



PROPERTY DESCRIPTION

Excellent ground lease or build-to-suit opportunity located in Tallahassee, FL. The site is located near the intersection of Capital Cir SE (41,000 cars per day) & Apalachee Pkwy (35,000 cars per day) in the retail trade area. The site has excellent visibility and access, along with access to the traffic signal, located along Apalachee Pkwy (35,000 cars per day). This parcel can accommodate a variety of different uses, including QSR, retail users, banks, or restaurants.

National retailers and restaurants nearby include Target, Culvers, Starbucks, ALDI, Jimmy Johns, Skim Chickens, Jason Deli, Del Taco, Whataburger, McDonalds, Zaxby's, Popeyes, and many more.

PROPERTY HIGHLIGHTS

- 1.16 Acres for Ground Lease or Build to Suit
- High Traffic Location With Over 35,000 VPD
- Close Proximity to State Capital and FSU

OFFERING SUMMARY

For Sale Price:	\$1,500,000
Lease Rate:	Negotiable
Parcel Size:	1.16 Acres
Parcel SF:	51,400 SF
Traffic Counts:	35,000 Cars per day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,010	24,673	59,426
Total Population	9,724	49,418	126,725
Average HH Income	\$51,344	\$60,700	\$59,698

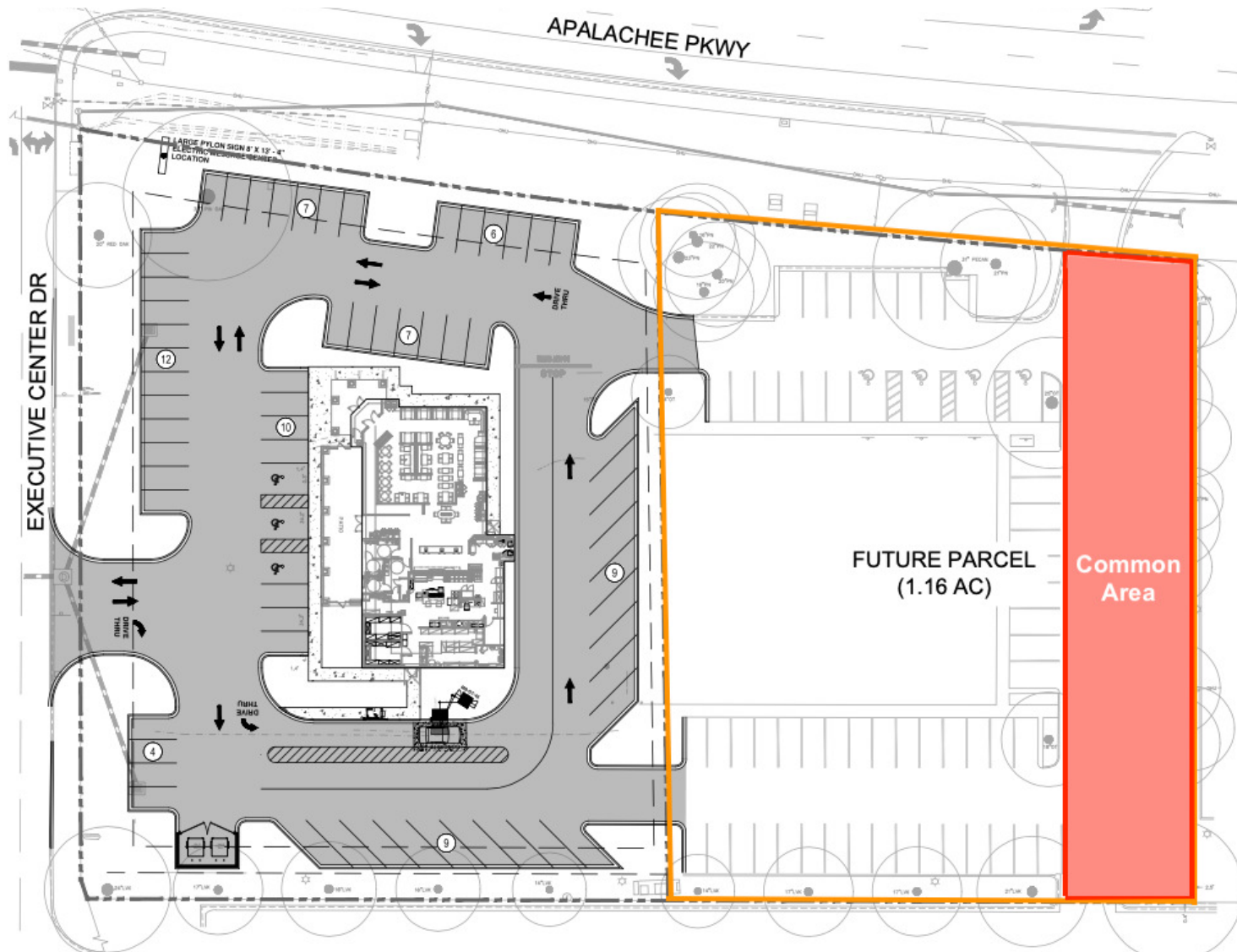
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850.972.0162

