

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

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## PROPERTY DESCRIPTION

**Premier End Cap Drive-Thru Opportunity at Capital Hill Plaza – Available August 1, 2025**

Capital Hill Plaza stands as one of Tallahassee’s most prominent retail destinations, home to an exceptional lineup of national brands including **Dunkin’ Donuts, Smoothie King, Avis/Budget Car Rental, HTeaO, Cube Smart** and more. The newly constructed Building 4 introduces an exclusive leasing opportunity within this vibrant and high-performing center.

Now offering 1,326 SF of **prime end cap space featuring a drive-thru**, this dark shell unit is ideal for a variety of retail or quick-service concepts. The space will be delivered ready for tenant improvements by August 1, 2025. Smile Doctors Orthodontics has secured the adjoining suite, ensuring strong co-tenancy and consistent customer traffic.

Strategically positioned on Capital Circle NE, with exposure to over 60,000 vehicles per day, Capital Hill Plaza offers exceptional visibility, accessibility, and brand synergy. Join a curated mix of industry-leading retailers in a location designed to support long-term growth and success in the North Florida market.

## OFFERING SUMMARY

Lease Rate:	\$90,000/yr (NNN)
Available SF:	1,326 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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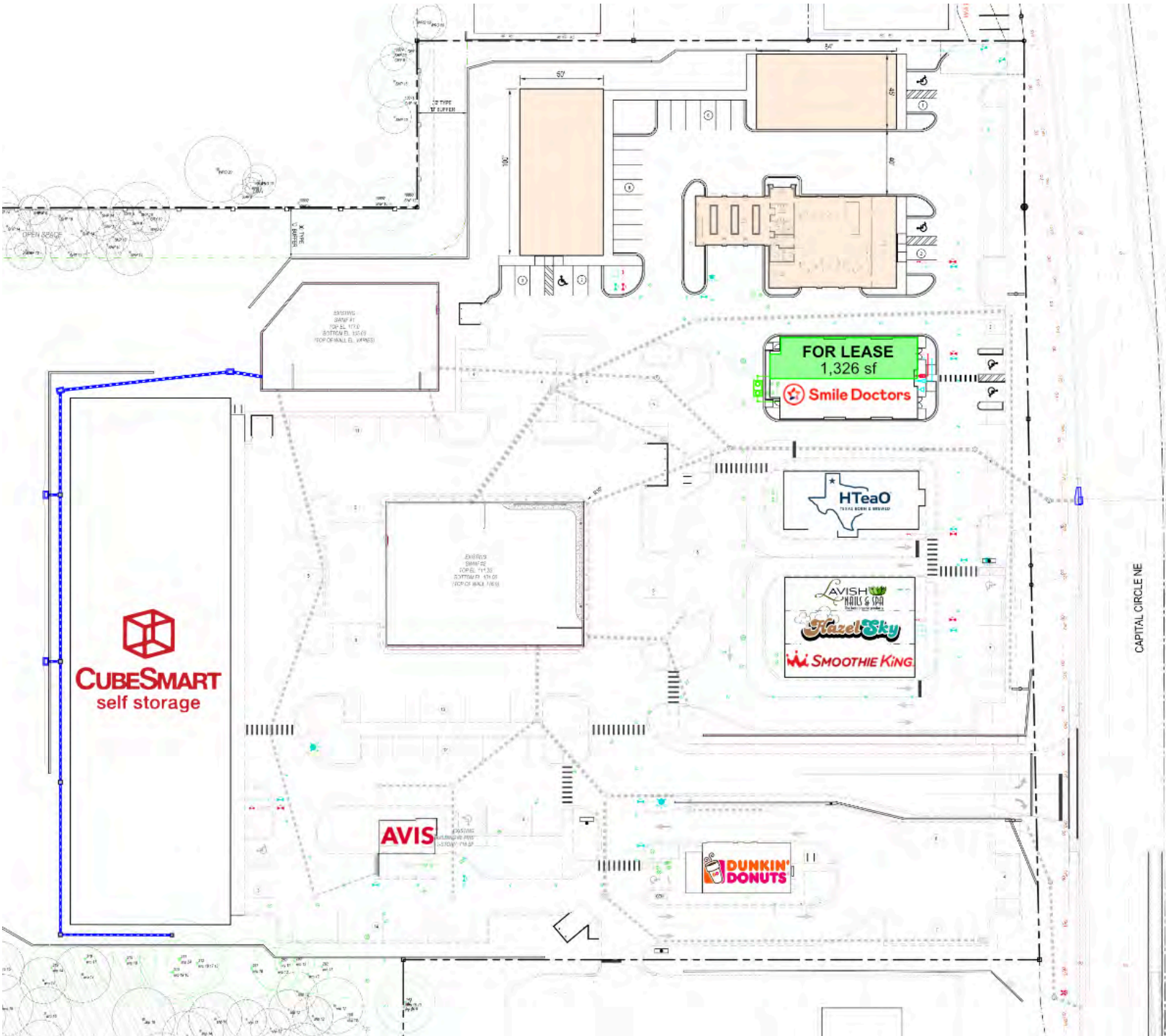
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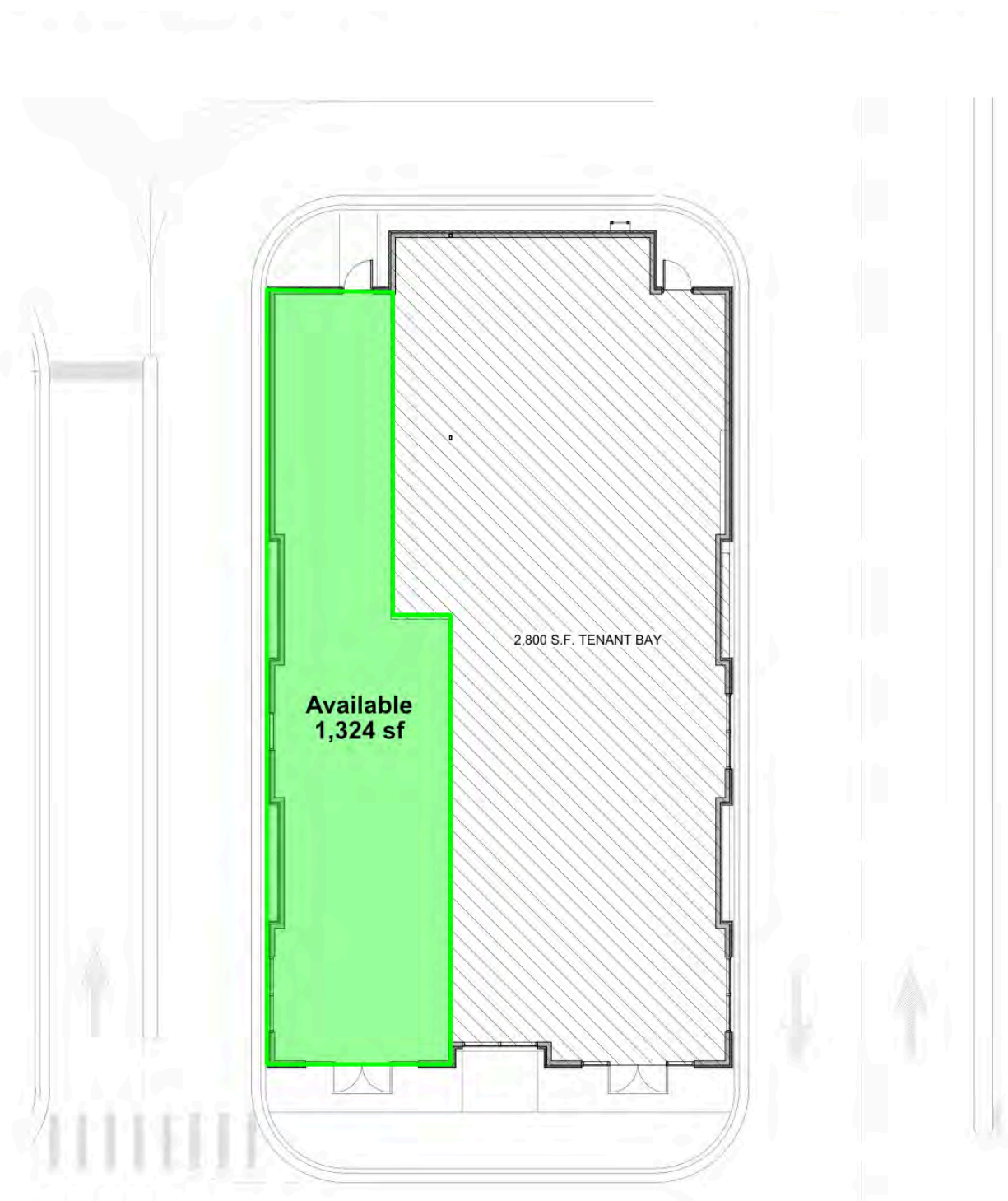
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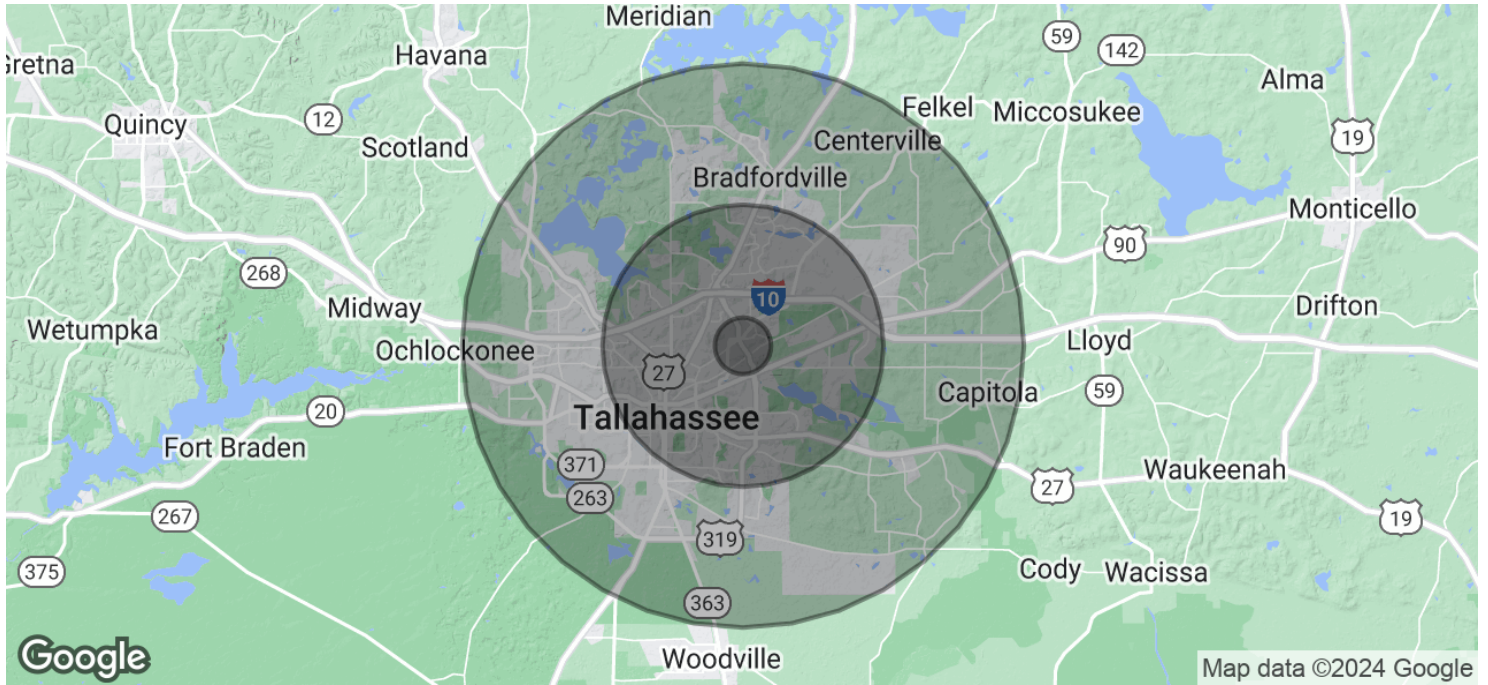
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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