

Retail Property

FOR SALE



CAPITAL CIRCLE NE - 59,600 VPD

# 2320 CAPITAL CIRCLE NE #600

Capital Cir NE, Tallahassee, FL 32308

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**PREMIER COMMERCIAL GROUP**

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# CAPITAL HILL PLAZA

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## PROPERTY DESCRIPTION

**For Sale: Prime Retail Development Opportunity at Capital Hill Plaza – Lot 6**

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, this site provides exceptional visibility and accessibility in a proven retail environment.

The offering includes a ±5,000 SF “curb-in” building slab-ready site with parking lot infrastructure already in place—significantly reducing development timelines and upfront costs. This 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, and Smile Doctors Orthodontics, Capital Hill Plaza continues to attract high-quality tenants and consistent consumer traffic.

This is a unique opportunity for an owner-user or investor to secure a premium outparcel within a rapidly expanding trade area. All uses are subject to approval by the master developer, ensuring a cohesive and high-quality tenant mix throughout the development.

## OFFERING SUMMARY

Sale Price:	\$1,270,000
Available SF:	Up To 5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,121	62,780	121,426
Total Population	6,478	136,807	268,882
Average HH Income	\$67,555	\$70,713	\$68,086

## 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
- Curb in, slab ready site
- Ideal for retail, restaurant, or service users