smaxe@stirlingprop.com

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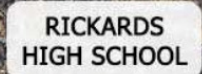
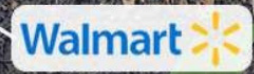
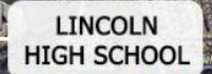
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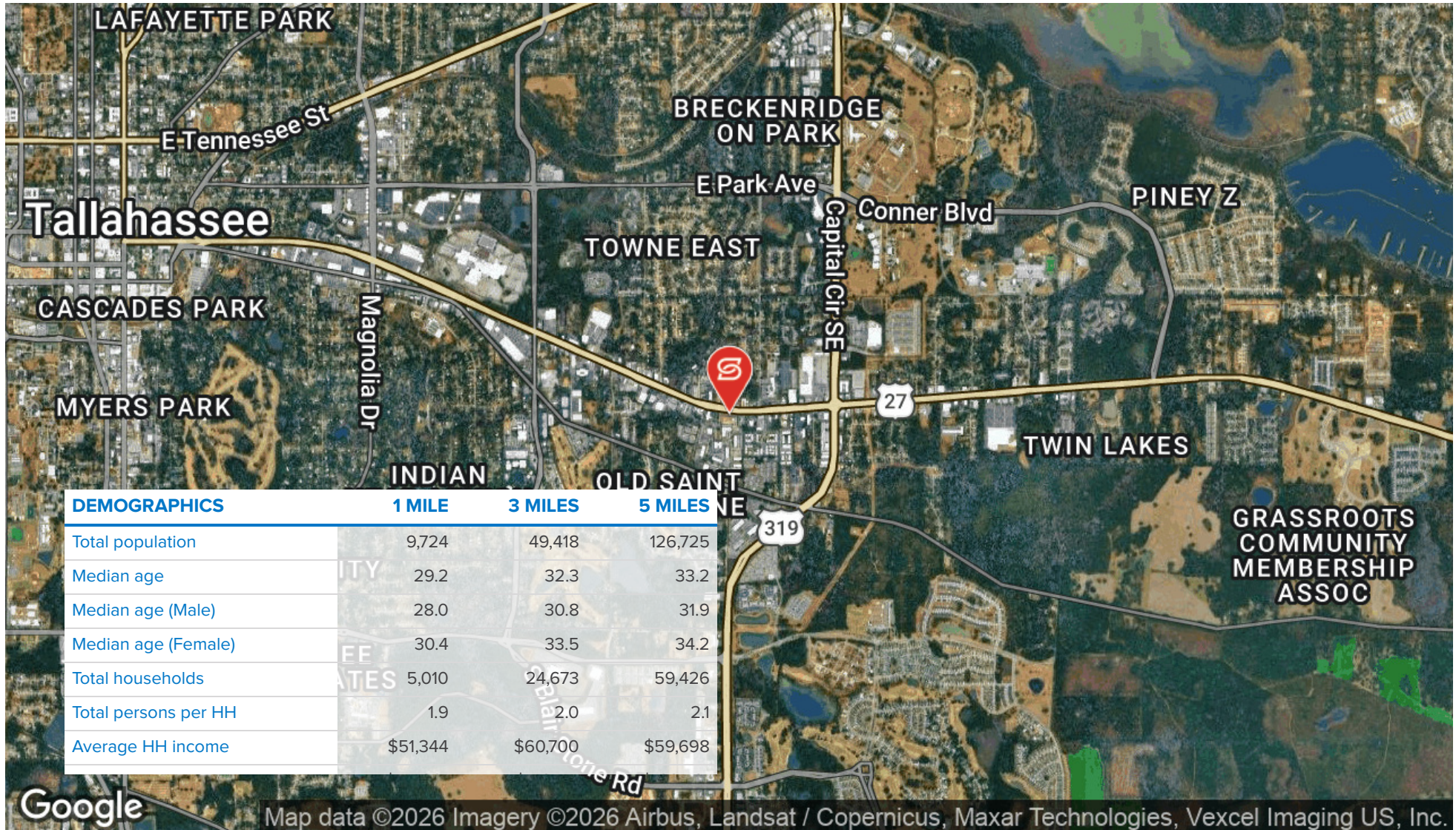
smaxe@stirlingprop.com

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SHAWN MAXEY

850.972.0162

smaxe@stirlingprop.com

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