



5020 Capital Circle Southwest.

A 2.11-acre hard corner on Crawfordville Hwy —
purpose-built for gas, car wash, or oil-change users.

5020 Capital Circle SW • Tallahassee, FL

2.11 AC Hard Corner on Crawfordville Hwy.

A signalized land site purpose-built for fuel, wash, and quick-lube users.

Premier Commercial Group is pleased to offer for sale or ground lease a 2.11-acre hard-corner land site at 5020 Capital Circle SW in Tallahassee — a signalized intersection along Crawfordville Highway (AADT ~26,000). The site sits directly on Capital Circle SW with excellent frontage and access, surrounded by an established national-brand retail, convenience, and dining lineup — Circle K, Marathon, Shell, Wawa, Publix, McDonald's, Taco Bell, Burger King, Wendy's, Zaxby's, Waffle House, Dollar General, Planet Fitness, Avis, and Budget. The generous 53,239 SF lot is purpose-built for gas stations, car washes, oil-change concepts, or other auto-service users seeking a signalized Tallahassee corner with proven traffic. Offered at \$2,000,000/ac for sale, or \$115,000/ac/yr NNN ground lease.

AT A GLANCE	
Sale Price	\$2,000,000/ac
Ground Lease Rate	\$115,000/ac/yr NNN
Lot Size	2.11 AC • 53,239 SF
Number of Units	1
Corner	Signalized — Crawfordville Hwy
Traffic (AADT).	~26,000 • Crawfordville Hwy
Best Uses	Gas • Car Wash • Oil Change
Population (5 Mi)	78,248
Households (5 Mi)	29,434

2.11 ACRES

HARD-CORNERLAND SITE

\$2M/ac SALE

OR \$125K/AC/YR NNN GROUND LEASE

26K AADT

CRAWFORDVILLE HWY

THE OPPORTUNITY

A 2.11 AC signalized hard corner on Capital Circle SW — purpose-built for gas, car wash, and oil-change users.

PROPERTY TYPE

Land Site — 2.11 AC (Sale or Ground Lease)

SUBMARKET

SW Tallahassee

CORRIDOR

Capital Circle SW • Crawfordville Hwy

DEMAND

Population 78,248 (5 Mi) • AADT ~26,000

Why 5020 Capital Circle SW.

01 Signalized Hard Corner

A signalized intersection at Crawfordville Hwy — offering excellent visibility, controlled access, and easy in-and-out circulation for high-volume users.

02 Purpose-Built for Fuel & Wash

The 2.11-acre pad is ideally sized and shaped for a gas station, car wash, express wash, or oil-change concept requiring room to maneuver.

03 Crawfordville Hwy AADT ~26,000

Strong daily traffic counts on Crawfordville Hwy — the primary corridor connecting Tallahassee to Wakulla County and the Forgotten Coast.

04 Established National Trade Area

Surrounded by an established co-tenancy — Publix, Wawa, Shell, Circle K, Marathon, McDonald's, Taco Bell, Burger King, Wendy's, Zaxby's, Dollar General, Planet Fitness, and more.

05 Sale or Ground Lease

Flexible deal structure — \$2,000,000/ac for sale, or ground lease at \$115,000/ac/yr NNN. Aligns with fee-simple and long-term ground-lease users alike.

06 Growing SW Tallahassee Node

One of Tallahassee's steadiest growth nodes — with steady rooftop expansion along Capital Circle SW and Crawfordville Hwy driving new commercial demand.

THE OPPORTUNITY

A signalized 2.11 AC hard corner on Capital Circle SW — purpose-built for gas, car wash, or oil-change. \$2M/ac sale or \$115K/ac/yr NNN ground.



CAPITAL CIRCLE SW • CRAWFORDVILLE HWY

Southwest Tallahassee's main commercial corridor — AADT ~26,000.

At the Corner of Capital Circle SW & Crawfordville Highway.

- 01

Signalized Crossroads

A signalized intersection at Crawfordville Hwy — one of Southwest Tallahassee's primary commercial nodes with controlled access and full traffic movements.
- 02

Regional Corridor to Wakulla

Crawfordville Hwy is the primary connector between Tallahassee, Crawfordville, Wakulla County, and the Forgotten Coast — driving strong daily commuter traffic.
- 03

Dense National Co-Tenancy

Surrounded by Publix, Wawa, Shell, Circle K, Marathon, McDonald's, Taco Bell, Burger King, Wendy's, Zaxby's, Waffle House, Dollar General, and Planet Fitness.

DEMOGRAPHICS

A dense SW Tallahassee trade area on a proven commuter corridor.

78,248

PEOPLE

POPULATION IN 5 MILES

\$60,257

AHI

AVG HH INCOME IN 5 MI

29,434

HH

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	2,937	19,654	78,248
Total Households	1,121	7,299	29,434
Average HH Income	\$59,641	\$60,217	\$60,257
Avg Home Value	\$220,544	\$177,172	\$210,704

Source: 2023 American Community Survey (ACS)

The retail, fuel, and QSR lineup at Capital Circle SW & Crawfordville Hwy.

McDonald's
Taco Bell
Burger King
Wendy's
Zaxby's
Waffle House
Pizza Hut
Domino's
Subway
Red Snapper
The Hobbit



A proven SW Tallahassee corridor – with Publix, Wawa, Shell, Circle K, Marathon, McDonald's, and a deep QSR lineup.

A Closer Look.

Site aerial and trade-area context for 5020 Capital Circle SW.



LET'S TALK

Let's talk about 5020 Capital Circle SW.

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