



RELIGIOUS/EDUCATIONAL/ REDEVELOPMENT PROPERTY FOR SALE

26,808 ± SF on 12.72 ± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

3720 CAPITAL CIRCLE SE
TALLAHASSEE, FL 32311

OVERVIEW

ADDRESS

3720 Capital Circle SE
Tallahassee, FL 32311

CURRENT USE

Church/Preschool

ACREAGE

12.72 ± Total AC

BUILDING SIZE

26,808 ± Total SF

PARKING

160 ± Spaces

PARCEL ID

31-16-20-034-002-0

ZONING

C-2 | General Commercial

FUTURE LAND USE

Planned Development

COUNTY

Leon

PRICE

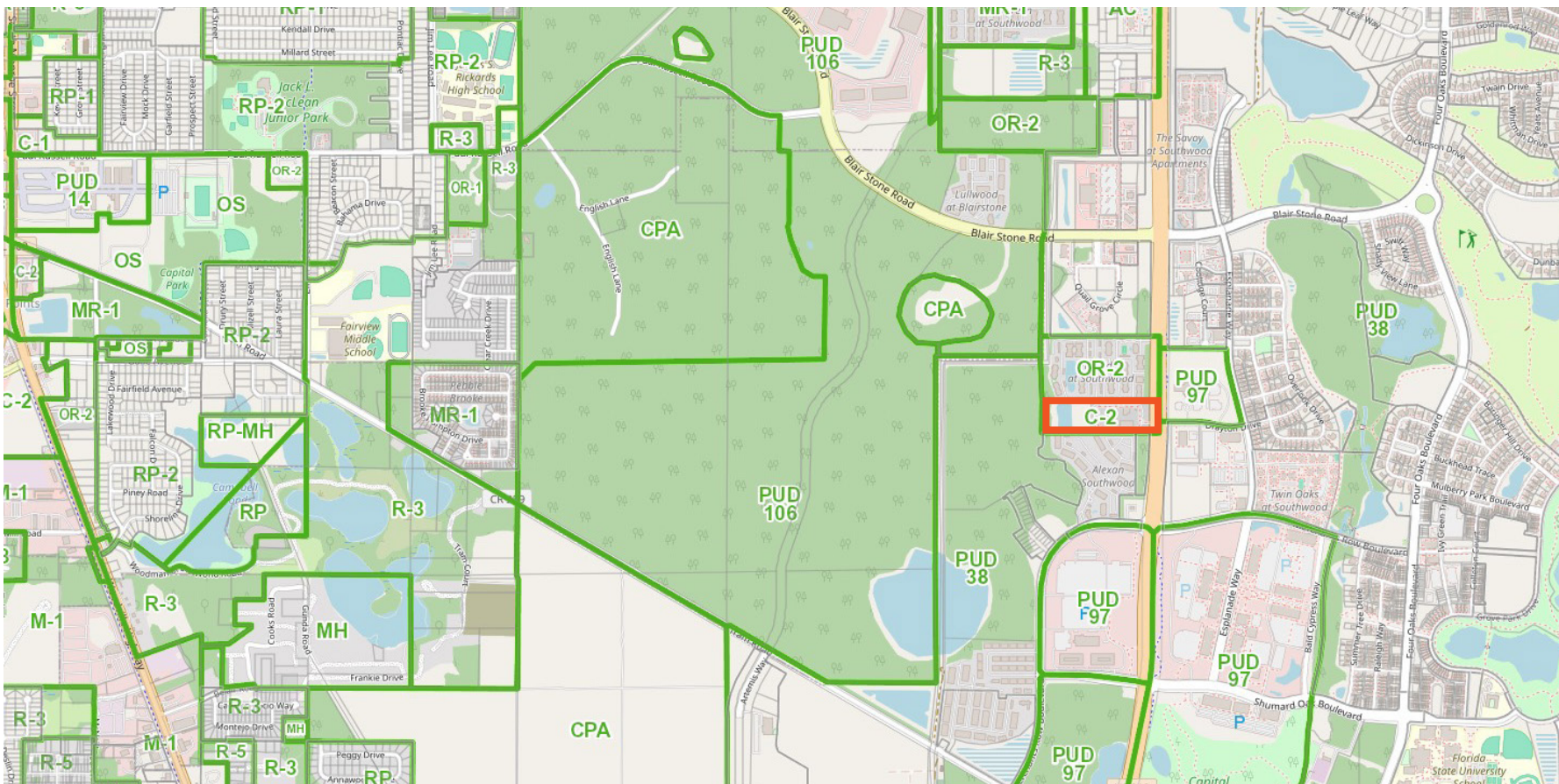
\$4,500,000



The subject property presents an excellent opportunity for a church/educational user or for redevelopment. The property consists of a 12,201± SF church sanctuary building built in 2015, and a 14,598± SF two-story educational building built in 2008.

