

FOR LEASE

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

NAI TALCOR

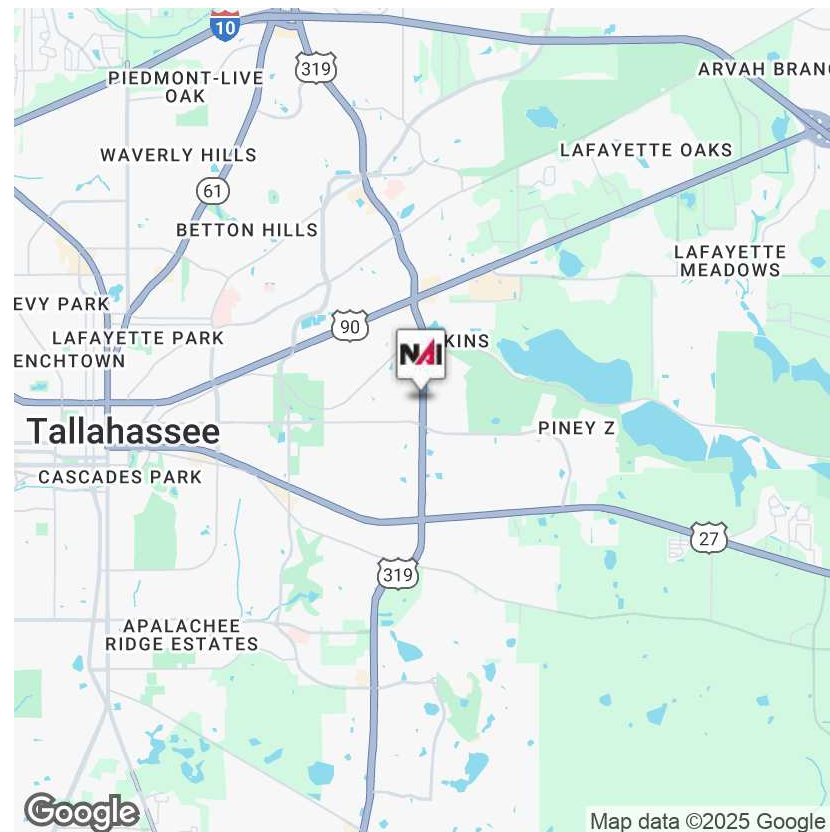


RETAIL | 1,750

- 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



✉ **Kee Elwell, CCIM**
+1 850 509 5242
kee@talcor.com

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1018 Thomasville Road, Suite 200A
talcor.com

