



EXECUTIVE SUMMARY

RESTAURANT FOR SALE

2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.941 Acres
Year Built:	1985
Building Size:	3,735 SF
Zoning:	Commercial Parkway
APN:	11-16-20-252-0000

PROPERTY HIGHLIGHTS

- Excellent redevelopment opportunity
- Full median break on Capital Circle NE
- Traffic Count: 50,829 cars per day
- 66 Parking Spaces
- Tenant is month-to-month
- PLEASE CONTACT LISTING AGENT FOR ALL SHOWINGS, AS THE TENANT IS NOT TO BE DISTURBED.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,102	19,533	50,878
Total Population:	4,565	41,540	115,363
Average HH Income:	\$93,831	\$83,203	\$70,392

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS

RESTAURANT FOR SALE

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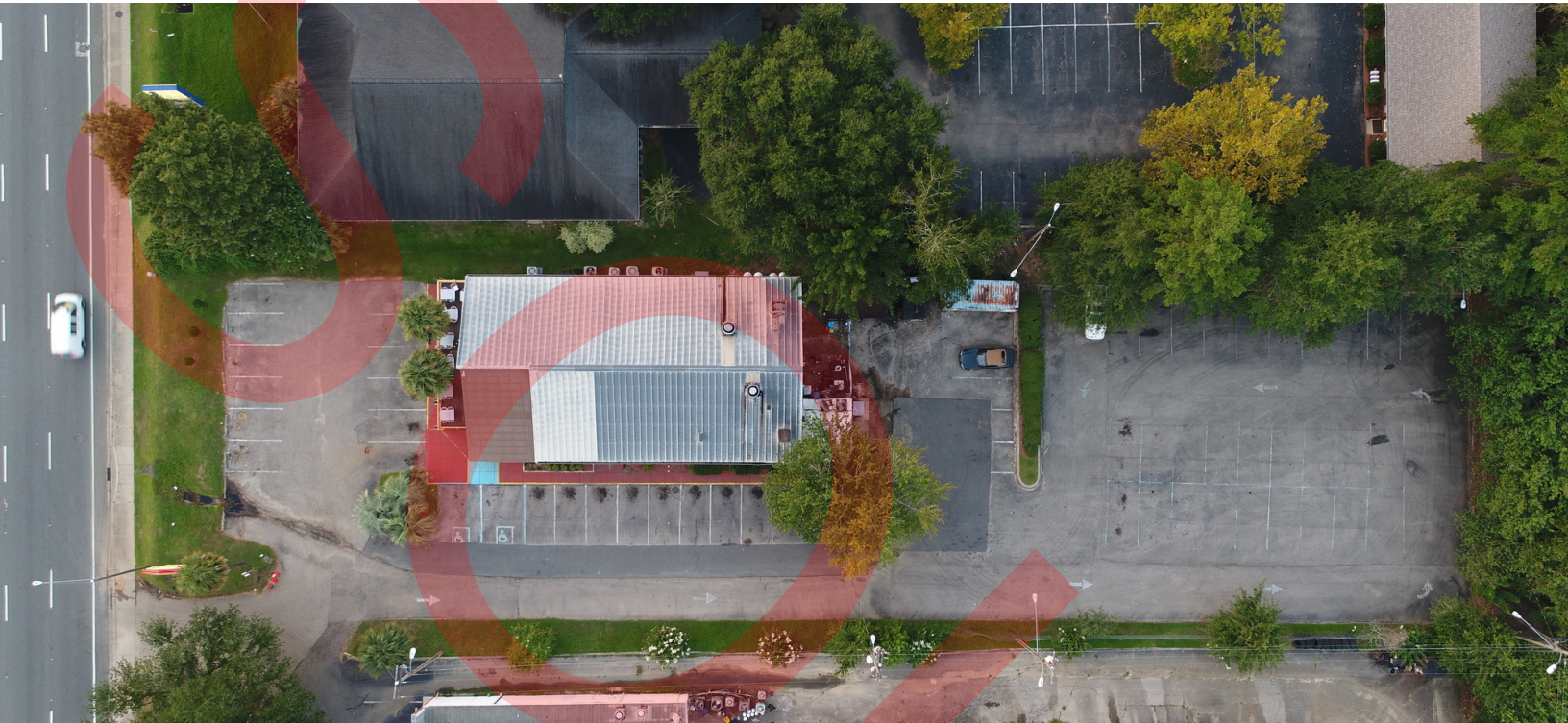




