

Capital Center

SPACE	TENANT	SF
A	HARVEY'S	40,000
B	FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION	31,993
C	FLORIDA DEPARTMENT OF REVENUE	46,327
D	FLORIDA DEPARTMENT OF REVENUE	145,453
E	FLORIDA DEPARTMENT OF REVENUE	29,902
E	SCORE FEDERAL CREDIT UNION ATM	250
F	VACANT	1,300
LEASED		293,925
TOTAL		295,225



706.327.4774 TEL
 706.327.4413 FAX
www.vrei.net

LEASING AGENT: RONNIE CULBRETH
 706.575.2871 * RCULBRETH@VREI.NET
 PROPERTY MANAGER: ROBERTA McCARDLE
RMcCARDLE@VREI.NET

VICTORY
 REAL ESTATE INVESTMENTS
 240 BROOKSTONE CENTRE PARKWAY
 COLUMBUS, GA 31904

COMMUNITY CENTER

5050 WEST TENNESSEE AVE
TALLAHASSEE, FL
(NORTHEAST CORNER OF INDIAN
LAKE BLVD & GALLATIN RD)

LEON COUNTY

CENTER SIZE: 295,225
TOTAL STORES: 6
TRAFFIC COUNT: 32,000 CARS/DAY

ANCHOR STORES: FLORIDA DEPT. OF
REVENUE, HARVEY'S

PARCELS AVAILABLE: 1
SPACES AVAILABLE: 1
SF AVAILABLE: 1,300 SF

DEMOGRAPHICS

THREE MILE
POPULATION: 37,324
AVG. HOUSEHOLDS: 14,994
AVERAGE INCOME: \$36,524
AVERAGE AGE: 28

FIVE MILE
POPULATION: 97,193
AVERAGE HOUSEHOLDS: 37,690
AVERAGE INCOME: \$37,215
AVERAGE AGE: 29



★	CAPITAL CENTER	4	WALGREEN'S
1	SUBWAY	5	ZAXBY'S
2	SONIC	6	WAL MART, OFFICE DEPOT, BEAL'S OUTLET, SALLY BEAUTY
3	FIREHOUSE SUBS	7	KFC