

Retail Property  
**FOR LEASE**



**CAPITAL CIRCLE NE - 59,600 VPD**

# 2320 CAPITAL CIRCLE NE

Capital Cir NE, Tallahassee, FL 32308

**TRACY WATERS**

Senior Advisor  
850.545.2282  
twaters@teampcg.com

**SEAN FEHELEY**

Commercial Advisor  
305.609.8698  
sfeheley@teampcg.com

**PREMIER COMMERCIAL GROUP**

4708 Capital Circle NW, Tallahassee, FL 32303  
850.933.5899 | teampcg.com



# CAPITAL HILL PLAZA

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## PROPERTY DESCRIPTION

**Now Pre-Leasing: Multi-Tenant Retail Opportunities at Capital Hill Plaza**

Capital Hill Plaza, one of Tallahassee's most dynamic and rapidly growing retail destinations, is now pre-leasing space within Building 5, a newly constructed 9,350 SF multi-tenant building located along Capital Circle NE. With exposure to over 60,000 vehicles per day, this premier location offers outstanding visibility, accessibility, and the opportunity to join a thriving mix of national and regional retailers.

The north end of the building is already leased to Zoom Tan (2,880 SF), leaving 1,000 to 6,470 SF available for lease. The project offers flexible suite configurations, including a highly desirable end-cap space with drive-thru capability—ideal for quick-service restaurants, coffee users, or high-traffic service concepts.

Landlord will deliver spaces in a dark shell condition, providing tenants with approximately \$65/SF in Tenant Improvement Allowance, allowing for customized build-outs tailored to specific operational needs.

Surrounded by strong national co-tenancy including Dunkin', Smoothie King, Avis/Budget, CubeSmart, and Smile Doctors Orthodontics, Capital Hill Plaza continues to establish itself as a dominant retail hub in Northeast Tallahassee.

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## OFFERING SUMMARY

Lease Rate:	\$42 - \$50/sf/yr NNN
Available SF:	1,000 - 6,470 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
- End-cap space with drive-thru opportunity
- Generous Tenant Improvement Allowance (~\$65/SF)

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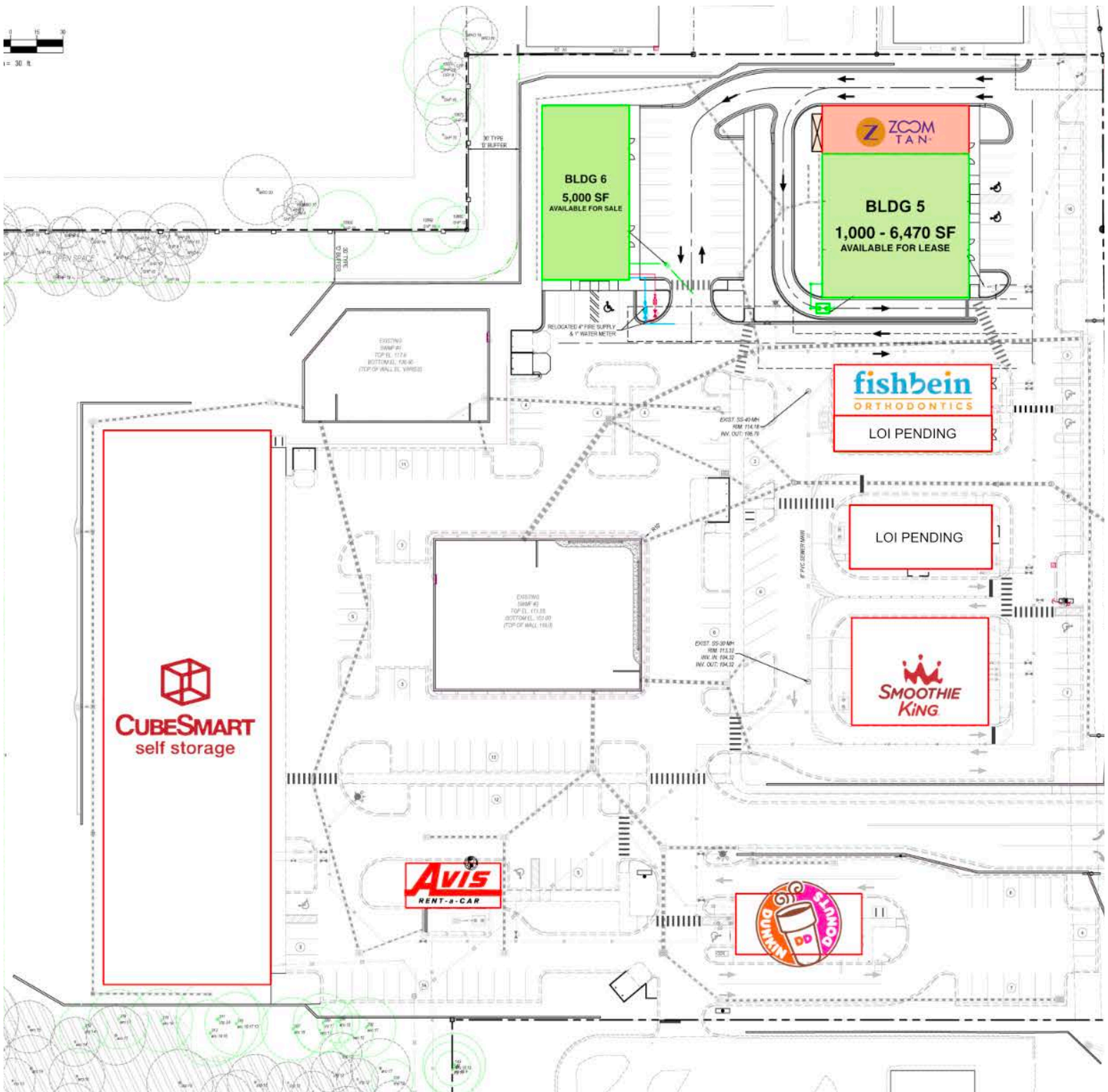