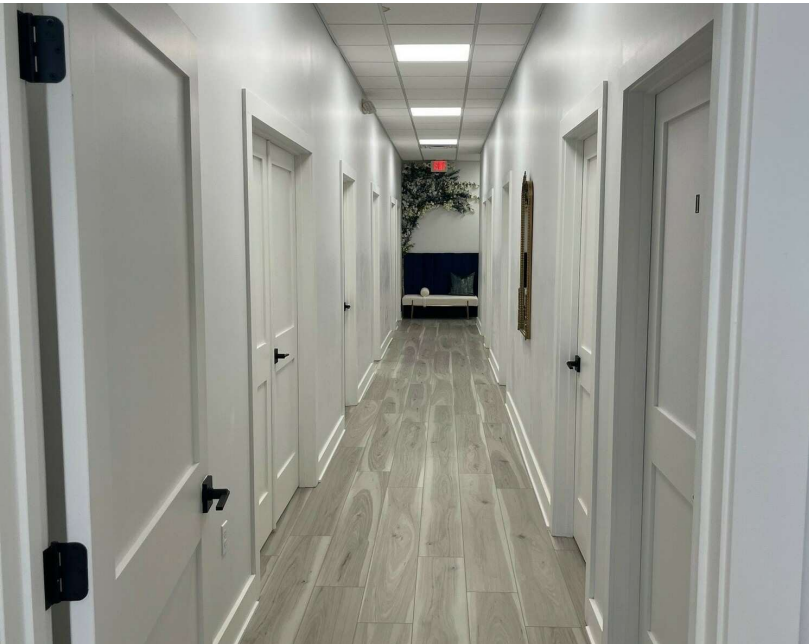
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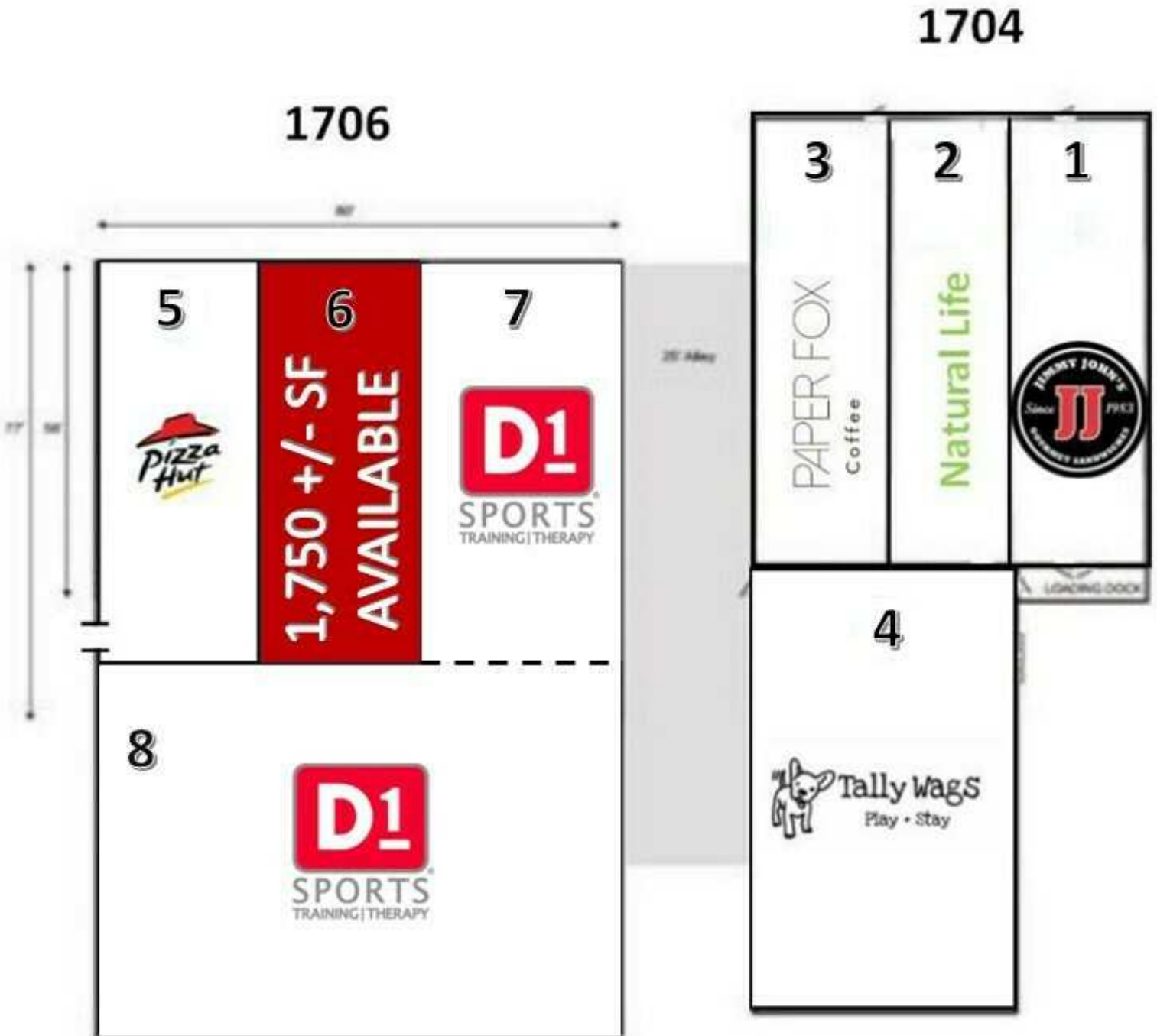
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SPACE FOR LEASE

JOIN OUR TENANTS:



Tilly Wags
Dog & Cat Care



NATURAL LIFE
CBD - Wellness Life



Walgreens



uncle MADDIO'S
pizza joint



BRUEGGER'S
BAKED FRESH

Mo's
southwest grill

Academy
SPORTS+OUTDOORS

DUNKIN'
DONUTS

Walmart



COSTCO
WHOLESALE

BOOT
BARN



CMX
CINEMAS

Capital City
Bank



BIG
LOTS!

