

Retail Property  
**FOR SALE**



# 2320 CAPITAL CIRCLE NORTHEAST

Tallahassee, FL 32308

**TRACY WATERS**

Senior Advisor  
850.545.2282  
twaters@teampcg.com

**MAKENA GONZALEZ**

Commercial Advisor  
448.229.8107  
mgonzalez@teampcg.com

**PREMIER COMMERCIAL GROUP**

Tallahassee, FL 32303  
4708 Capital Circle NW  
| teampcg.com



# 2320 CAPITAL CIRCLE NORTHEAST

Tallahassee, FL 32308



## PROPERTY DESCRIPTION

Newly constructed 4,126 SF, two-tenant retail building located on Capital Circle NE in Tallahassee, one of the most heavily trafficked retail corridors in the Florida Panhandle. The property is anchored by Smile Doctors (Fishbein Orthodontics), a billion-dollar+ national orthodontics platform, secured by a 10-year corporate NNN lease at \$117,600 annually, with store opening scheduled for April 2026.

The asset includes a 1,326 SF vacant end-cap drive-thru, offering immediate value-add potential. The end cap is being marketed at a discounted pro forma rent of \$90,000 NNN, providing an opportunity for a new owner to lease at higher market rates and capture instant NOI and cap rate upside.

Located within a new retail plaza featuring Dunkin', Smoothie King, CubeSmart, and other national brands, and in close proximity to Canopy, Fallschase, I-10, hotels, and major grocers, the property benefits from strong daily traffic and long-term retail demand.

*\*\*The end cap has attracted interest from a regional chicken franchise, offering potential tenancy while still allowing the buyer flexibility in determining the final occupant*

## PROPERTY HIGHLIGHTS

- Brand-new 4,126 SF, 2-tenant retail building
- Smile Doctors corporate lease – 10-year NNN. Billion-dollar+ national orthodontics platform
- 1,326 SF end-cap drive-thru – vacant with lease-up upside
- Immediate NOI and cap rate upside upon lease-up
- Located in national-brand plaza (Dunkin', Smoothie King, CubeSmart)
- Capital Circle NE (~60,000 VPD) – dominant retail corridor

## OFFERING SUMMARY

Sale Price:	\$3,431,405
Number of Units:	2
Building Size:	4,126 SF
NOI:	\$207,600.00
Cap Rate:	6.05%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,306	23,367	61,769
Total Population	7,381	50,855	143,728
Average HH Income	\$89,674	\$107,606	\$96,174

