



## EXECUTIVE SUMMARY

## NNN INVESTMENT

2320 CAPITAL CIR NE, TALLAHASSEE, FL 32308

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,268,000
<b>Price / SF:</b>	\$695.91
<b>Cap Rate:</b>	6.35%
<b>NOI:</b>	\$207,500
<b>Lot Size:</b>	0.11 Acres
<b>Building Size:</b>	4,696 SF
<b>Zoning:</b>	PUD
<b>APN:</b>	111650000020

**PROPERTY OVERVIEW**

Freestanding retail building offered for sale! Tenants include Smoothie King, Hazel Sky Smoke & Vape, and Lavish Nail Spa. Excellent NNN investment opportunity!

**LOCATION OVERVIEW**

Situated in Capital Hill Plaza on Capital Circle Northeast, this location is a prime retail destination. Traffic counts exceed over 60,000 vehicles per day. Retailers include Dunkin Donuts, Smoothie King, Avis/Budget Car Rental, Cube Smart and more.

[Click Here for Zoning Information](#)

**Bryan Cureton**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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# RETAILER MAP NNN INVESTMENT

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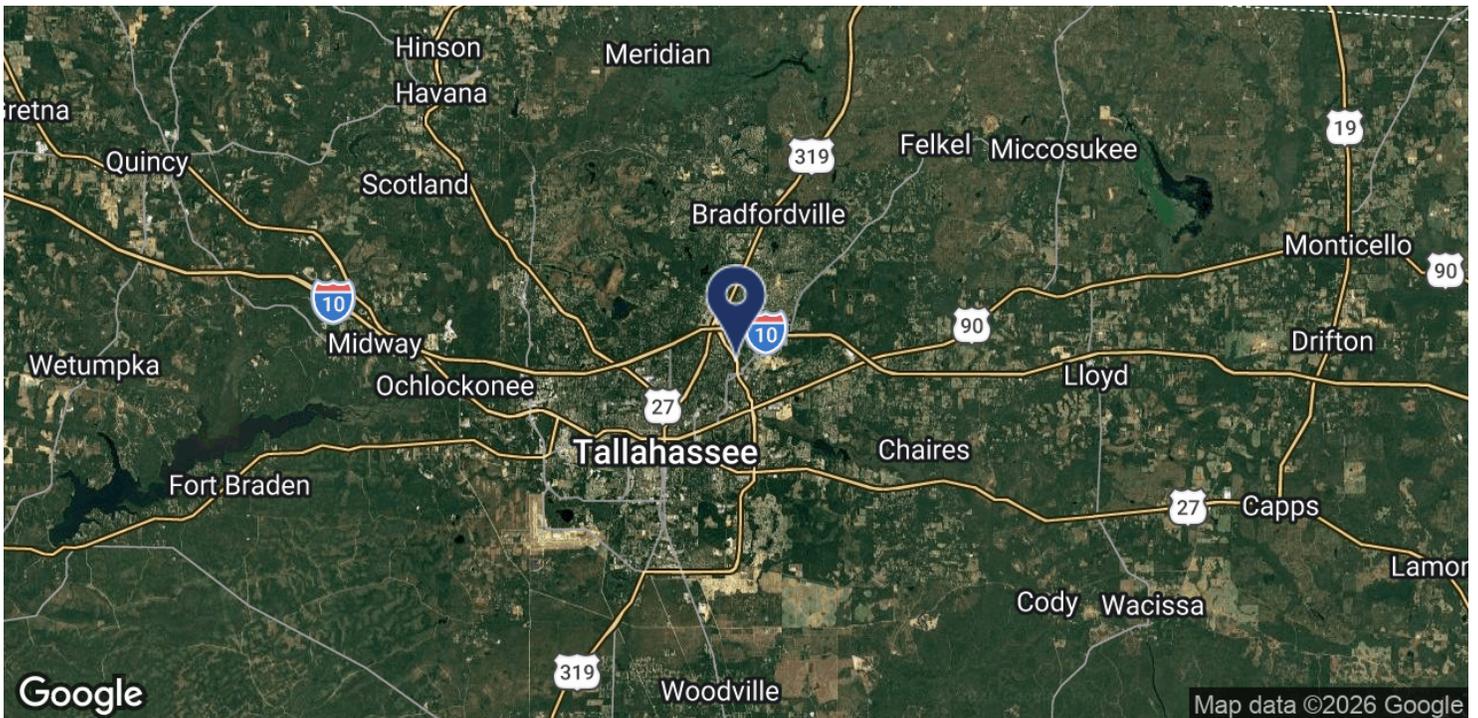
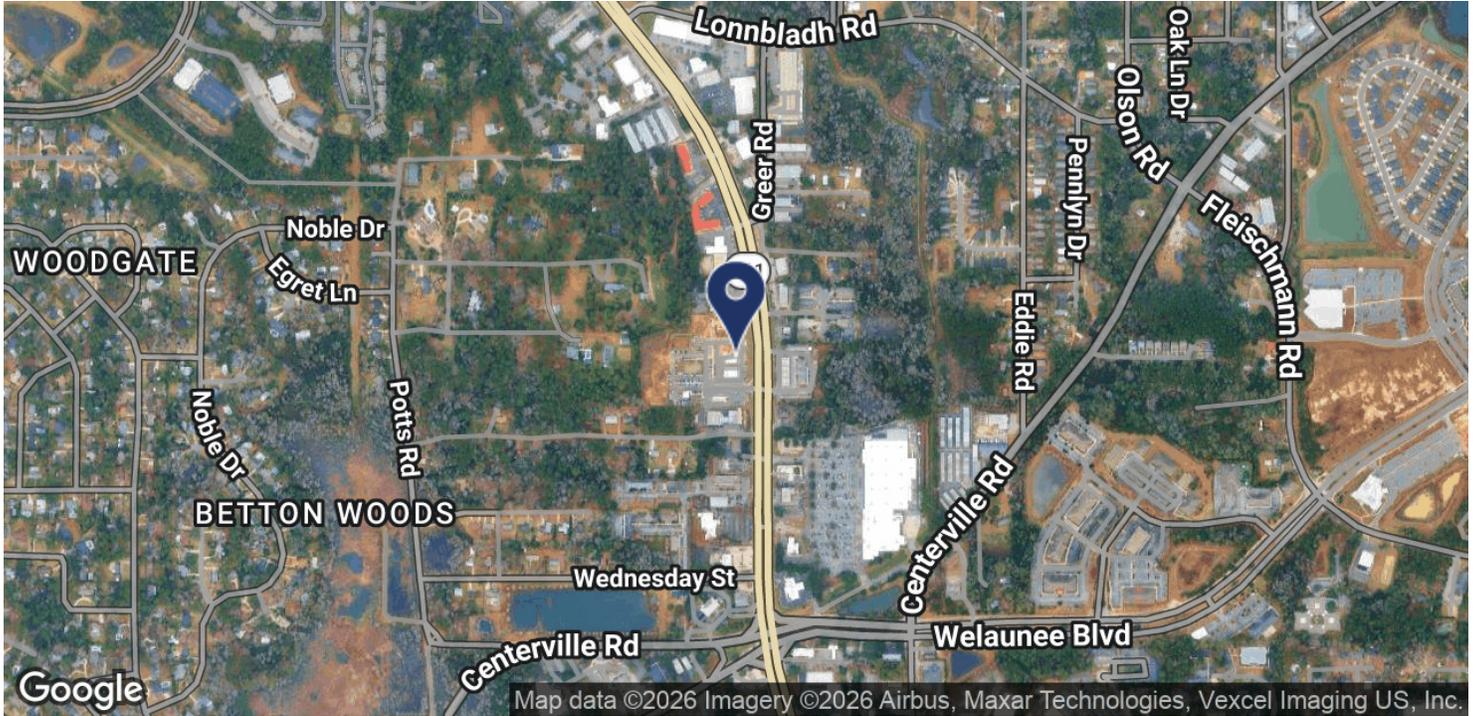