Youfit
HEALTH CLUB

Persis
INDIAN GRILL

TIJUANA
FLATS

Eliza Rd

Acadian Blvd

Emerson Ln

Addison Ln

Dartmouth Dr

Bodmin Moor Dr

Saltash Ln

Weems Rd

Weems Rd

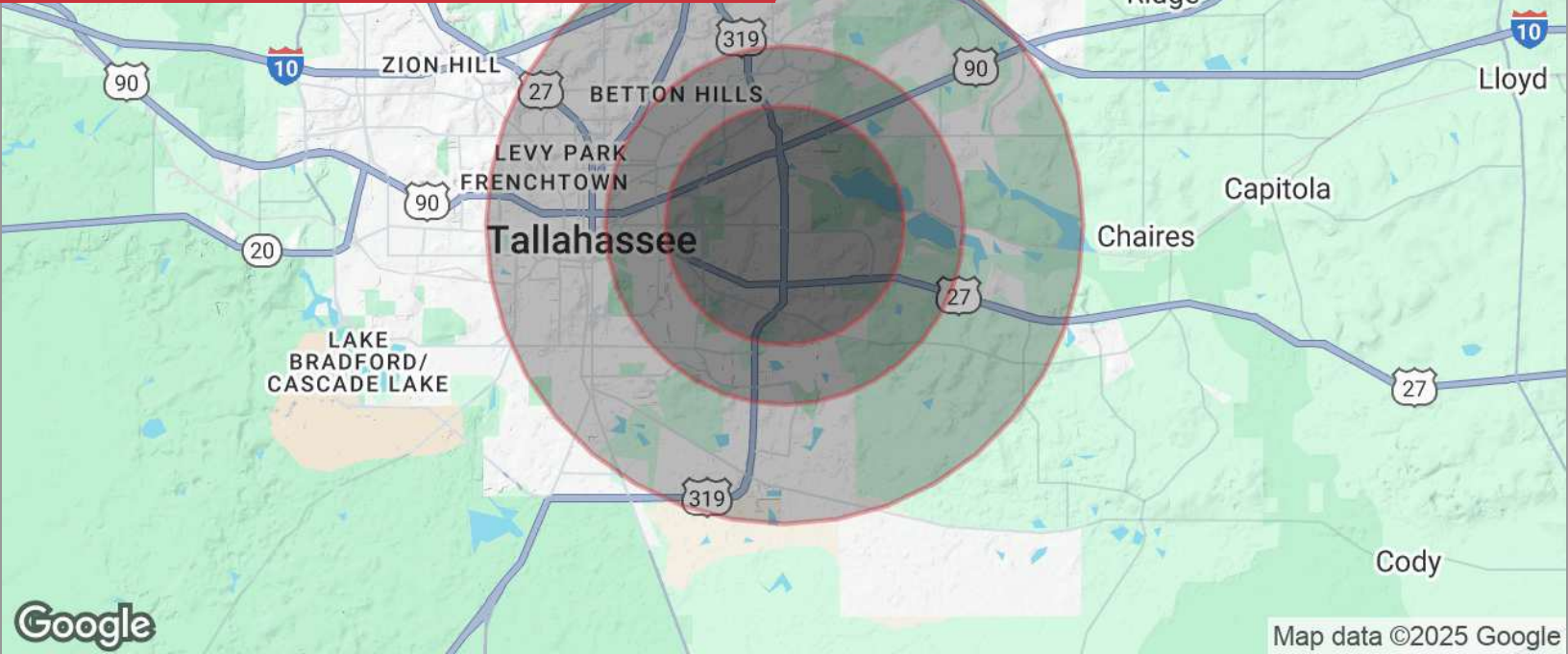
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NAITALCOR

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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