The sanctuary building can seat approximately 500 people and includes three offices, a library, a prayer room, and a kitchen. Currently used as a preschool, the educational building has 12 classrooms, with multi-purpose areas on both floors, and an elevator. The preschool has a student capacity of 141.

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ZONING

C-2

FUTURE LAND USE

Planned Development

The C-2 district allows for a wide range of retail commercial, professional, office, community and recreational facilities to serve surrounding neighborhoods. Mixed use projects are encouraged. Max building height of 3 floors. Max residential density of 16 units per acre. Max commercial and/or office of 50,000 square feet.

ZONING

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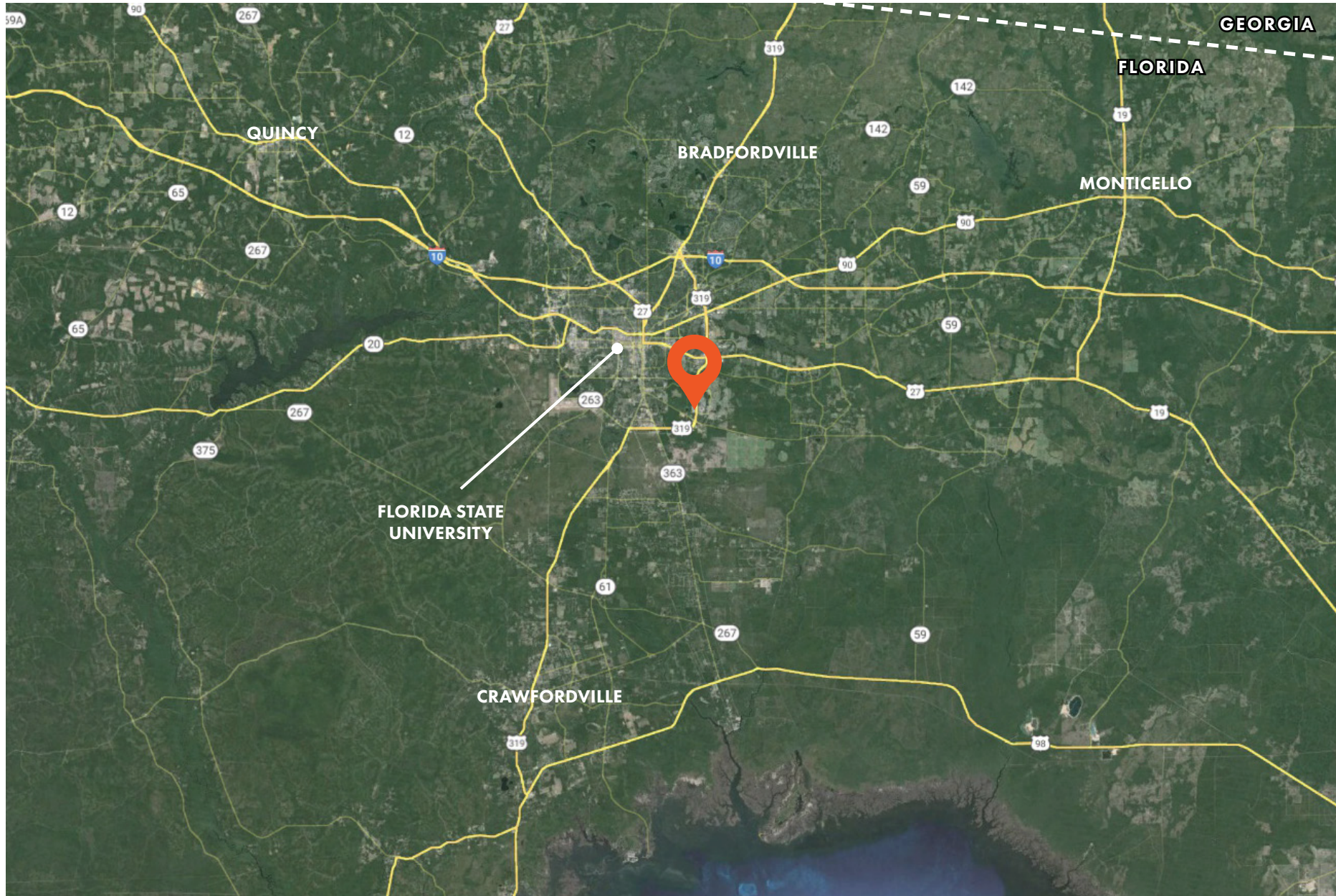
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NEARBY



