

Retail Property  
**FOR LEASE**



**2234 CAPITAL CIR NE**

Tallahassee, FL 32308

**TRACY WATERS**

Vice President

850.545.2282

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**PREMIER COMMERCIAL GROUP**

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com



# 2234 CAPITAL CIR NE

Tallahassee, FL 32308



850.205.2150



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a rare ground lease opportunity on one of Tallahassee's most highly traveled corridors. Located at 2234 Capital Circle NE. An ideal setup for retail, food service, or specialty use.

Positioned along Capital Circle NE with excellent visibility and access, this site offers high daily traffic counts and strong area demographics. Ownership is open to ground lease options at this time, providing flexibility for a variety of tenant concepts. Build to suit options available.

## PROPERTY HIGHLIGHTS

- Prime frontage on Capital Circle NE
- High visibility and strong traffic counts
- Ground lease available
- Flexible use options – ideal for retail, quick service, or boutique tenant

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	6,000- 8,000 SF
Lot Size:	0.78 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,187	23,262	61,769
Total Population	7,157	51,242	143,728
Average HH Income	\$89,540	\$107,012	\$96,174

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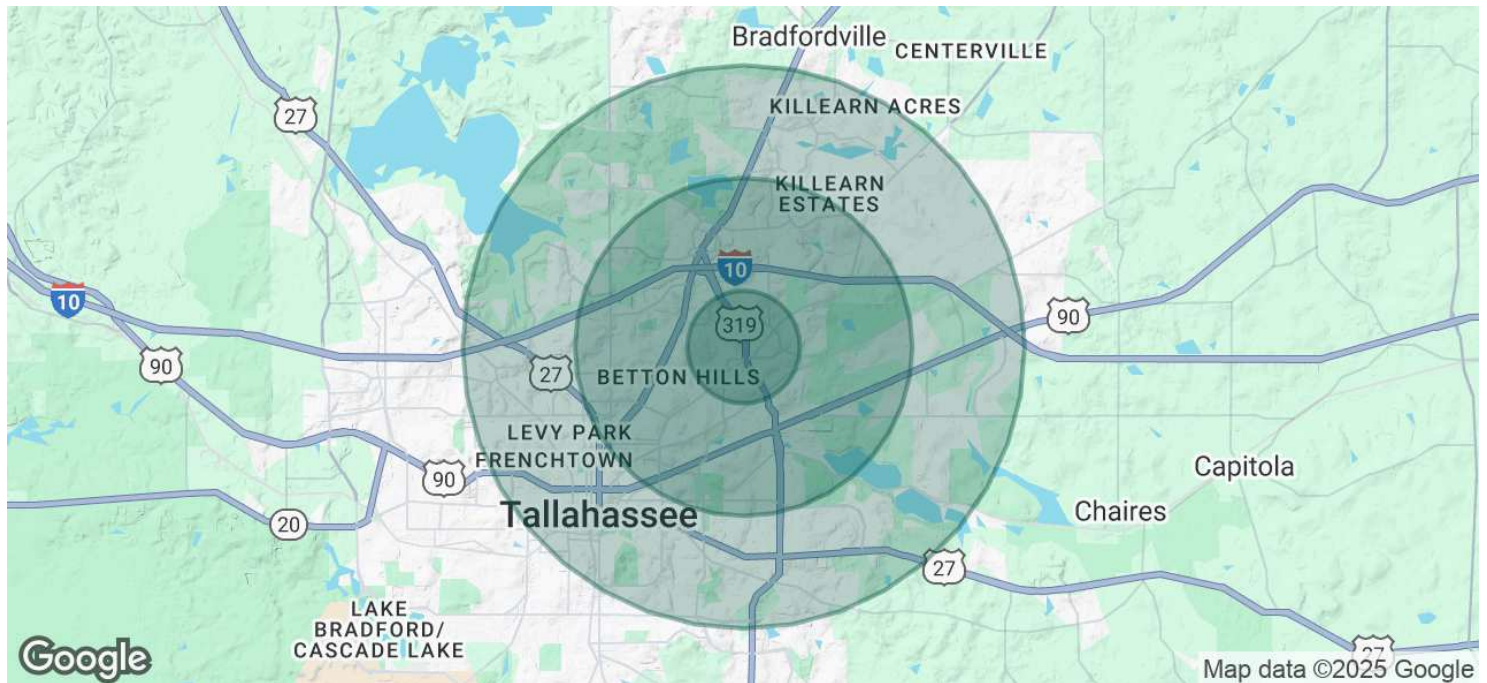


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,157	51,242	143,728
Average Age	45	44	39
Average Age (Male)	42	42	38
Average Age (Female)	47	45	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,187	23,262	61,769
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$89,540	\$107,012	\$96,174
Average House Value	\$343,127	\$372,893	\$322,944

Demographics data derived from AlphaMap

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