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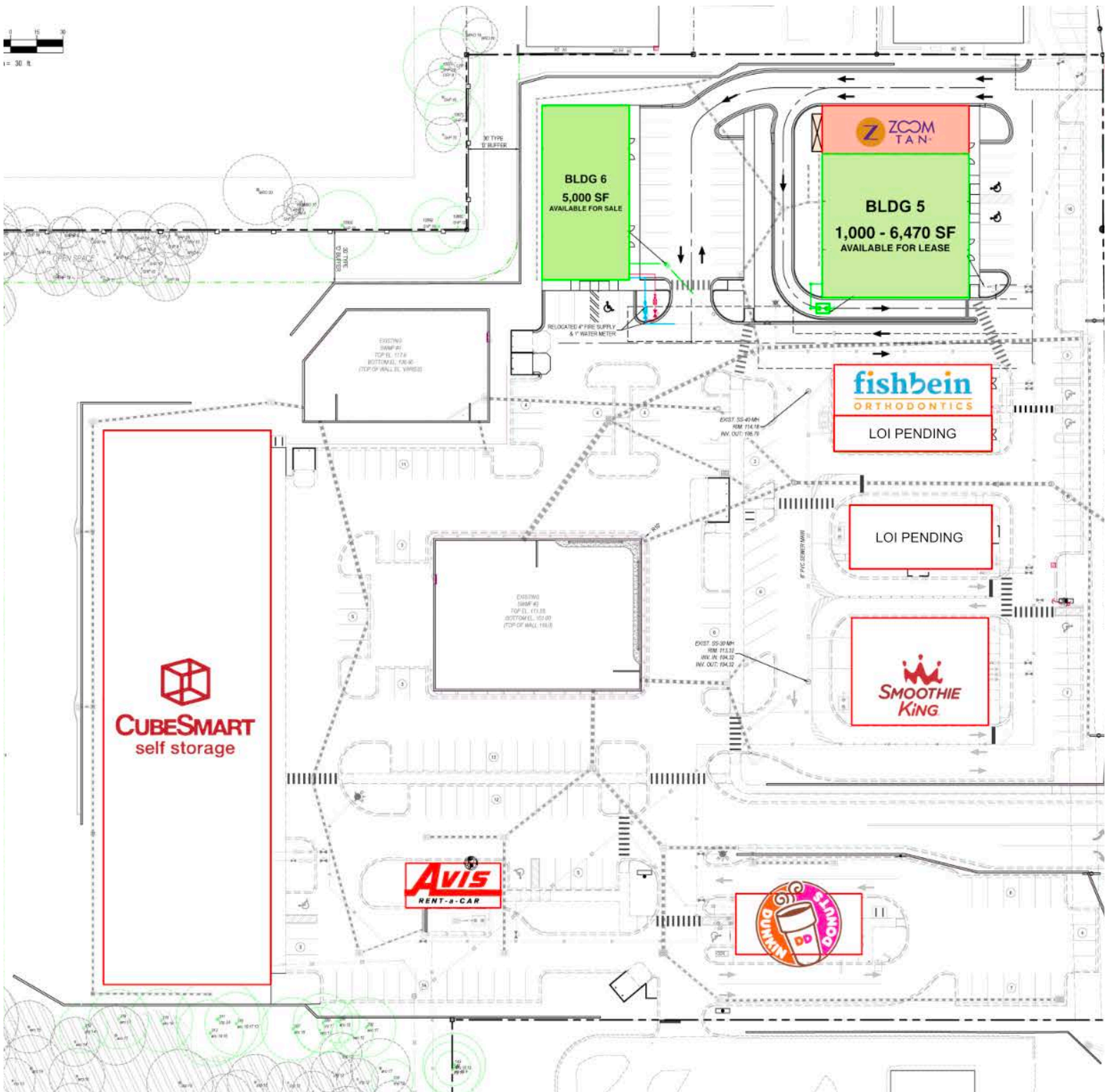
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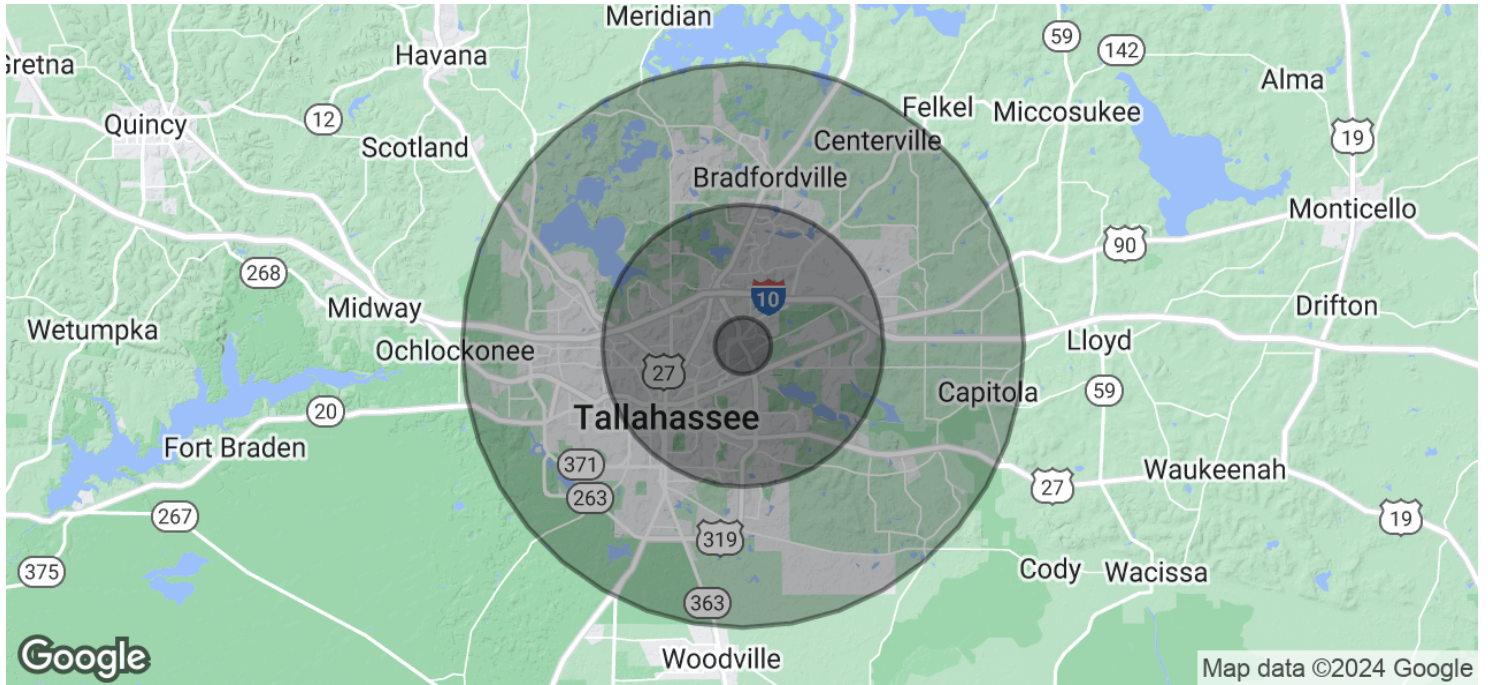
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,121	62,780	121,426
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,555	\$70,713	\$68,086
Average House Value	\$184,805	\$209,980	\$186,562

2020 American Community Survey (ACS)

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