

Retail Property

FOR SALE / LEASE



BUILDING 5

2320 Capital Cir Ne , Tallahassee, FL 32308

SEAN FEHELEY

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
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PROPERTY DESCRIPTION

Capital Hill Plaza, one of Tallahassee's most dynamic and established retail destinations, is expanding with three premium development pads now available for lease. Strategically located along Capital Circle NE—boasting over 60,000 vehicles per day—these parcels offer exceptional visibility, accessibility, and the opportunity to join an elite lineup of national retailers. Each site is thoughtfully positioned within the plaza to maximize traffic flow and brand exposure. With national anchors including Dunkin' Donuts, Smoothie King, Avis/Budget Car Rental, HTeaO, Cube Smart, and Smile Doctors Orthodontics, Capital Hill Plaza continues to set the standard for retail excellence in North Florida.

PROPERTY HIGHLIGHTS

- Building 5 Build-to-Suit | Up to 6,300 SF | \$49 sf/yr NNN
- Building 6 Option to purchase at \$1,400,000.00
- Build to options available pricing upon request
- Large growth 15,000 residential units entitled within 2 miles
- Minutes away from new I-10 Interchange and the Canopy\Community

OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	\$49.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,300 SF
Building Size:	6,300 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,920	60,636	121,449
Total Population	5,797	131,998	269,198
Average HH Income	\$74,785	\$73,813	\$68,204

