

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**



306 CAPITAL CIR SW

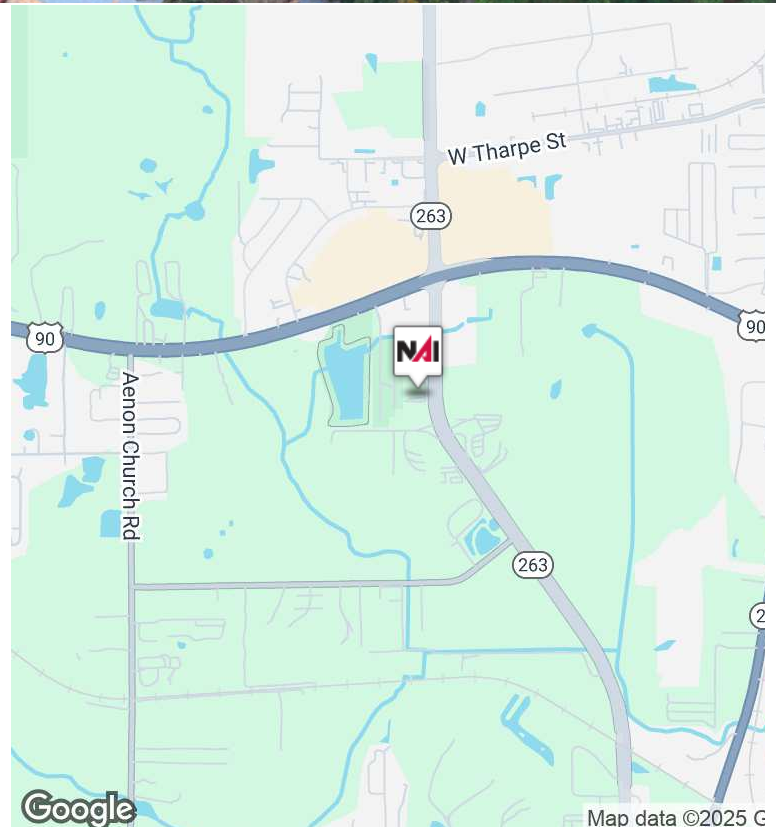


COMMERCIAL LAND | 2.11+/- Acres

This 2.11-acre lot on Capital Circle SW offers prime visibility on a six-lane highway with 21,410± 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



✉ **Frank L. Langston, CCIM**
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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 Are Any To Be Implied.



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NAITALCOR

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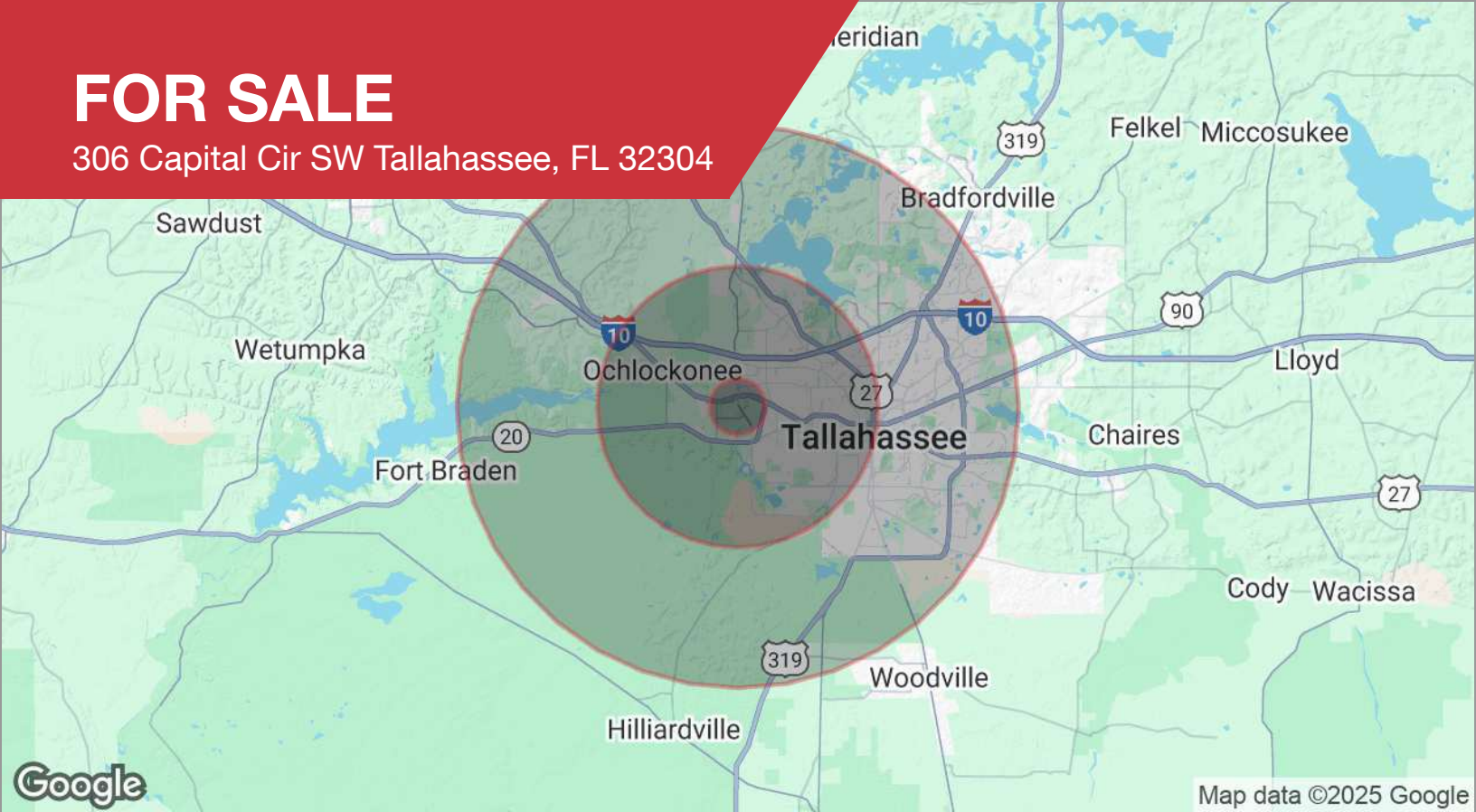
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NAITACOR

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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