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RETAILER MAP

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Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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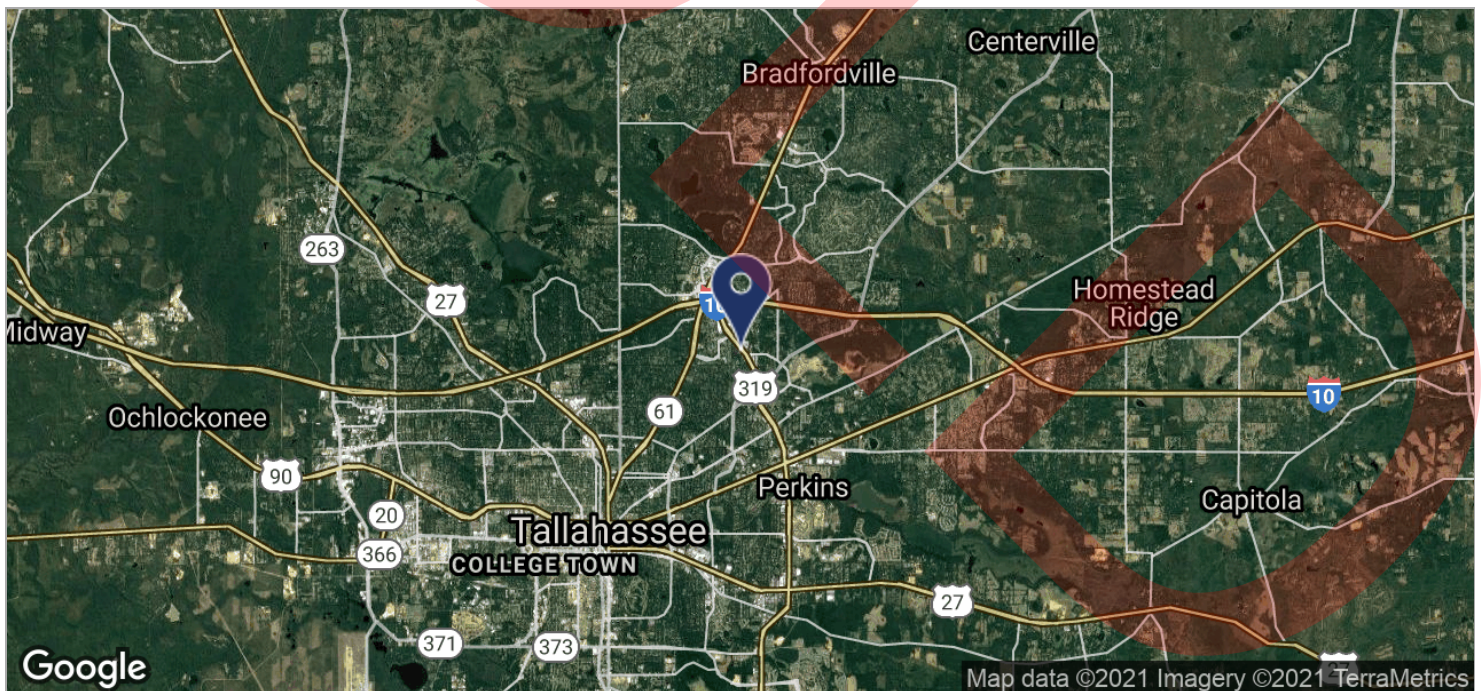
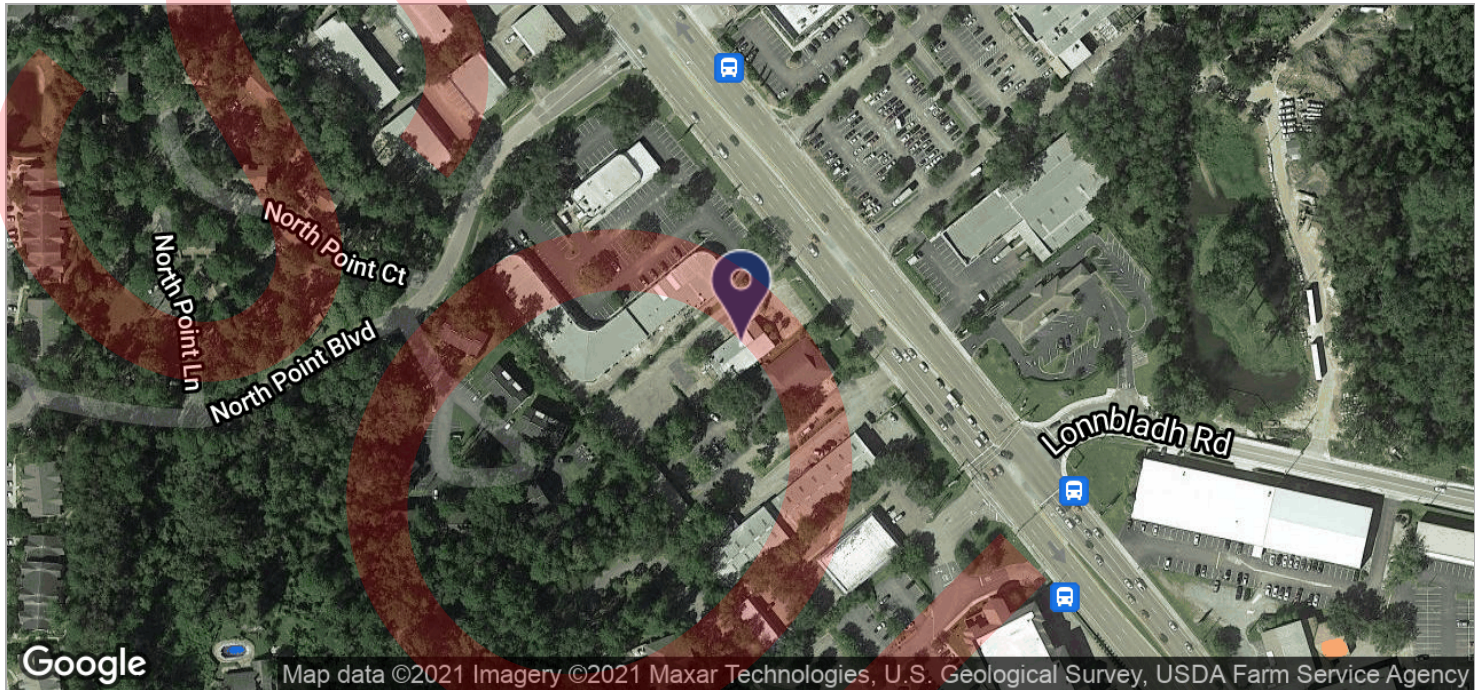




