

Retail Property
FOR LEASE



2320 CAPITAL CIRCLE NE

Capital Cir NE, Tallahassee, FL 32308

TRACY WATERS

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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CAPITAL HILL PLAZA

Capital Cir NE, Tallahassee, FL 32308



PROPERTY DESCRIPTION

Premier End Cap Drive-Thru Opportunity at Capital Hill Plaza

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**, **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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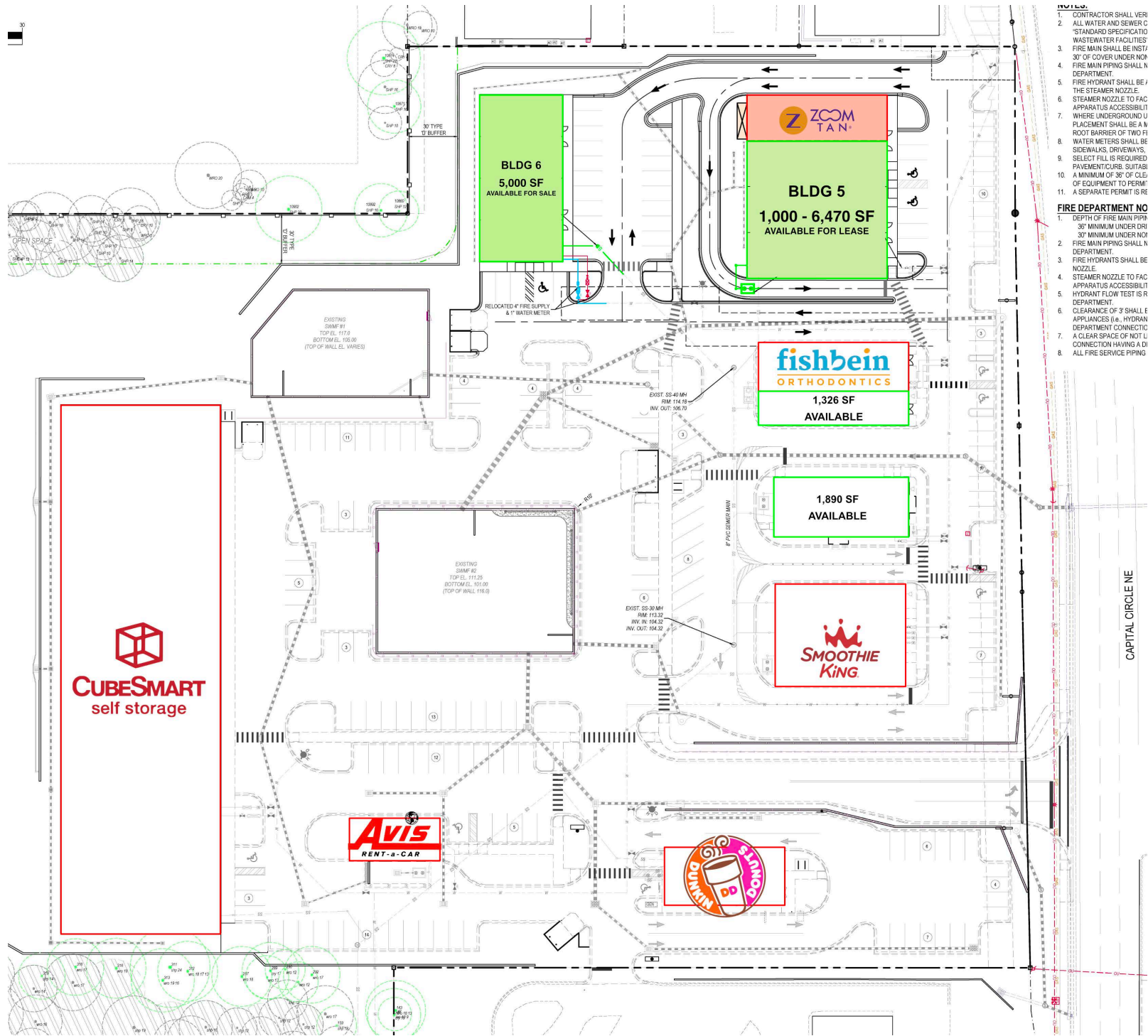
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- NOTES:**
1. CONTRACTOR SHALL VERIFY ALL WATER AND SEWER CONNECTIONS TO STANDARD SPECIFICATION WASTEWATER FACILITIES
 2. FIRE MAIN SHALL BE INSTALLED 30" OF COVER UNDER NON-FIRE MAIN PIPING SHALL NOT BE DEPARTMENT
 3. FIRE HYDRANT SHALL BE THE STEAMER NOZZLE TO FAC APPARATUS ACCESSIBILITY WHERE UNDERGROUND UTILITIES SHALL BE A MINIMUM OF TWO FEET
 4. WATER METERS SHALL BE SIDEWALKS, DRIVEWAYS, SELECT FILL IS REQUIRED PAVEMENT/CURB, SUITABLE A MINIMUM OF 36" OF CLEARANCE OF EQUIPMENT TO PERMIT A SEPARATE PERMIT IS REQUIRED
 5. FIRE DEPARTMENT NO DEPTH OF FIRE MAIN PIPING 30" MINIMUM UNDER NON-FIRE MAIN PIPING SHALL NOT BE DEPARTMENT
 6. FIRE HYDRANTS SHALL BE STEAMER NOZZLE TO FAC APPARATUS ACCESSIBILITY HYDRANT FLOW TEST IS REQUIRED
 7. DEPARTMENT CLEARANCE OF 3' SHALL BE APPLIANCES (i.e., HYDRANT DEPARTMENT CONNECTIONS A CLEAR SPACE OF NOT LESS THAN 3' CONNECTION HAVING A DIAMETER ALL FIRE SERVICE PIPING

