

Retail Property
FOR SALE



DUNKIN DONUTS

2314 CAPITAL CIR NE, TALLAHASSEE, FL 32308

LOGAN SHORT
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PREMIER COMMERCIAL GROUP
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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 Smile Doctors, Smoothie King, HTeaO, and many others being built. This free standing, net lease asset recently signed a new 10 year Lease contract with a season multi unit operator.

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:	\$1,603,250
Lot Size:	0.9 acres
Building Size:	1,590 SF
NOI:	\$96,195.00
Cap Rate:	6.0%

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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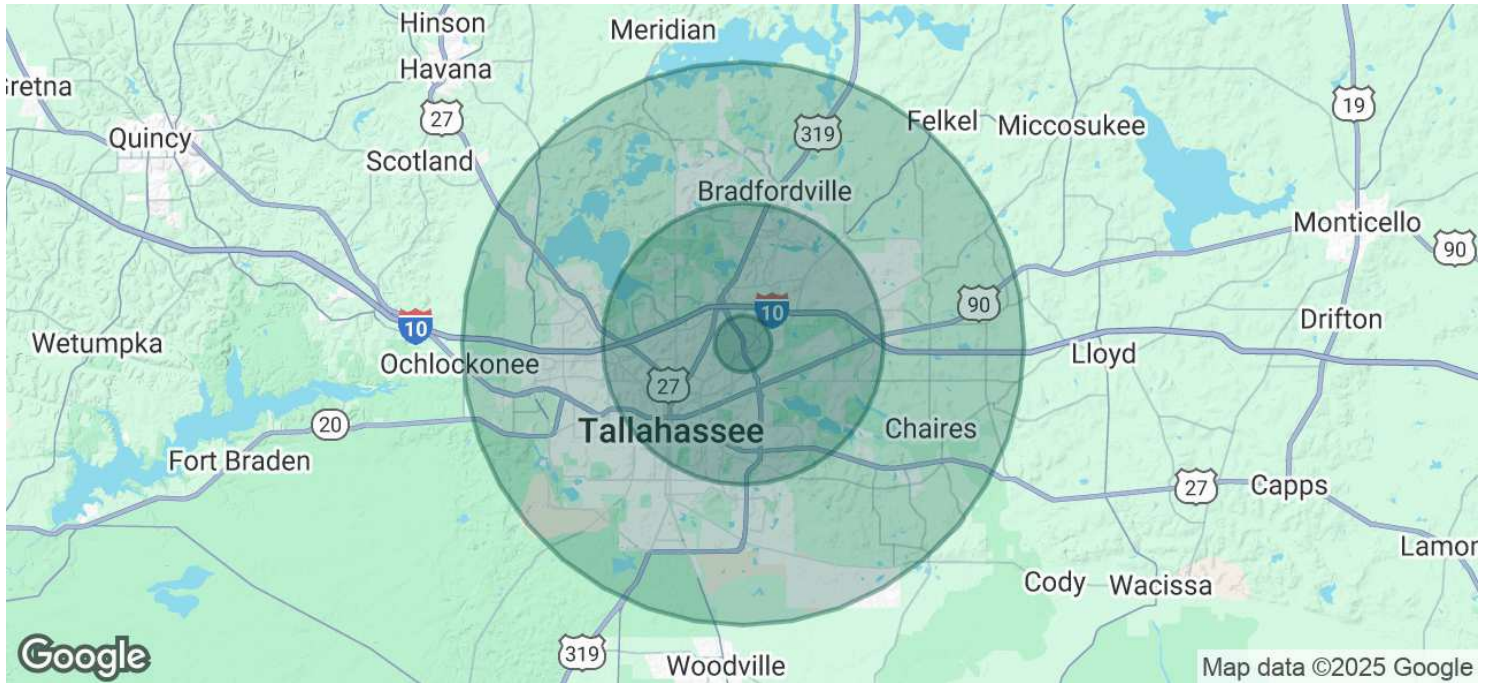
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,915	132,956	269,220
Average Age	46.4	36.3	35.1
Average Age (Male)	40.5	34.5	33.9
Average Age (Female)	49.0	38.0	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,967	61,044	121,468
# 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

2020 American Community Survey (ACS)

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