

FOR LEASE

1706 - 102 Capital Circle N. E. Tallahassee, FL 32308

NAI TALCOR

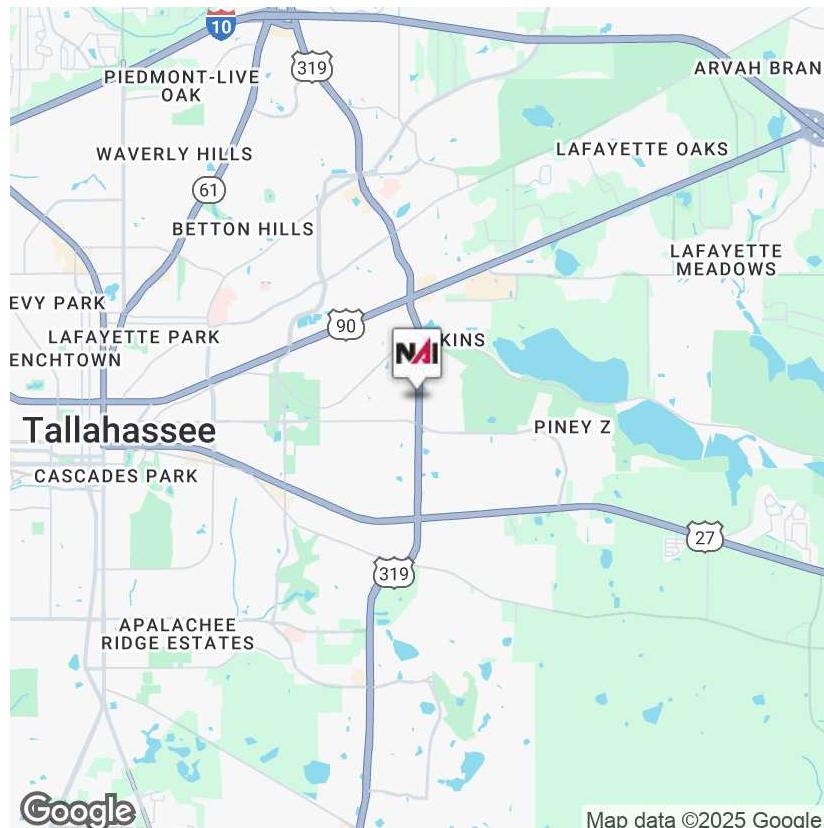


RETAIL | 1,750

- 2 buildings on a 1.42-acre lot—18,000+ sf in multiple bays
- 55,000 vehicles a day on Capital Circle
- 63 parking spaces, plus cross-easement parking with the neighboring building
- Join the following tenants: Pizza Hut, Jimmy Johns, Paper Fox, Natural Life, and Tally Wags, D1 Sports
- Tax ID: 11-21-20-444-0010

Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 6	\$25.00 SF/yr + CAM	1,750



Map data ©2025 Google

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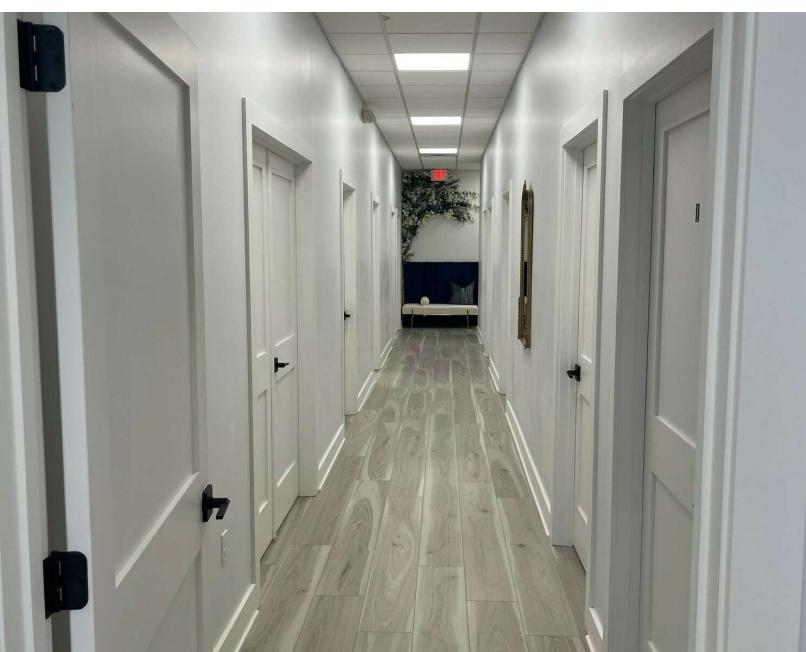
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.

