

Retail Property  
**FOR LEASE**



# CCNE BUILDING 4

2314 Capital Circle NE, Tallahassee, FL 32308

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## PROPERTY DESCRIPTION

Premier End Cap Drive-Thru Opportunity at Capital Hill Plaza – Available August 1, 2025

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, HTeaO, 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.

## 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

## OFFERING SUMMARY

Lease Rate:	\$90,000/yr (NNN)
Available SF:	1,326 sf

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,271	14,797	41,159
Total Population	2,578	32,790	86,149

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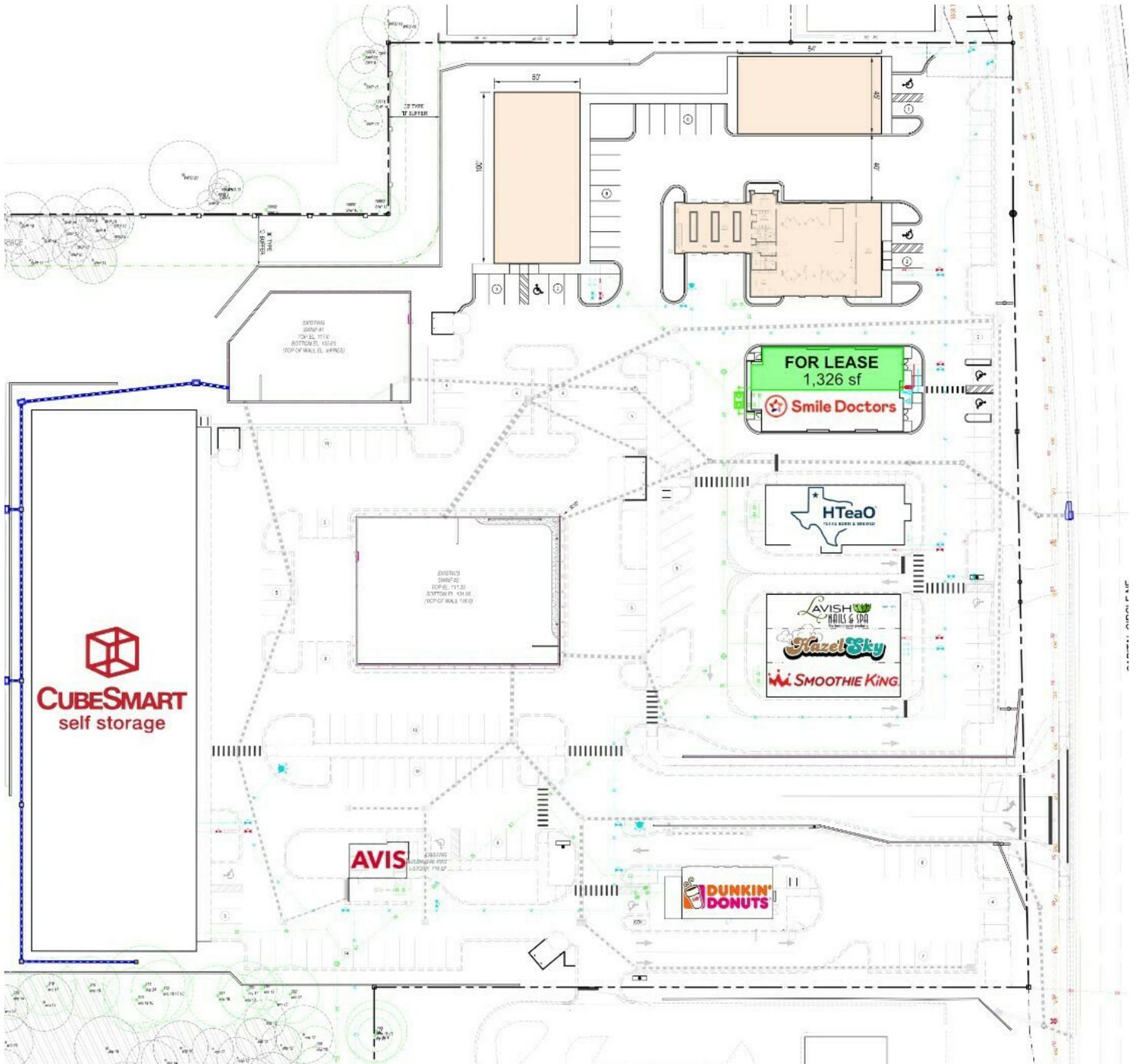
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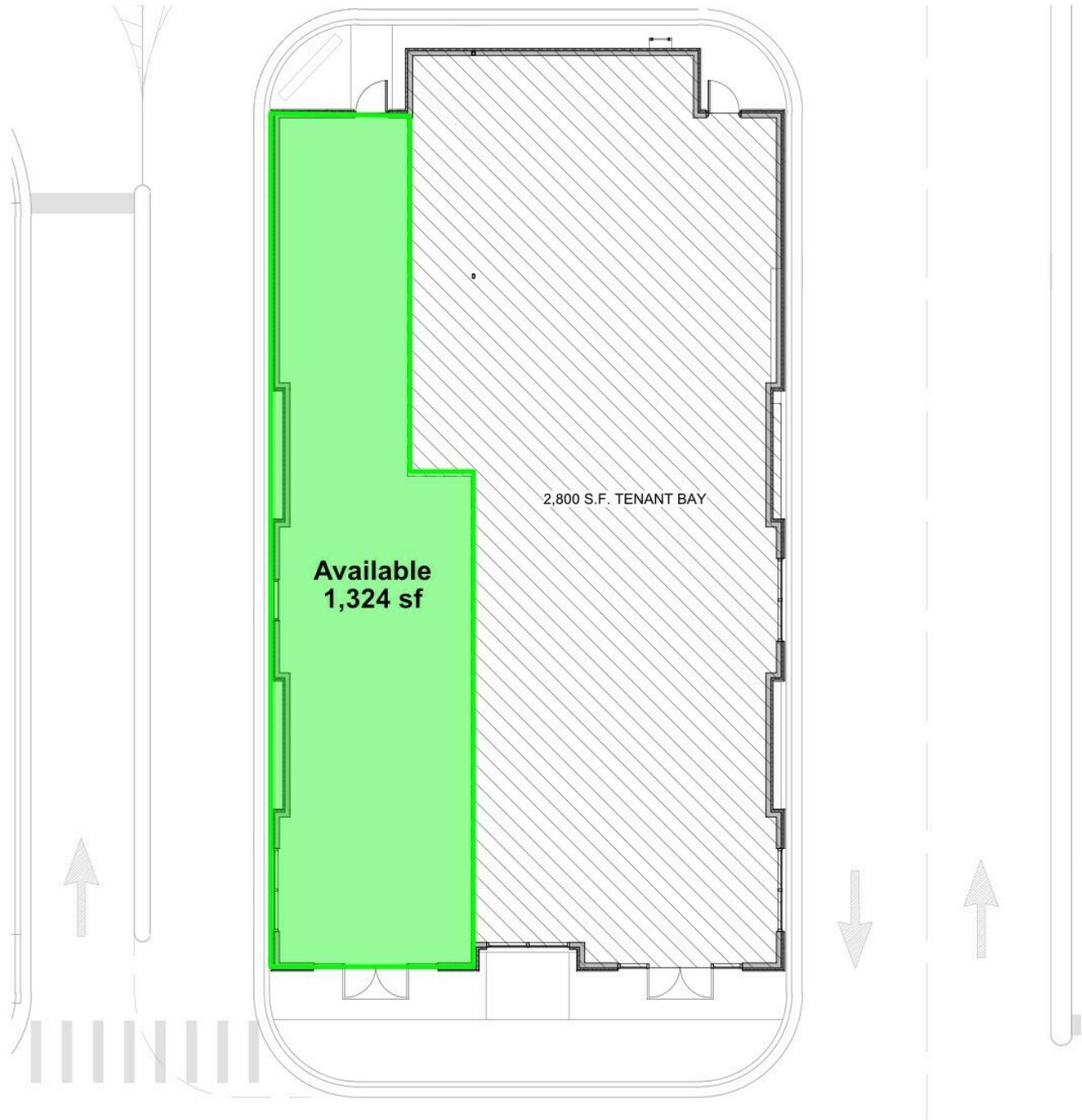
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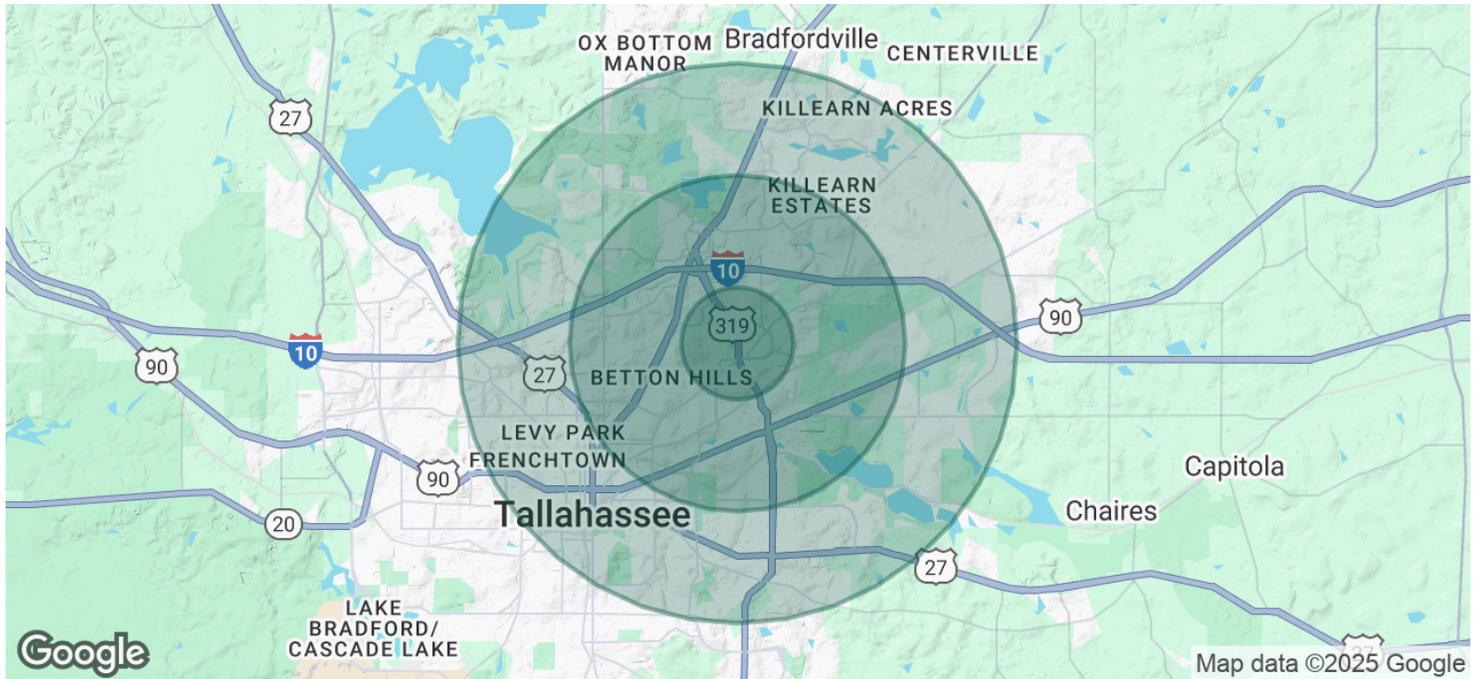
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,578	32,790	86,149
Average Age	31.1	31.4	29.8
Average Age (Male)	35.1	31.6	28.9
Average Age (Female)	29.7	32.0	31.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,271	14,797	41,159
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$53,729	\$51,762	\$43,994
Average House Value	\$272,382	\$167,718	\$131,146

\* Demographic data derived from 2020 ACS - US Census

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