LOCATION MAPS

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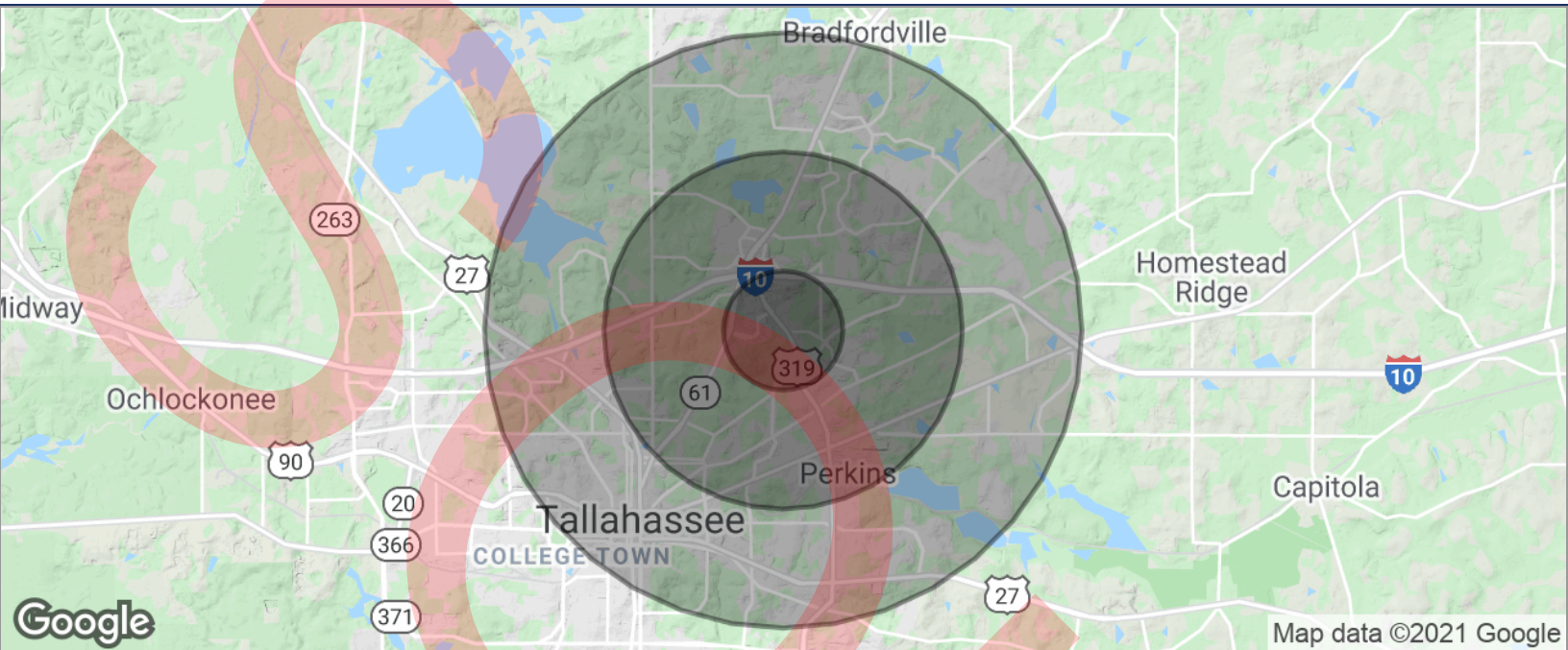




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,565	41,540	115,363
MEDIAN AGE	43.6	40.4	36.0
MEDIAN AGE (MALE)	44.2	39.9	35.5
MEDIAN AGE (FEMALE)	43.3	41.2	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,102	19,533	50,878
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$93,831	\$83,203	\$70,392
AVERAGE HOUSE VALUE	\$282,886	\$277,958	\$274,454

* Demographic data derived from 2010 US Census

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