

Retail Property
FOR LEASE



FREE STANDING DRIVE-THRU

2320 Capital Cir NE, Tallahassee, FL 32308

LOGAN SHORT

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer for lease this 1,890 SF free-standing building located in Capital Hill Plaza. The property features a modern layout with a drive-thru, making it an excellent opportunity for restaurant, beverage, or quick-service operators.

Positioned directly on Capital Circle NE—one of the busiest thoroughfares in Tallahassee—the site benefits from outstanding visibility, full access, and immediate proximity to the I-10 interchange. Capital Hill Plaza is home to a strong tenant mix including Dunkin' Donuts, Smoothie King, Avis Car Rentals, and more, driving consistent traffic to the center.

This prime location combines high traffic counts, a thriving retail environment, and easy accessibility, making it one of the most desirable spaces in the Tallahassee market.

PROPERTY HIGHLIGHTS

- Surrounded by national tenants (Dunkin' Donuts, Smoothie King, Avis Car Rentals, etc.)
- Excellent visibility and access along Capital Circle NE, one of Tallahassee's busiest roads
- Seconds from I-10 interchange, offering convenient regional connectivity
- Ideal for restaurant, QSR, or beverage operators
- Modern construction within a high-traffic retail corridor

OFFERING SUMMARY

Lease Rate:	\$120,000.00 per year (NNN)
Number of Units:	1

Building Size:	1,890 SF
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,340	23,697	62,808
Total Population	7,575	51,245	146,143
Average HH Income	\$85,674	\$103,334	\$97,358

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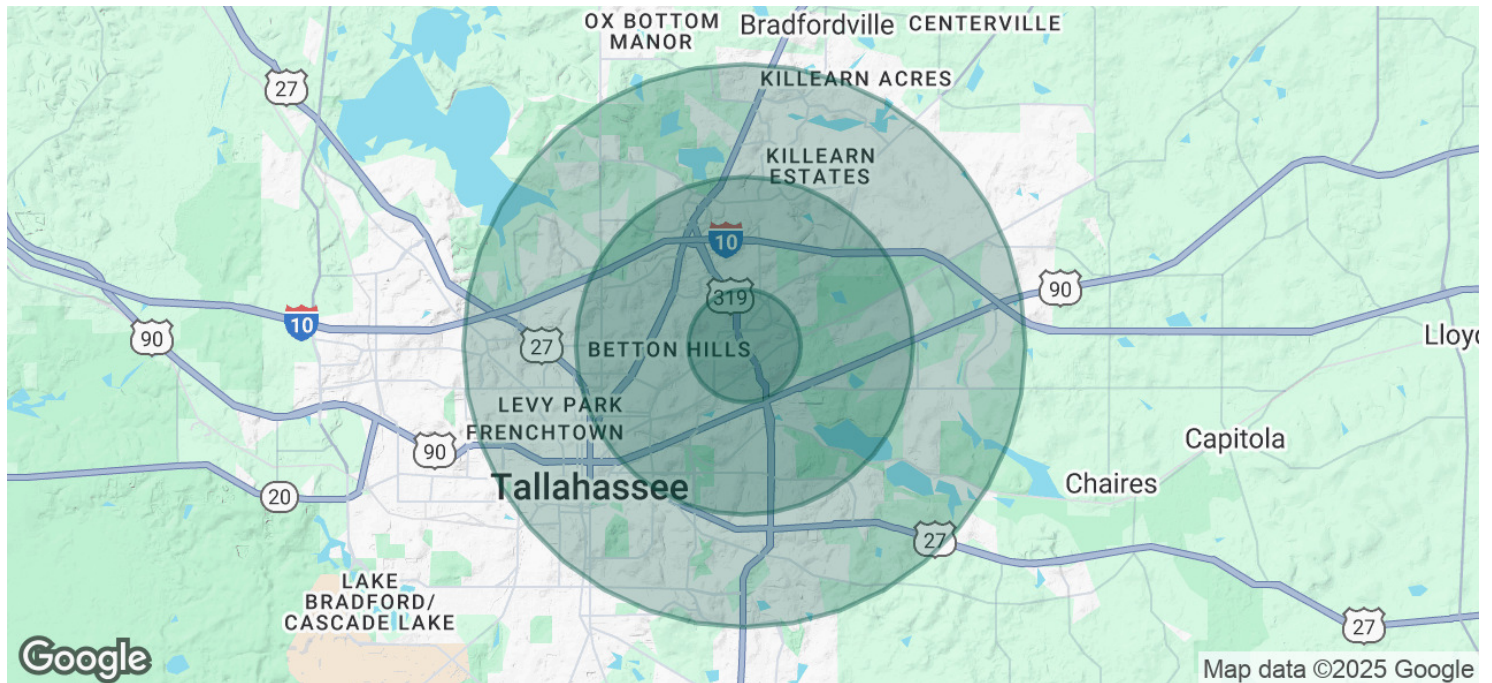
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,575	51,245	146,143
Average Age	44	43	39
Average Age (Male)	40	42	37
Average Age (Female)	46	45	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,340	23,697	62,808
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$85,674	\$103,334	\$97,358
Average House Value	\$308,101	\$362,426	\$325,195

Demographics data derived from AlphaMap

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