



Swig

at Capital Hill Plaza.

Swig Soda Company's first North Florida location — a new NNN investment on Capital Circle NE.

2320 Capital Circle NE • Bldg 3 • Tallahassee, FL 32308

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Swig Soda on Capital Circle.

5.5% cap on Swig's first North Florida location—rent commences Oct 2026.

Premier Commercial Group is pleased to offer a brand-new single-tenant NNN retail investment at Building 3 of Capital Hill Plaza — leased to Swig Soda Company, a national beverage brand rapidly expanding across the country. This will be Swig's first location in North Florida, marking the brand's entry into a growing market with proven national-brand demand. Rent commences October 1, 2026 at \$100,000 annually on a triple-net (NNN) structure, delivering hands-off ownership from day one. The site sits inside Capital Hill Plaza — a multi-building national-brand center on Capital Circle NE with traffic counts exceeding 60,000 vehicles per day, minutes from the I-10 interchange and the new Canopy master-planned community. Priced at \$1,818,181 for a 5.5% going-in cap rate, this offering pairs a first-in-market national tenant with one of Tallahassee's most active retail corridors.

AT A GLANCE	
Sale Price	\$1,818,181
NOI (in place)	\$100,000 NNN
Cap Rate	5.5%
Tenant	Swig Soda Company
Lease Type	NNN
Rent Commences	Oct 1, 2026
Brand	National — 1st in N. FL
Plaza	Capital Hill Plaza
Corridor	Capital Circle NE
Traffic	~60,000 VPD

5.5% CAP
GOING-IN CAP RATE

\$100K NOI
IN PLACE ANNUAL NOI

1st IN N. FL
NATIONAL BRAND DEBUT

INVESTMENT SUMMARY

Brand-new NNN investment leased to a growing national soda concept — Swig's first North Florida location with rent commencing October 2026.

PROPERTY TYPE

Single-Tenant Retail Investment

SUBMARKET

Capital Circle NE · Tallahassee, FL 32308

TRAFFIC

~60,000 VPD on Capital Circle NE

DEMAND

Population 136,807 (5 Mi) · HHI \$70,713 (5 Mi)



Why Swig at Capital Hill.

Six reasons this renovated plaza stands apart.

01 Swig's First N. Florida Location

Swig Soda Company is a growing national beverage brand — this is Swig's first location in North Florida, marking their market entry.

02 5.5% Cap on \$100K NNN NOI

Priced at \$1,818,181 for a 5.5% going-in cap on \$100,000 of in-place NNN rent — clean going-in economics with rent commencing Oct 2026.

03 NNN — Hands Off

Triple-net lease structure with tenant responsibility for taxes, insurance, and maintenance — a true passive-income asset.

04 Multi-Building National Plaza

Capital Hill Plaza is a multi-building national-brand center — Bldgs 4, 5, 6 plus standalone CubeSmart and Ace Hardware pads, with shared traffic and parking across the property.

05 60,000 VPD on Capital Circle NE

Direct exposure to Tallahassee's dominant northeast retail corridor — 60,000 vehicles per day past the front door.

06 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.

INVESTMENT THESIS

A first-in-market national NNN tenant on Tallahassee's most active retail spine — clean 5.5% cap, hands-off structure, and long-term corridor demand.



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 growth.

03 Cranopy & I-10 in Minutes

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

Swig Rent Roll.

30 years of contractual rent with 10% escalators every five years.

Rent commences October 1, 2026 at \$100,000 annually on a triple-net (NNN) basis. The primary term runs 10 years with a 10% escalator in year 6, followed by four 5-year renewal options – each stepped 10% above the prior period. If all four options are exercised, the total lease term extends through September 30, 2056 (30 years), with cumulative rent growth from \$100,000 to \$161,051 per year.

PERIOD	YEARS	DATES	ANNUAL RENT	MONTHLY
Primary	1 – 5	10/1/2026 – 9/30/2031	\$100,000	\$8,333.33
Primary	6 – 10	10/1/2031 – 9/30/2036	\$110,000	\$9,166.67
Option 1	11 – 15	10/1/2036 – 9/30/2041	\$121,000	\$10,083.33
Option 2	16 – 20	10/1/2041 – 9/30/2046	\$133,100	\$11,091.67
Option 3	21 – 25	10/1/2046 – 9/30/2051	\$146,410	\$12,200.83
Option 4	26 – 30	10/1/2051 – 9/30/2056	\$161,051	\$13,420.92

Primary term runs 10 years; four 5-year renewal options step 10% every 5 years.

10% BUMP

EVERY 5 YEARS

30 YEARS

TERM WITH ALL OPTIONS

61% GROWTH

YR1 TO YR 30 RENT

LONG-TERM CASH FLOW

Contractual rent from \$100,000 at commencement to \$161,051 by year 30 – clean 10% escalators every five years, hands-off NNN structure throughout.

In Good Company.

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

PLAZA CO-TENANTS

- Fishbein Orthodontics
- Dunkin'
- Smoothie King
- Avis / Budget
- CubeSmart Self Storage
- Ace Hardware

NEARBY NATIONALS

- Publix
- Walmart
- Target
- Chick-fil-A
- Chevron
- Walgreens
- CVS

DINING & QSR

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

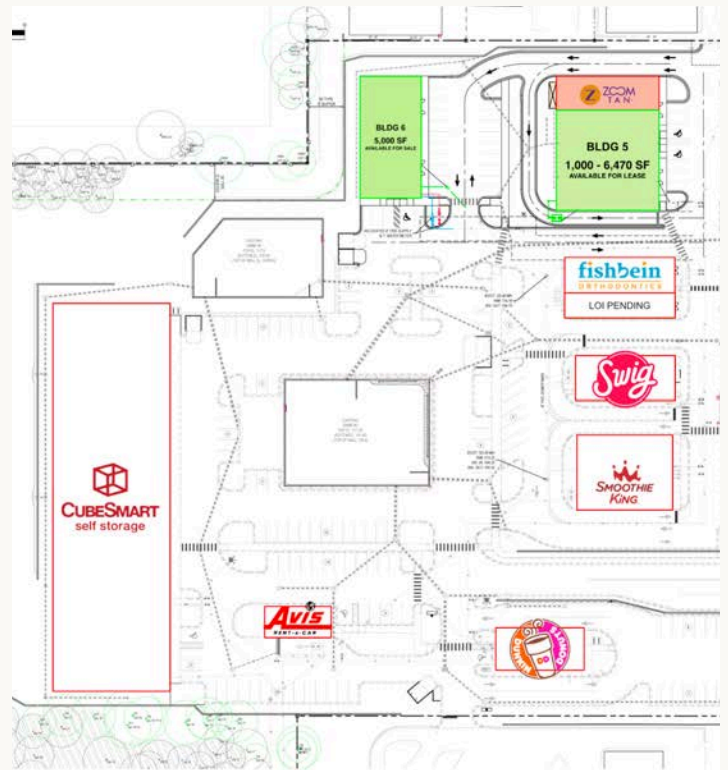


CAPITAL CIRCLE NE

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

A Closer Look.

Building 3, the plaza, and the corridor.



LET'S TALK

Let's talk about Swig at Bldg 3.

\$1,818,181 · 5.5% cap · \$100,000 NNN NOI—

Swig Soda's first North Florida location, rent commencing Oct 2026.



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