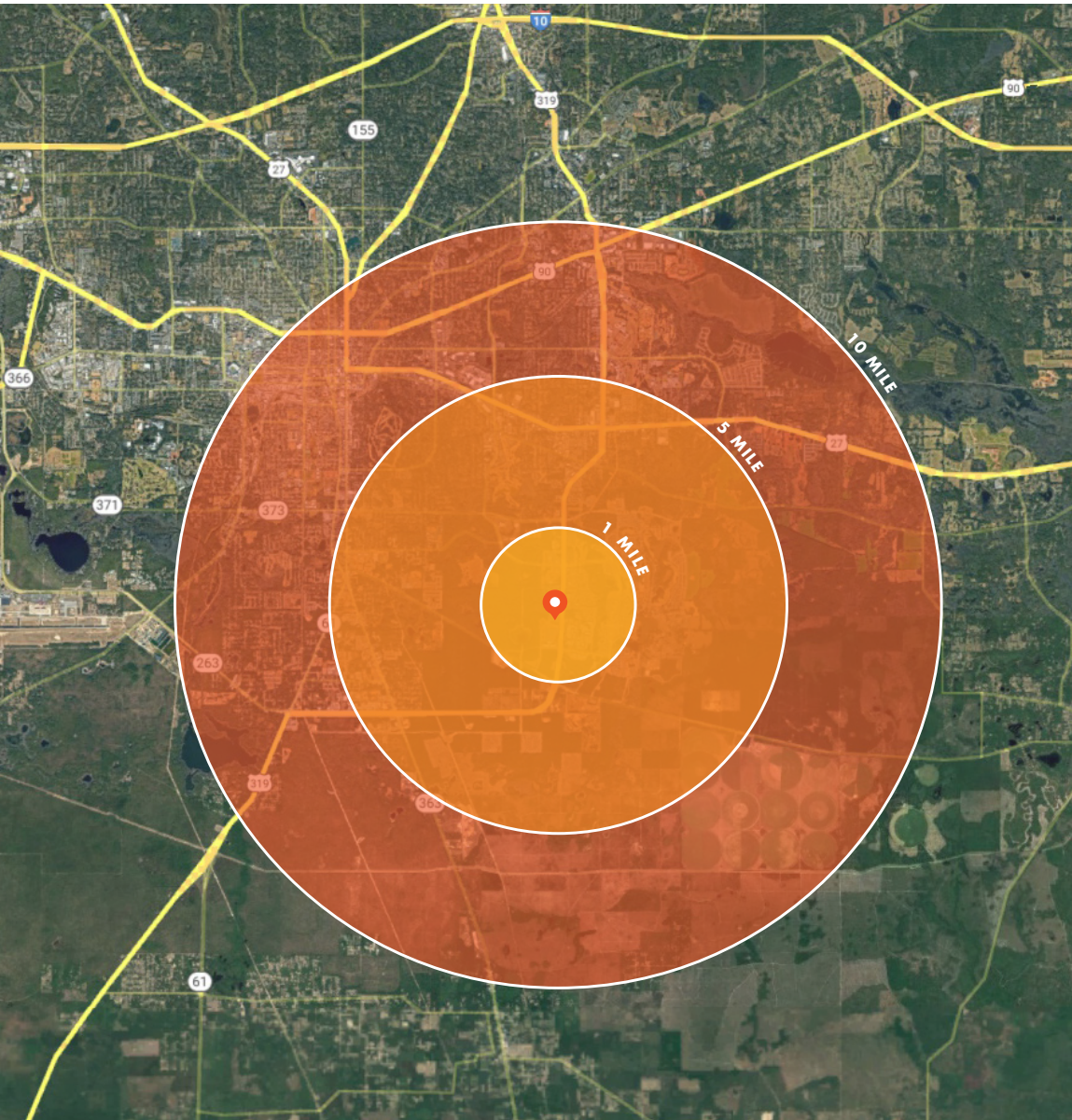
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LOCATION



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DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION 2023	5,911	36,670	95,842
PROJ. POPULATION INCREASE 2028	5.4%	2.1%	1.4%
AVG. HOUSEHOLD INCOME	\$102,013	\$86,454	\$82,692
EMPLOYEES	5,230	19,793	76,733
MEDIAN AGE	33.9	31.2	30.8
MEDIAN HOME VALUE	\$290,426	\$222,084	\$231,936

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