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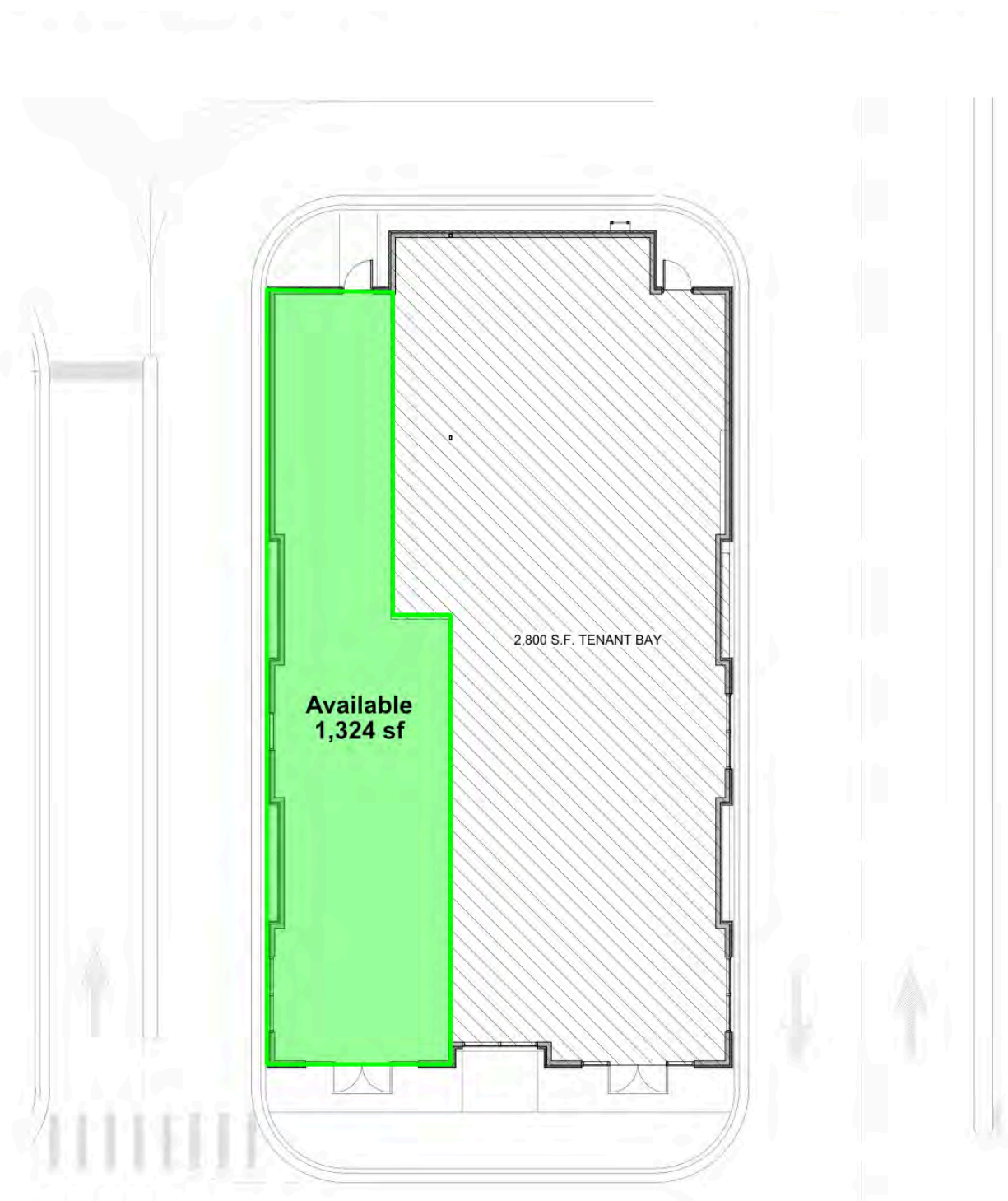
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