

Retail Property
FOR SALE

PAD
#7

CAPITAL HILL PLAZA

Capital Cir NE, Tallahassee, FL 32308

AL RUSSELL

850.508.4242

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is proud to present the last Pad space available for sale at Capital Hill Plaza. Pad #7 is a permit approved, slab ready storage site with site work in place. This 4 story design would total 121,000 sf. All concurrency, traffic, and impact fees are paid.

Bonded GC contract for property is available

PROPERTY HIGHLIGHTS

- Minutes away from and I-10 Interchange and the Canopy Community
- Located in a high growth corridor with over 15,000 residential units entitled within 2 miles.
- The site has substantial visibility with over 60,000 vehicles passing per day.
- Most businesses in the plaza are open for business, including Dunkin' Donuts, Smoothie King, Avis, Lavish Nails, and Hazel Sky with HTeaO and more coming soon!

OFFERING SUMMARY

Sale Price:	\$3,475,000
Available SF:	121,000 sf

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
Total Population	6,478	136,807	268,882
Average HH Income	\$67,555	\$70,713	\$68,086

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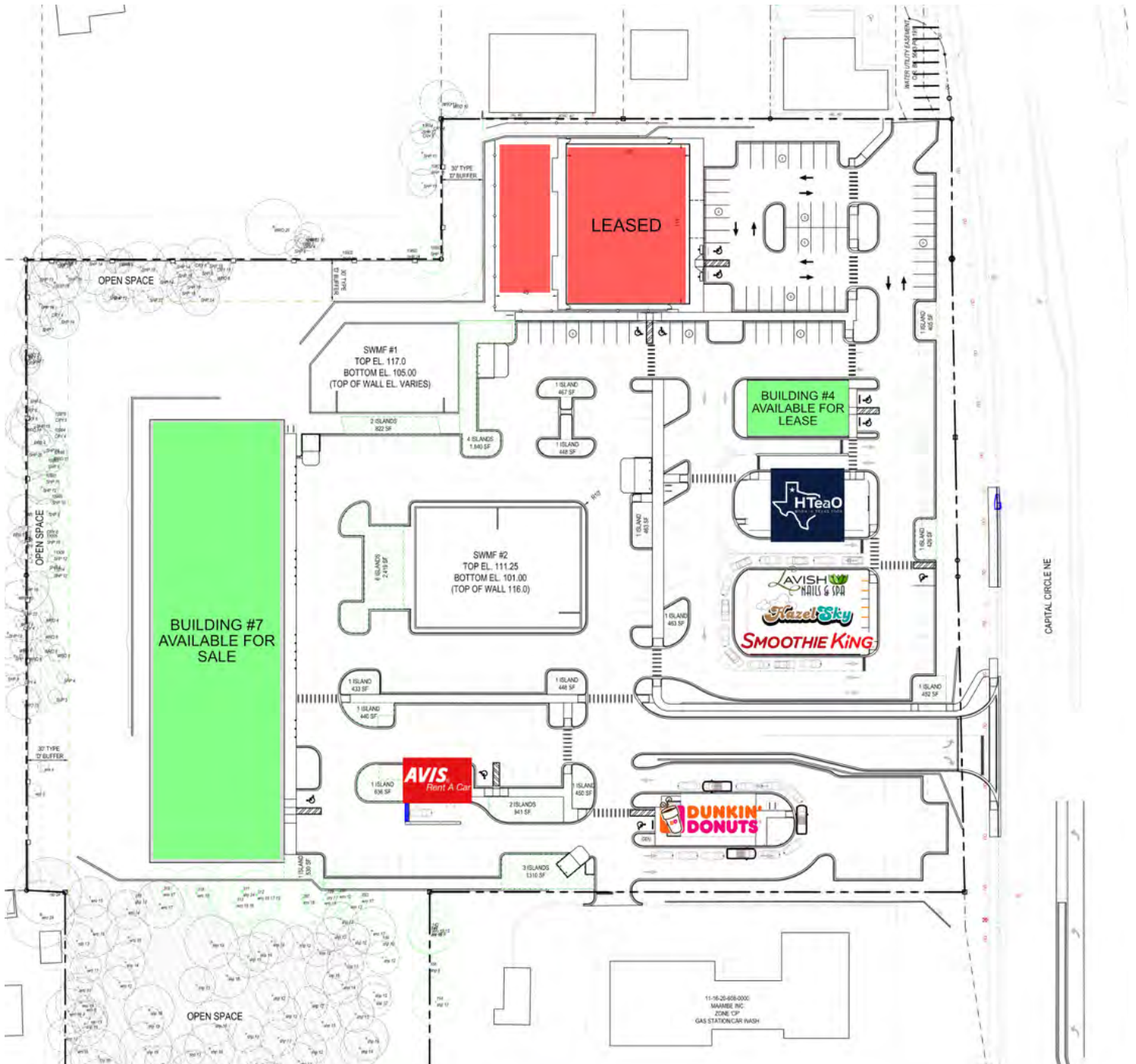
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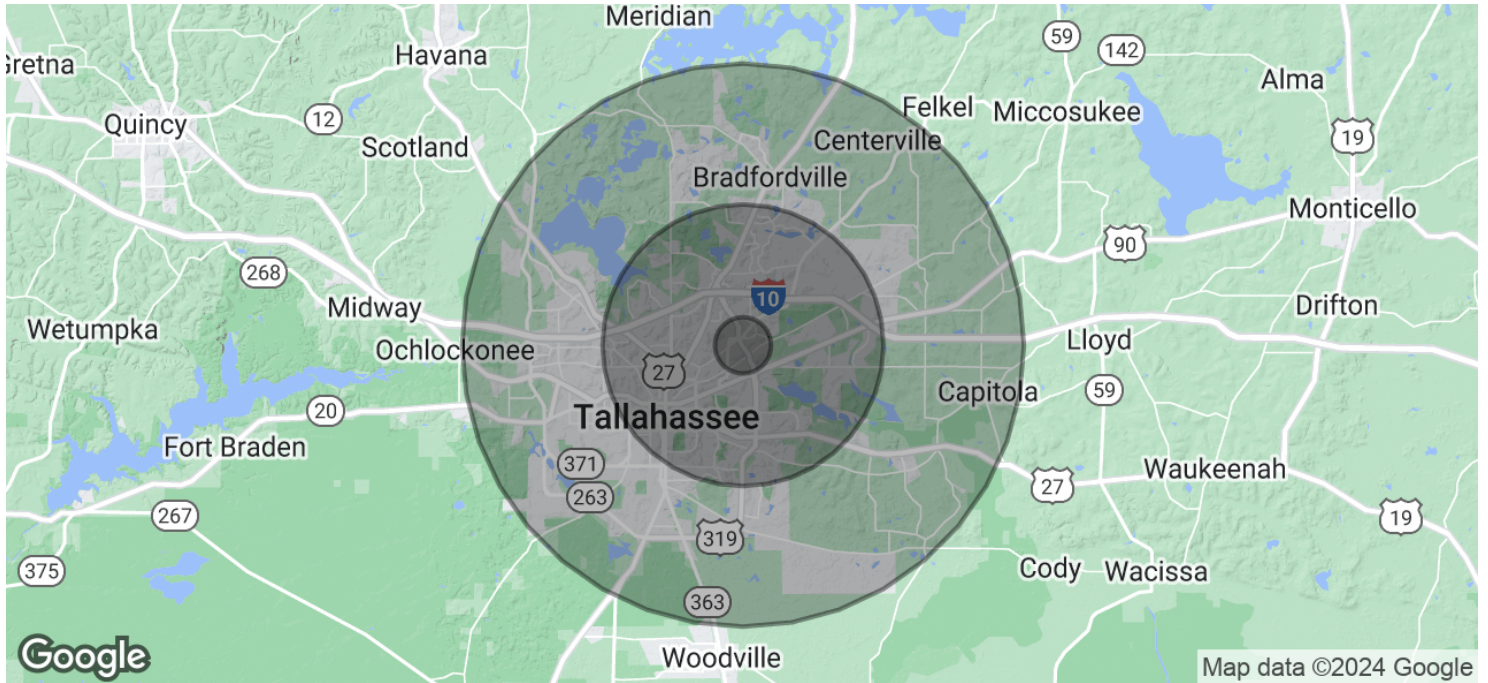


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,555	\$70,713	\$68,086
Average House Value	\$184,805	\$209,980	\$186,562

2020 American Community Survey (ACS)

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