### TRACY WATERS

Senior Advisor  
850.545.2282  
twaters@teampcg.com

### MAKENA GONZALEZ

Commercial Advisor  
448.229.8107  
mgonzalez@teampcg.com

### PREMIER COMMERCIAL GROUP

4708 Capital Circle NW  
Tallahassee, FL 32303  
| teampcg.com

# 2320 CAPITAL CIRCLE NORTHEAST

Tallahassee, FL 32308



## TRACY WATERS

Senior Advisor

850.545.2282

twaters@teampcg.com

## MAKENA GONZALEZ

Commercial Advisor

448.229.8107

mgonzalez@teampcg.com

## PREMIER COMMERCIAL GROUP

4708 Capital Circle NW

Tallahassee, FL 32303

| teampcg.com

# 2320 CAPITAL CIRCLE NORTHEAST

Tallahassee, FL 32308



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

## TRACY WATERS

Senior Advisor  
850.545.2282  
twaters@teampcg.com

## MAKENA GONZALEZ

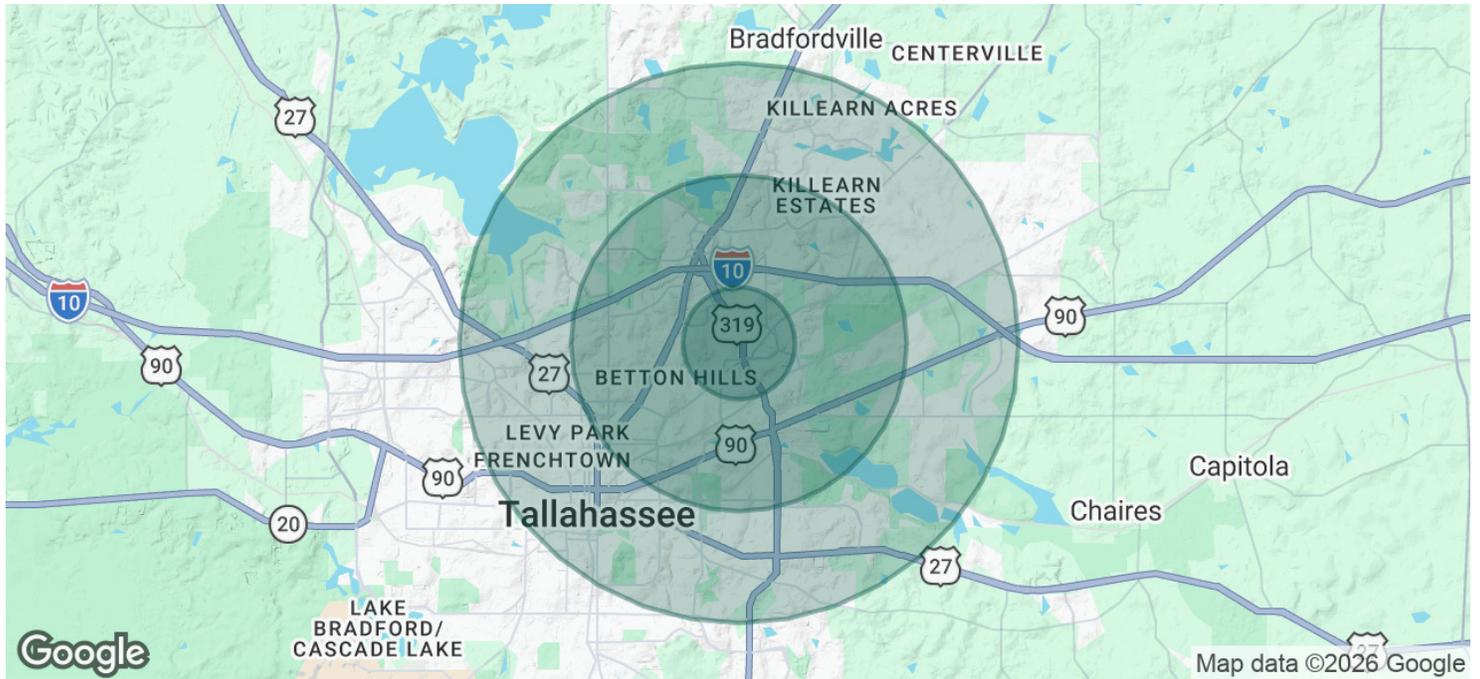
Commercial Advisor  
448.229.8107  
mgonzalez@teampcg.com

## PREMIER COMMERCIAL GROUP

4708 Capital Circle NW  
Tallahassee, FL 32303  
| teampcg.com

# 2320 CAPITAL CIRCLE NORTHEAST

Tallahassee, FL 32308



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,381	50,855	143,728
Average Age	45	44	39
Average Age (Male)	42	42	38
Average Age (Female)	47	45	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,306	23,367	61,769
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$89,674	\$107,606	\$96,174
Average House Value	\$350,396	\$375,858	\$322,944

Demographics data derived from AlphaMap

## TRACY WATERS

Senior Advisor  
850.545.2282  
twaters@teampcg.com

## MAKENA GONZALEZ

Commercial Advisor  
448.229.8107  
mgonzalez@teampcg.com

## PREMIER COMMERCIAL GROUP

4708 Capital Circle NW  
Tallahassee, FL 32303  
| teampcg.com