LOCATION MAP

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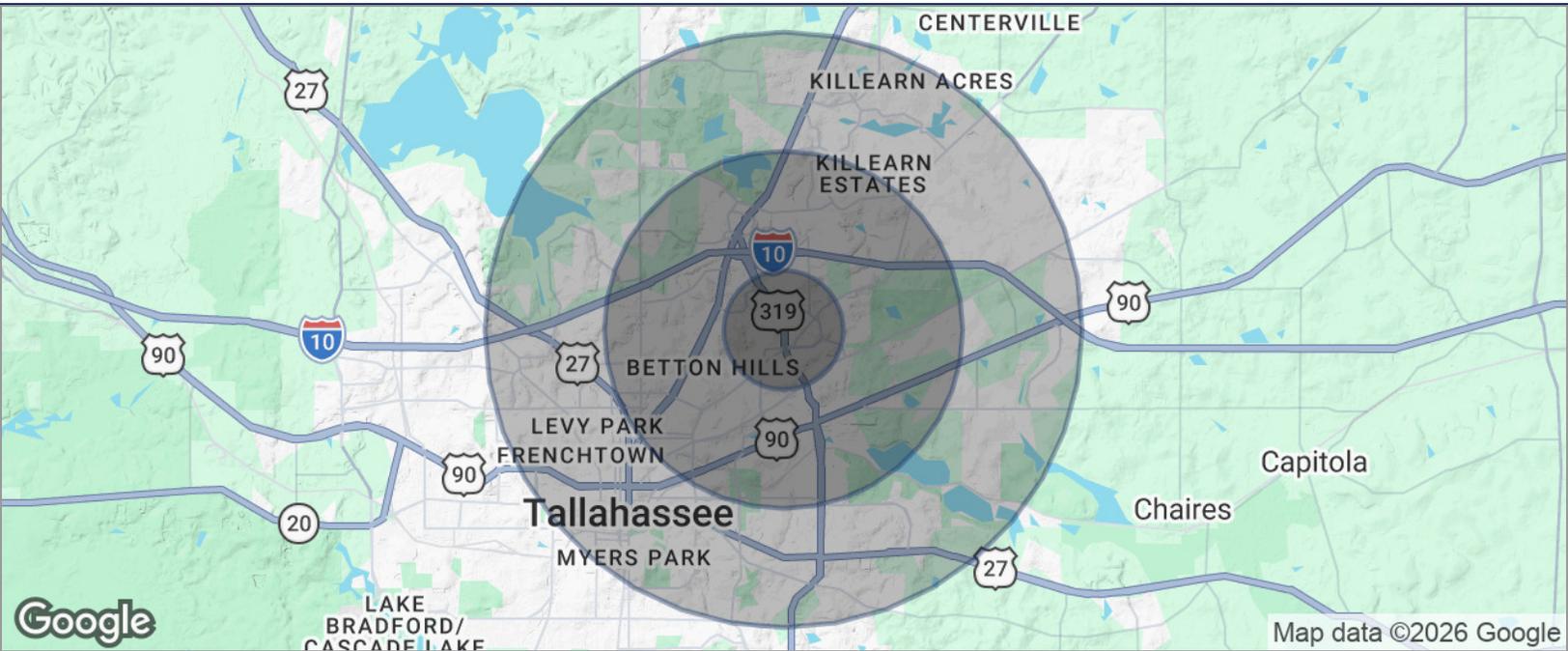




## DEMOGRAPHICS MAP

## NNN INVESTMENT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,077	50,448	143,728
MEDIAN AGE	45	44	39
MEDIAN AGE (MALE)	42	42	38
MEDIAN AGE (FEMALE)	47	45	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,169	23,176	61,769
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$90,181	\$107,501	\$96,174
AVERAGE HOUSE VALUE	\$352,974	\$375,573	\$322,944

\* Demographic data derived from 2020 ACS - US Census

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