

Retail Property
FOR LEASE



2320 CAPITAL CIRCLE NE

Capital Cir NE, Tallahassee, FL 32308

SEAN FEHELEY

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



CAPITAL HILL PLAZA

Capital Cir NE, Tallahassee, FL 32308



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PROPERTY DESCRIPTION

Capital Hill Plaza is a vibrant and thriving ecosystem, boasting renowned national brands such as Dunkin Donuts, Smoothie King, Avis/Budget Car Rental, HTEAO, and more. As we unveil Building 4, our mission is clear: to deliver a retail center that not only caters to the 60,000+ vehicles per day on Capital Circle NE but also sets a new standard for success in the North Florida Retail market.

We extend a warm invitation to your esteemed brand to join this prestigious space, strategically designed for optimal performance and fortified by the presence of industry-leading brands. Positioned in the heart of Tallahassee, the capital of Florida, this location offers unparalleled resources, robust incomes, and a plethora of opportunities for businesses looking to expand or establish their inaugural site.

With a profound understanding of real estate dynamics, construction development intricacies, and business acumen, we are poised to guide your brand towards unparalleled success in this dynamic and flourishing market. Let us collaborate to elevate your brand's presence and profitability in this prime retail destination.)

OFFERING SUMMARY

Lease Rate: \$50 - \$60 SF/yr (NNN)

Available SF: 1,200 - 4,126 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

PROPERTY HIGHLIGHTS

- 60,000 cars per day
- Large growth (over 15,000 residential units entitled within 2 miles)
- Multiple national brands committed
- Minutes away from and I-10 Interchange and the Canopy Community