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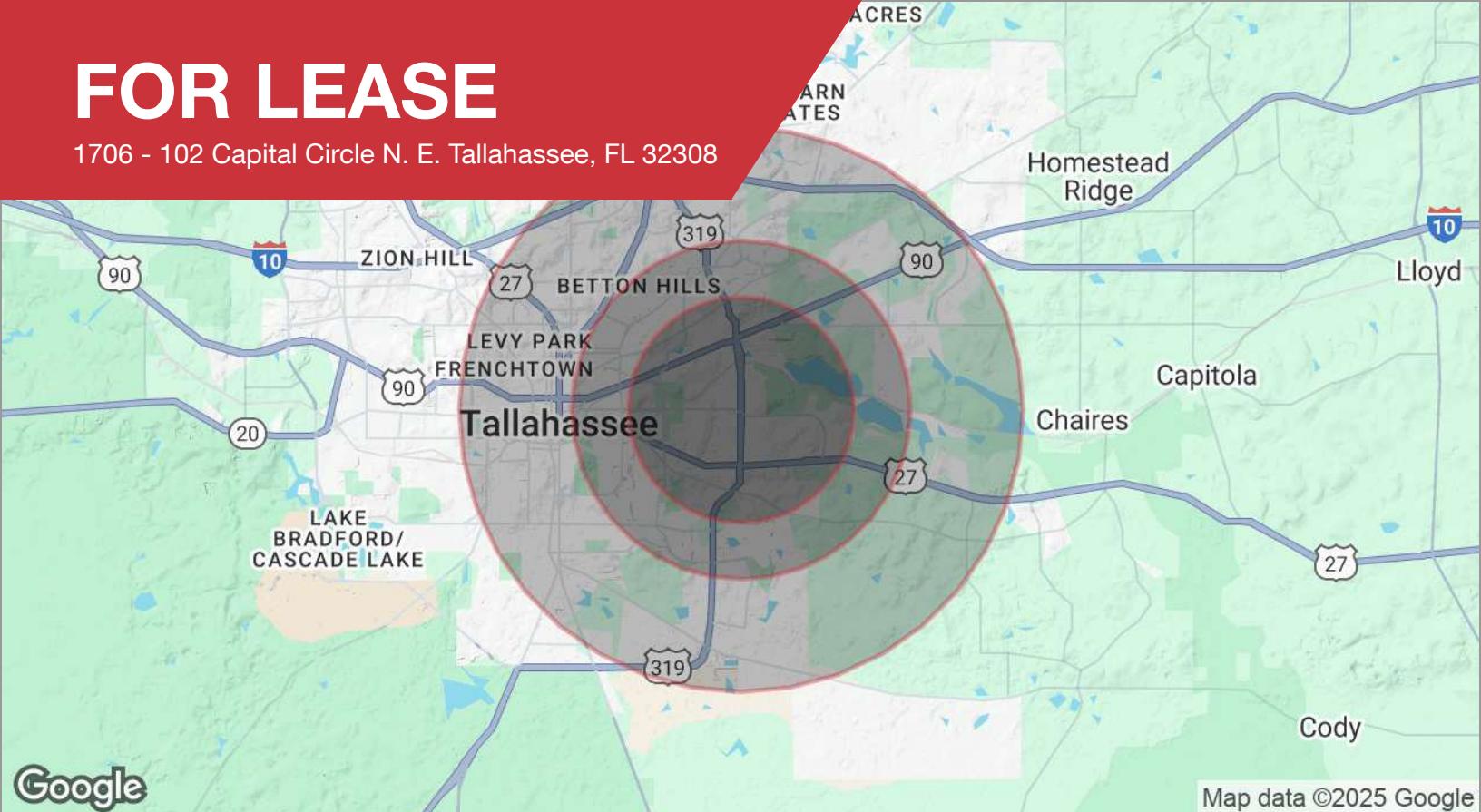
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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	26,954	52,891	132,054
Median age	39	41	38
Median age (male)	38	39	37
Median age (Female)	41	42	39

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	12,734	24,951	55,744
# of persons per HH	2.1	2.1	2.4
Average HH income	\$84,500	\$96,514	\$89,664
Average house value	\$259,350	\$309,522	\$313,178

* Demographic data derived from 2020 ACS - US Census