

Retail Property  
**FOR SALE**



# DUNKIN DONUTS

2320 CAPITAL CIR NE, TALLAHASSEE, FL 32308

AL RUSSELL  
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PREMIER COMMERCIAL GROUP  
4708 Capital Circle NW, Tallahassee, FL 32303  
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## PROPERTY DESCRIPTION

Premier Commercial Group is proud to present the sale of a newly constructed (2022) Dunkin' Donuts on Capital Circle NE! This is a free standing drive-thru building at the entrance of Capital Hill Plaza, in addition to Cube Smart, Avis Car Rentals, Smoothie King, HTeaO, and many others being built. This free standing, net lease asset with 7+ years remaining on a 10 year lease, contract with a season multi unit operator.

*NOI based off of upcoming rent increase (2027)*

## PROPERTY HIGHLIGHTS

- Traffic count of 60,000 cars per day on Capital Circle NE
- Brand new construction in highly populated area
- 7+ year net lease with national tenant
- Minutes from an I10 interchange and the Canopy community

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	9 acres
Building Size:	1,590 SF
NOI:	\$96,195.00
Cap Rate:	5.65%

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,967	61,044	121,468
Total Population	5,915	132,956	269,220
Average HH Income	\$74,185	\$73,405	\$68,191



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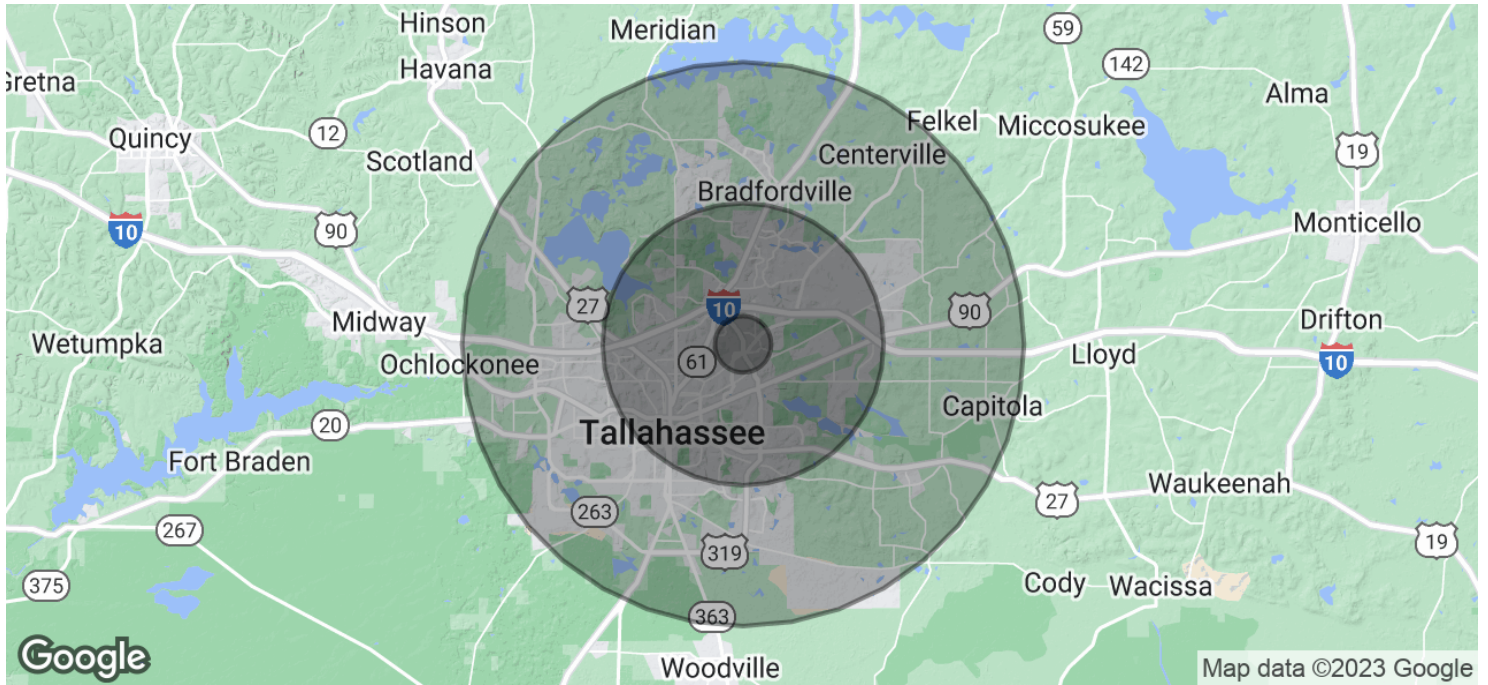


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,915	132,956	269,220
Average Age	46.4	36.3	35.1
Average Age (Male)	40.5	34.5	33.9
Average Age (Female)	49.0	38.0	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,967	61,044	121,468
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$74,185	\$73,405	\$68,191
Average House Value	\$180,823	\$216,283	\$186,807

\* Demographic data derived from 2020 ACS - US Census

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