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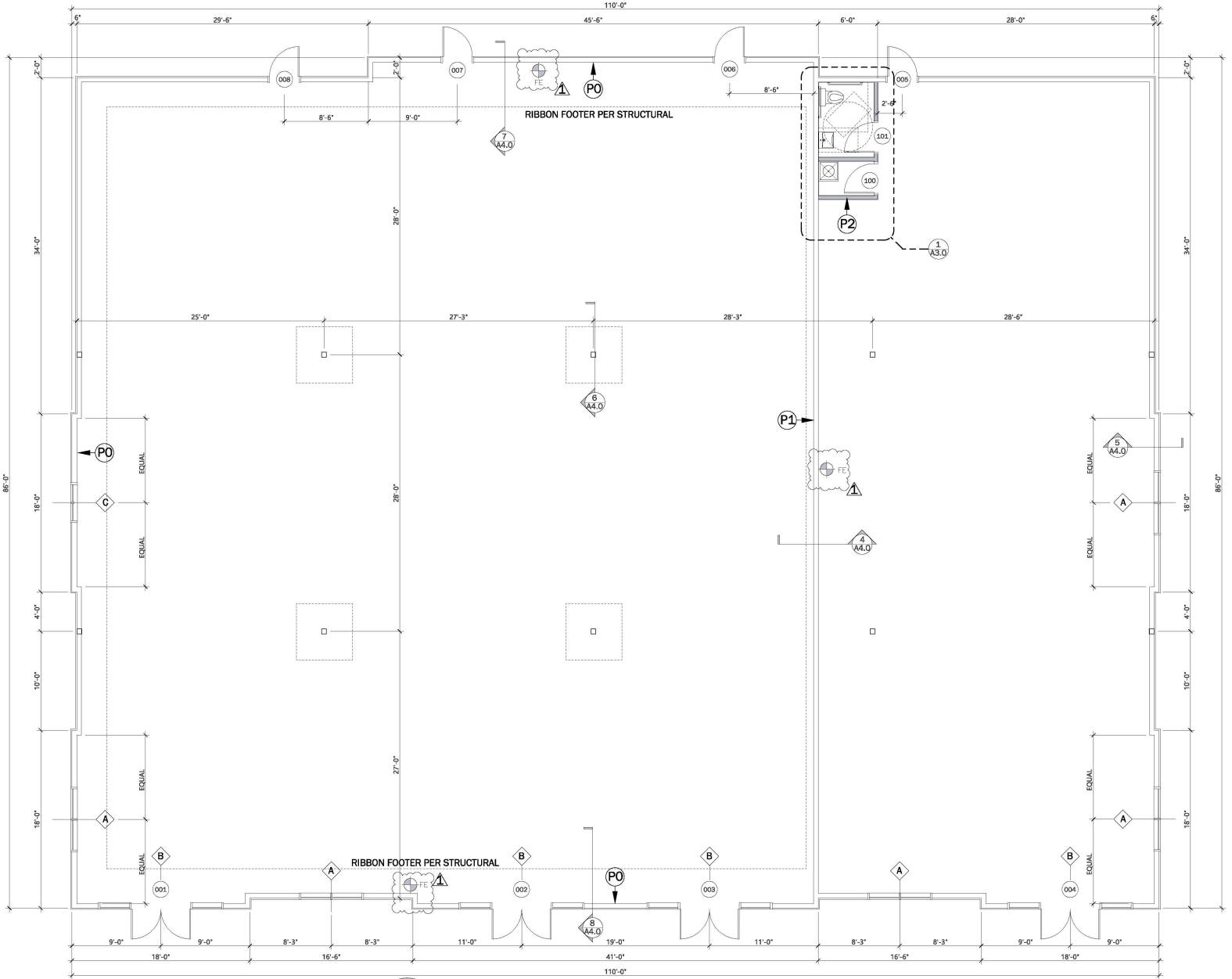
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## PROPOSED FLOOR PLAN

