



**PAD 6
AVAILABLE**

**BUILDING 5
COMING SOON**

 **CUBE SMART**
self storage

Capital Hill Plaza Building 6.

*A curb-in, slab-ready 5,000 SF pad in
a fully-anchored national-brand plaza.*

2320 Capital Circle NE • Tallahassee, FL 32308

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A Slab-Ready Pad on Capital Circle.

Up to 5,000 SF turnkey development site in a national-brand plaza

Positioned within one of Tallahassee's fastest-growing retail corridors, Lot 6 at Capital Hill Plaza offers a rare opportunity to acquire a fully prepped development site in a high-performing, nationally anchored shopping center. Located along Capital Circle NE with traffic counts exceeding 60,000 vehicles per day, the site provides exceptional visibility and accessibility in a proven retail environment. The offering includes a 5,000 SF curb-in, slab-ready site with parking lot infrastructure already in place — significantly reducing development timelines and upfront costs. The turnkey site is ideal for retail, restaurant, or service-oriented users looking to establish a presence in a thriving commercial hub. Surrounded by strong national co-tenancy including Dunkin', Smoothie King, Avis/Budget, CubeSmart, Swig, and Smile Doctors Orthodontics, Capital Hill Plaza continues to attract high-quality tenants and high-quality demand throughout the day.

AT A GLANCE

Sale Price	\$1,270,000
Building Size	Up to 5,000 SF
Site Status	Curb-In, Slab-Ready
Lot	Lot 6 — pad site
Ideal Use	Retail / Restaurant / Service
National Tenants	6 National Tenants
Co-Tenants	Dunkin' · Smoothie King
Traffic	~60,000 VPD

5,000^{SF}

UP TO - CURB IN PAD

Slab^{READY}

INFRASTRUCTURE IN PLACE

60K^{VPD}

CAPITAL CIRCLE NE

LOT 6 SALE

A curb-in, slab-ready 5,000 SF development pad in a national-brand plaza — minimal site work between you and certificate of occupancy.



Why Lot 6.

Six reasons this slab-ready pad stands apart.

01 Curb-In, Slab-Ready

Site work, curb-in, and parking-lot infrastructure already in place — significantly compressed development timeline and budget.

02 Up to 5,000 SF Pad

Flexible building footprint up to 5,000 SF — ideal for retail, restaurant, or service users with a turnkey delivery.

03 Adjacent to Canopy & Welaunee Growth

Minutes from the new Canopy master-planned community and the broader Welaunee growth corridor — one of Tallahassee's fastest-growing rooftop pipelines

04 National-Brand Plaza

Co-tenancy includes Dunkin', Smoothie King, Avis/Budget, CubeSmart, Swig, Fishbien Orthodontics, and more — proven daily traffic drivers.

05 60,000 VPD Corridor

Direct exposure to Capital Circle NE — Tallahassee's dominant NE retail corridor with 60,000 vehicles per day.

06 Minutes to I-10 & Canopy

Minutes from the I-10 interchange and the new Canopy master-planned community — a captive growing customer base.

DEVELOPMENT THESIS

A turnkey pad in a national-brand plaza — minimal site work, maximum time-to-revenue on Tallahassee's NE corridor.



CAPITAL CIRCLE NE · TALLAHASSEE, FL 32308

Capital Hill Plaza — Tallahassee's NE retail spine.

On Capital Circle — Tallahassee's NE Retail Spine.

01

Capital Circle NE

~60,000 vehicles per day on Capital Circle NE — Tallahassee's dominant northeast retail corridor with proven national-brand demand.

02

Killlearn / Bradfordville Trade Area

Serves the affluent Killlearn, Bradfordville, and Ox Bottom submarkets — household incomes above the Tallahassee average and steady population growth.

03

Canopy & I-10 in Minutes

Minutes from the new Canopy master-planned community and the I-10 interchange — captive daily commuter, resident, and pass-through customer traffic.

DEMOGRAPHICS

Dense, affluent, and still growing.

136,807

PEOPLE

POPULATION IN 5 MILES

\$70,713

AHI

AVG HH INCOME (5 MI)

60,000

VPD

CAPITAL CIRCLE NE TRAFFIC

	1 MILE	3 MILES	5 MILES
Total Population	6,478	136,807	268,882
Total Households	3,121	62,780	121,426
Average HH Income	\$67,555	\$70,713	\$68,086

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

Capital Circle NE—the city's most active retail corridor.

PLAZA CO-TENANTS

Smile Doctors — Fishbein Orthodontics
Dunkin'
Smoothie King
Avis / Budget Car Rental
CubeSmart Self Storage
Swig

NEARBY NATIONALS

Publix
Walmart
Target
Chick-fil-A
Chevron
Walgreens
CVS

DINING & QSR

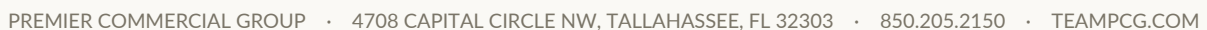
McDonald's
Zaxby's
Carrabba's
Five Guys
Circle K
Whataburger



CAPITAL CIRCLE NE

*A nationally anchored retail corridor with proven daily traffic —
Capital Hill Plaza sits in the middle of it.*

Capital Hill Plaza – how the buildings, pads, and parking come together



LET'S TALK

Let's talk about Lot 6.

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