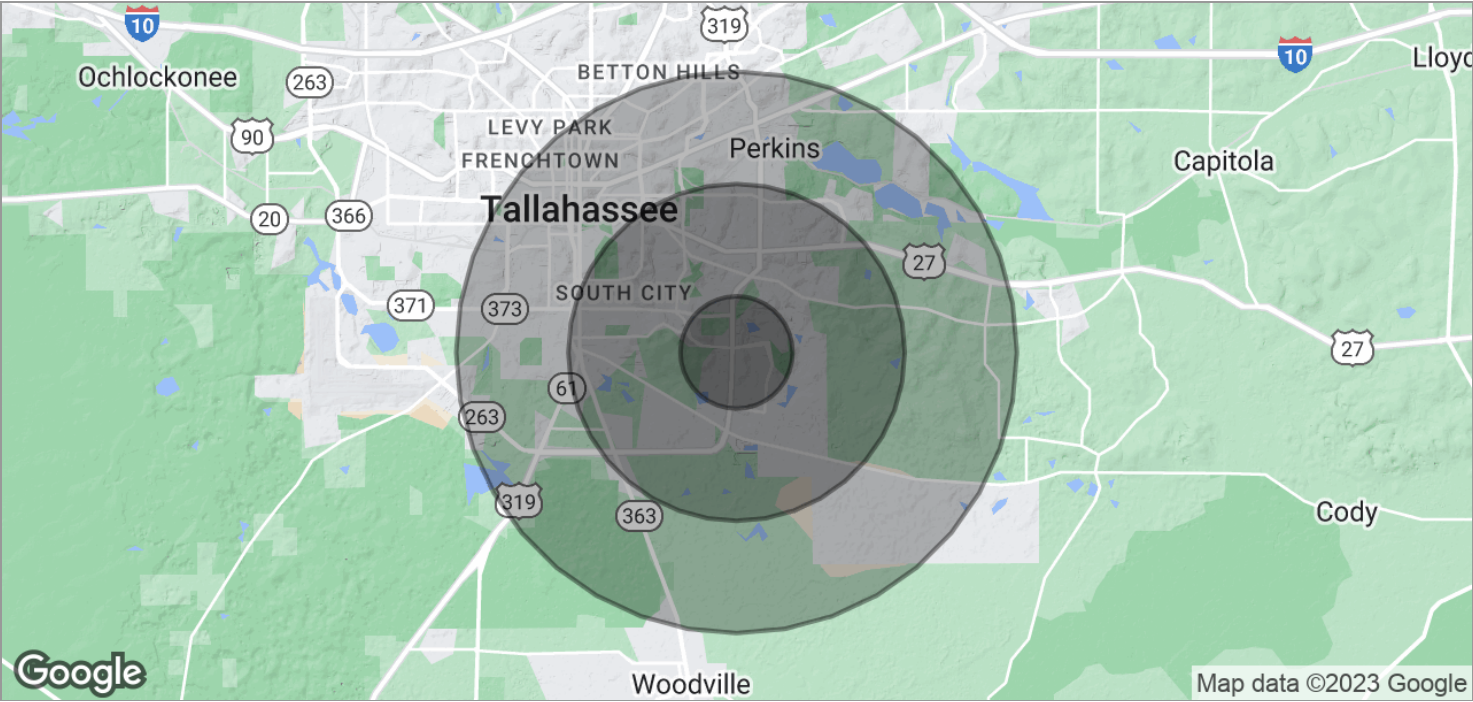


Traffic Data



Traffic Count: Capital Circle Southeast-32,000 | Coolidge Court- 2,276

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,639	27,888	79,748
MEDIAN AGE	29.8	30.7	31.6
MEDIAN AGE (MALE)	29.3	28.8	29.8
MEDIAN AGE (FEMALE)	30.4	32.3	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	749	13,253	35,705
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$58,922	\$50,986	\$50,760
AVERAGE HOUSE VALUE	\$136,699	\$144,181	\$189,288

Location Maps

