EXECUTIVE SUMMARY **RESTAURANT FOR SALE** 2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



OFFERING SUM	MARY	PROPERTY HIGHLIGHTS				
Sale Price:	\$1,300,000	Excellent redevelopment opportunity				
Lot Size:	0.941 Acres	 Full median break on Ca Traffic Count: 50,829 car 				
Year Built:	1985	66 Parking Spaces				
Building Size:	3,735 SF	Tenant is month-to-monthPLEASE CONTACT LISTING AGENT FOR ALL SHOWINGS, AS THE				
Zoning:	Commercial Parkway	TENANT IS NOT TO BE D	ISTURBED.			
APN:	11-16-20-252-0000	DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	
		Total Households:	2,102	19,533	50,878	
		Total Population:	4,565	41,540	115,363	

Brad Parker 850.566.2629 brad@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

\$83,203

\$70,392

REALTOR

\$93,831

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to the property to of the property to go and use of the hexe images without the express without the context for your needs. Photos herein are the property of their respective owners and use of theke images without the express without the other owner is nonhibited.

Average HH Income:

ADDITIONAL PHOTOS **RESTAURANT FOR SALE** 2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



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RETAILER MAP RESTAURANT FOR SALE 2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



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LOCATION MAPS **RESTAURANT FOR SALE** 2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



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DEMOGRAPHICS MAP **RESTAURANT FOR SALE** 2736 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32308



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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