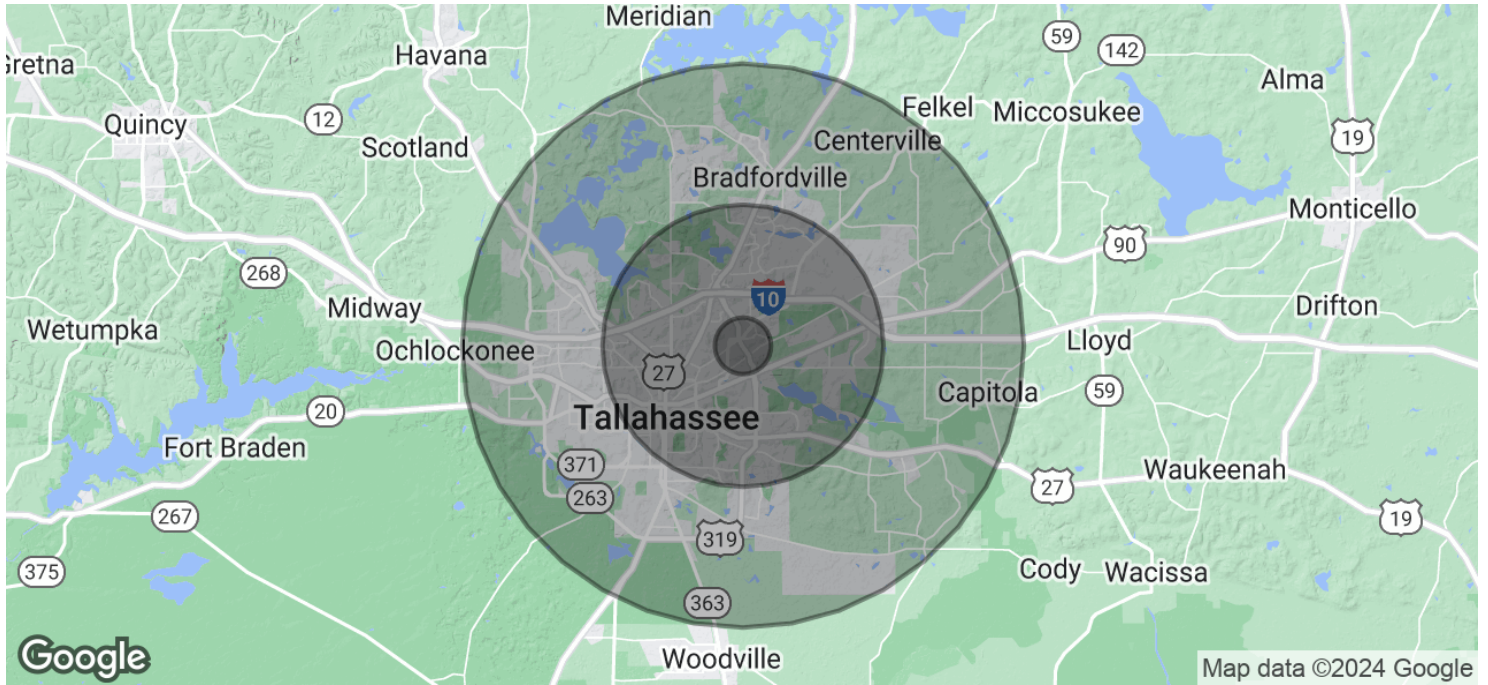
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426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