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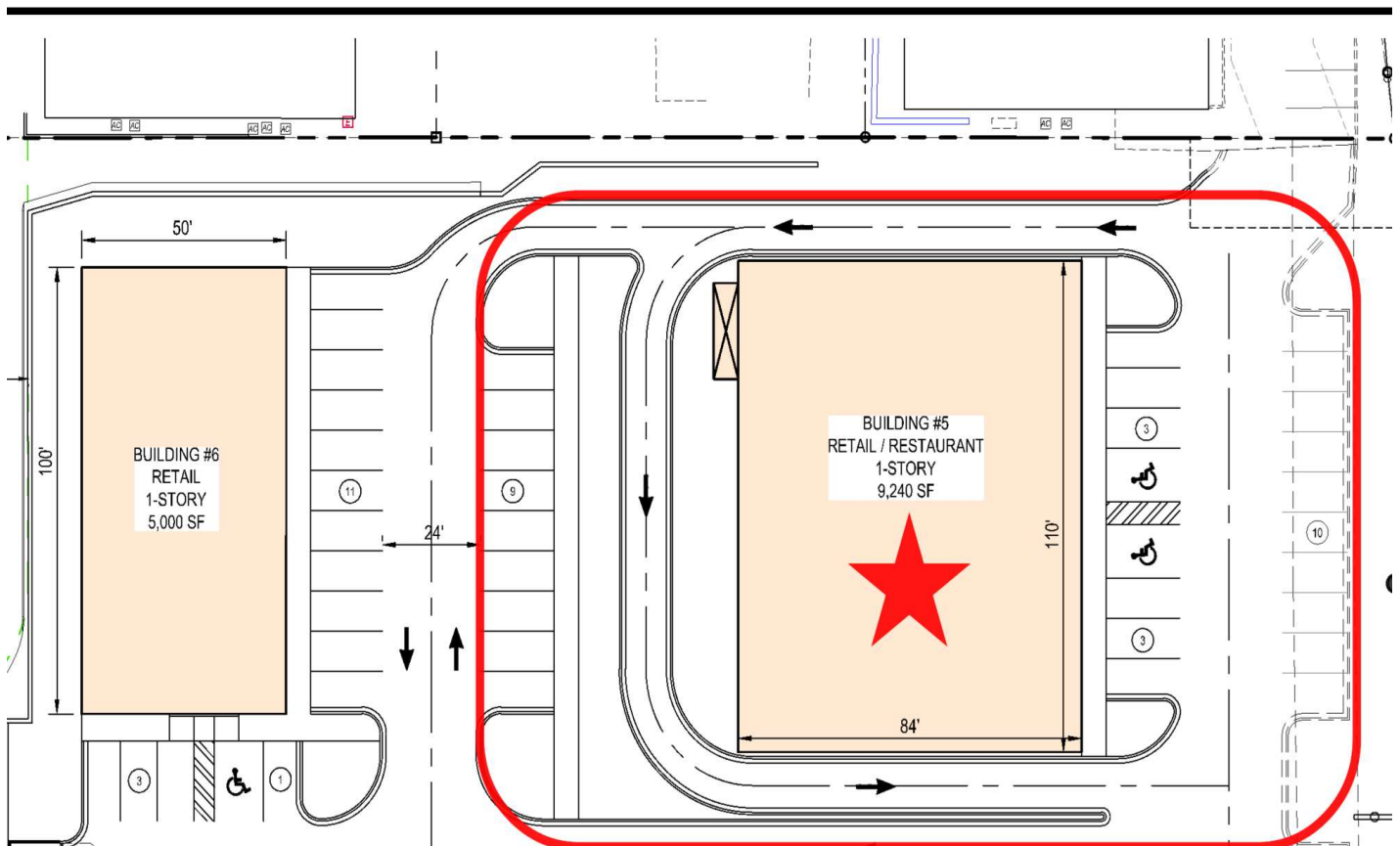
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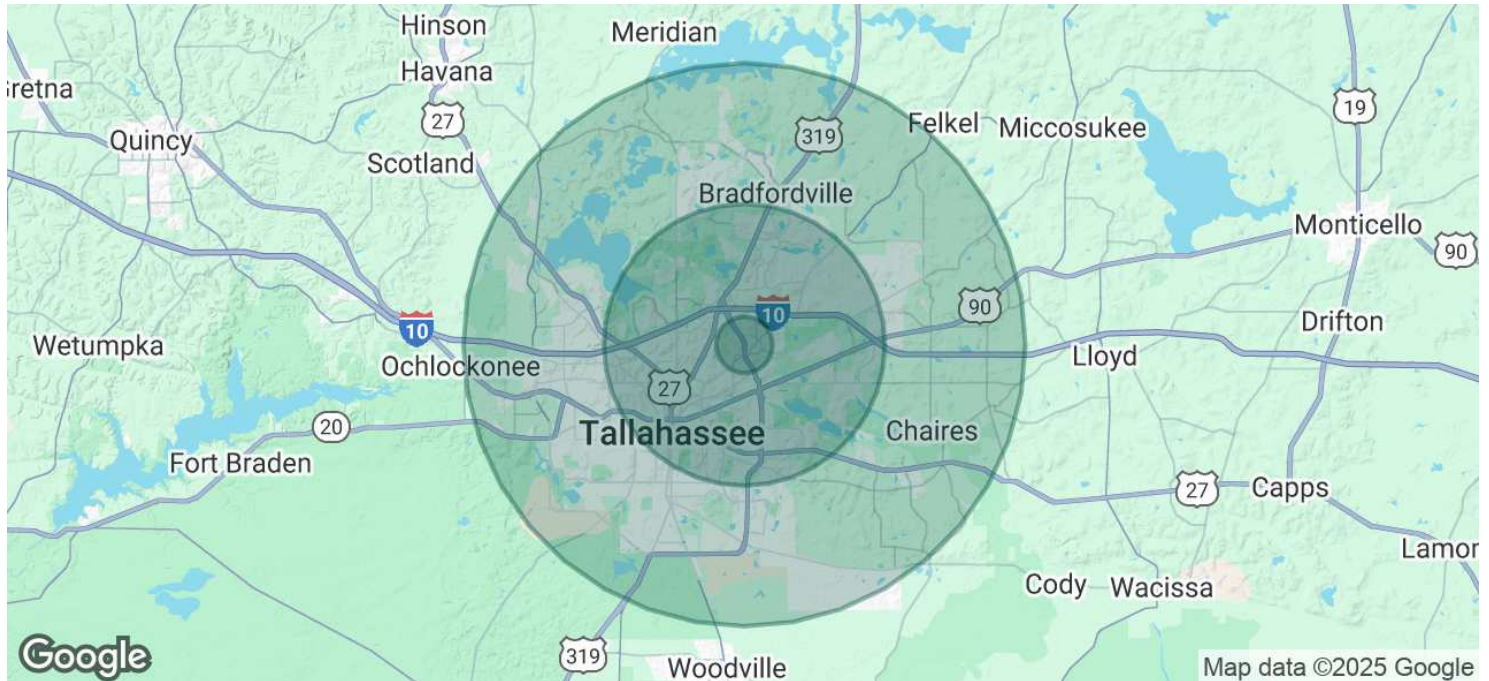
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,797	131,998	269,198
Average Age	46.6	36.4	35.1
Average Age (Male)	40.6	34.6	33.9
Average Age (Female)	49.2	38.1	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,920	60,636	121,449
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$74,785	\$73,813	\$68,204
Average House Value	\$181,141	\$217,361	\$186,865

2020 American Community Survey (ACS)

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