

# FOR SALE

306 Capital Cir SW Tallahassee, FL 32304

**NAI TALCOR**

- **RARE CP - ZONED FOR COMMERCIAL PARKWAY (APPROVED JULY 2025)**
- **2 BILLBOARDS ON SITE**
- **TWO EXISTING CURB CUTS FOR EASY ACCESS**
- **21,410 ± AADT**
- **3 MILES TO I-10**
- **7 MILES TO TALLAHASSEE INT'L AIRPORT**

**2.11 ±  
ACRES  
FOR SALE**

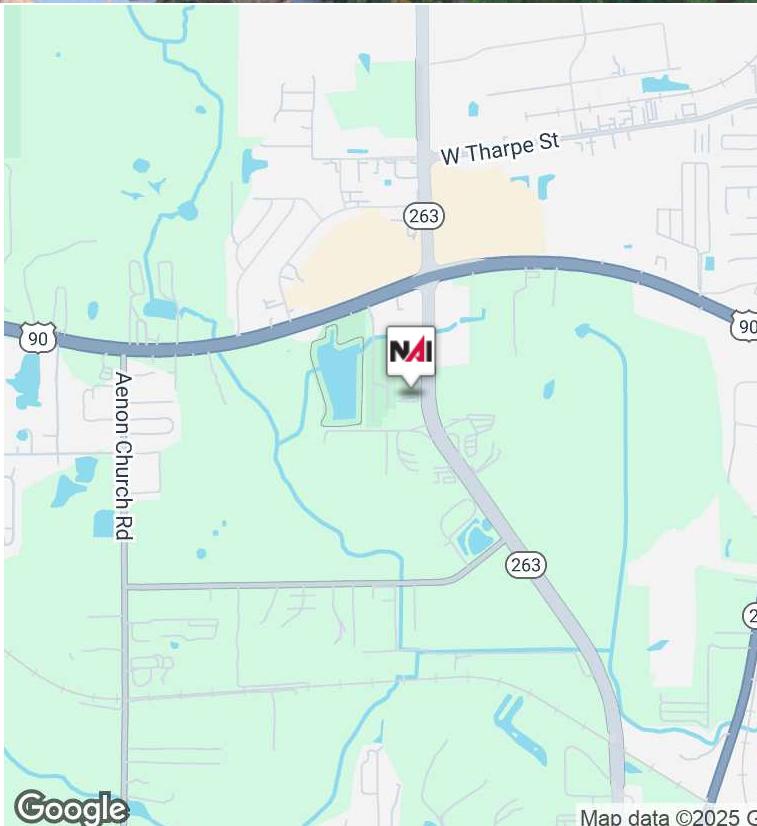


## COMMERCIAL LAND | 2.11+/- Acres

This 2.11-acre lot on Capital Circle SW offers prime visibility on a six-lane highway with  $21,410 \pm$  AADT. Recently rezoned to CP – Commercial Parkway, it's ideal for auto sales, drive-thrus, tool rental, landscaping supply, and more. With two curb cuts, excellent access, and proximity to I-10 (3 mi) and Tallahassee Int'l Airport (7 mi), this site is built for businesses ready to grow. Flexible use. Rare zoning. High exposure. Your next project starts here!

- **2.11± Acres | CP – Commercial Parkway Zoning (Approved July 2025)**
- **21,410± AADT | 6-lane frontage on Capital Circle SW**
- **2 Existing Curb Cuts for easy access**
- **Ideal for: Auto Sales, Drive-Thrus, Equipment Yards, Tool Rental, Landscaping Supply**
- **3 Miles to I-10 | 7 Miles to Tallahassee Int'l Airport**
- **Surrounded by commercial growth & residential density**
- **2 Income-Generating Billboards On Site**
- **Parcel ID: 2130204130000**

**Sale Price: \$975.000**



Map data ©2025 G

**✉ Frank L. Langston, CCIM**  
+1 850 224 2300  
frank@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.



**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
talcor.com

# FOR SALE

306 Capital Cir SW Tallahassee, FL 32304



 **Frank L. Langston, CCIM**  
+1 850 224 2300  
frank@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.

**NAITALCOR**

# FOR SALE

306 Capital Cir SW Tallahassee, FL 32304



 **Frank L. Langston, CCIM**

+1 850 224 2300

frank@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.

**NAITALCOR**

# FOR SALE

306 Capital Cir SW Tallahassee, FL 32304



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.