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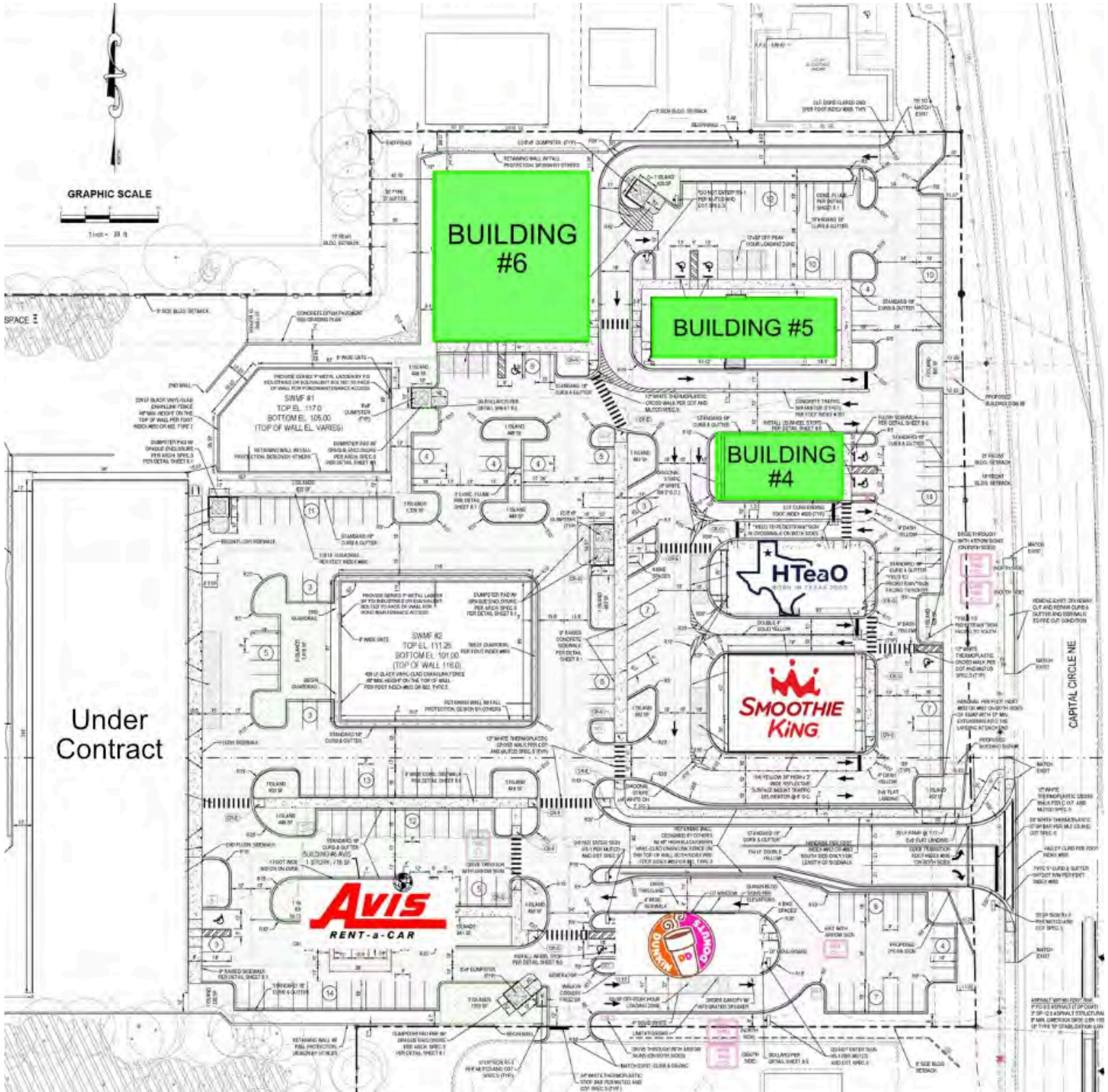
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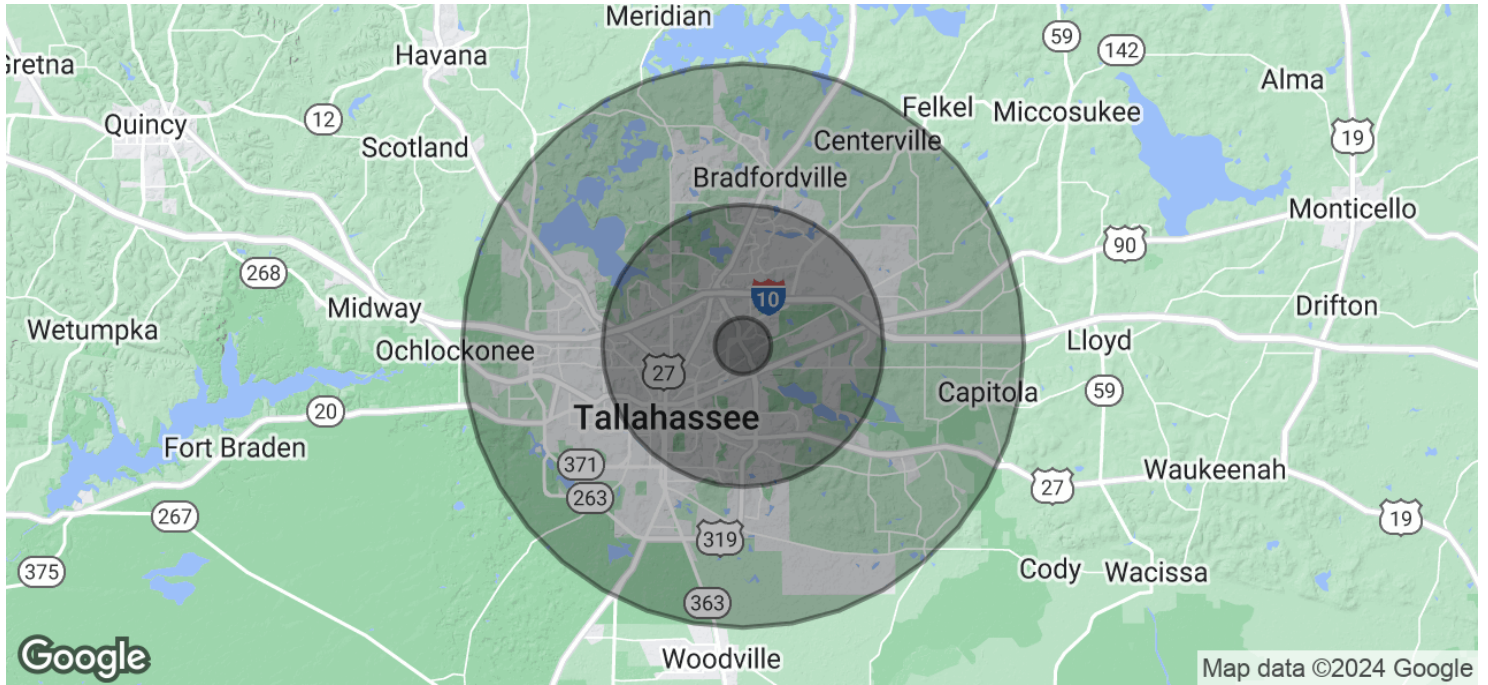
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
# 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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