2320 CAPITAL CIRCLE NORTHEAST BUILDING #500

SCALE: 3/16" = 1'-0"

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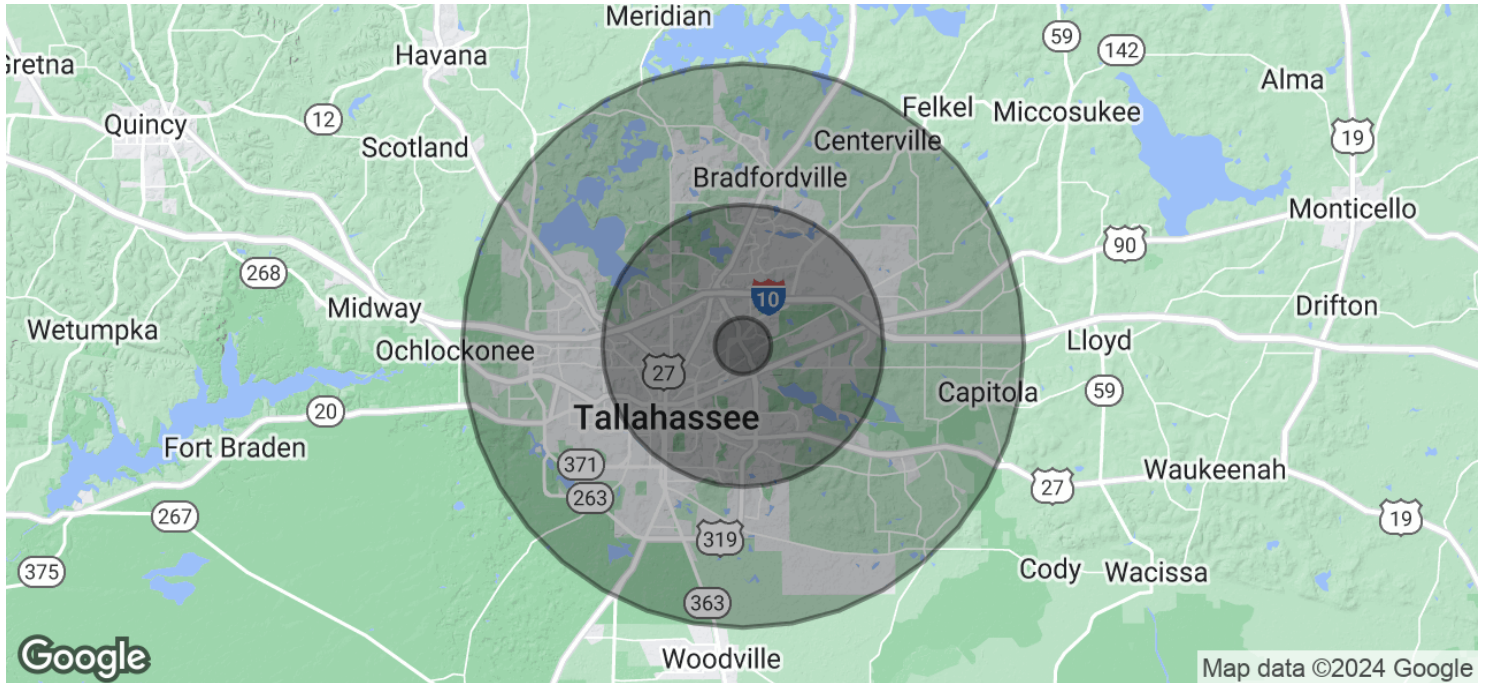
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,478	136,807	268,882
Average Age	44.0	35.5	35.1
Average Age (Male)	38.3	33.7	33.9
Average Age (Female)	46.6	37.3	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 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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