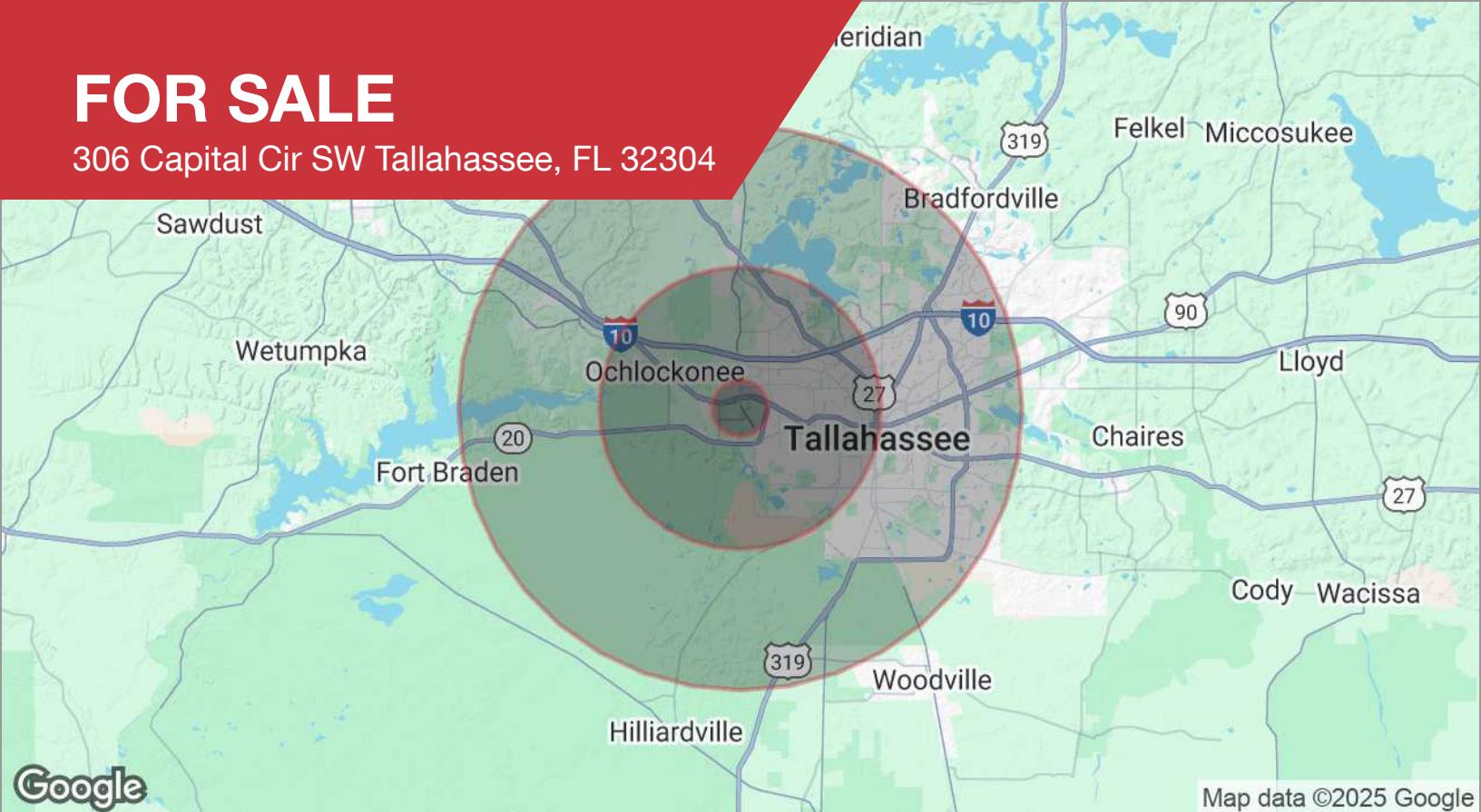
Google

✉ Frank L. Langston, CCIM  
+1 850 224 2300  
frank@talcor.com

NAITALCOR

# FOR SALE

306 Capital Cir SW Tallahassee, FL 32304



## DEMOGRAPHICS

| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 3,206  | 115,127 | 227,502  |
| Median age          | 33     | 32      | 36       |
| Median age (male)   | 33     | 31      | 35       |
| Median age (Female) | 33     | 32      | 37       |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,240     | 46,091    | 95,586    |
| # of persons per HH | 2.6       | 2.5       | 2.4       |
| Average HH income   | \$55,682  | \$59,760  | \$79,067  |
| Average house value | \$185,511 | \$212,963 | \$272,024 |

\* Demographic data derived from 2020 ACS - US Census