

RETAIL OFFERING FOR LEASE

Capital Circle NE in Tallahassee

3305 Capital Cir NE Tallahassee, FL 32308



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 South Palafox Place #10E, Pensacola, FL 32502

| 850.764.6800

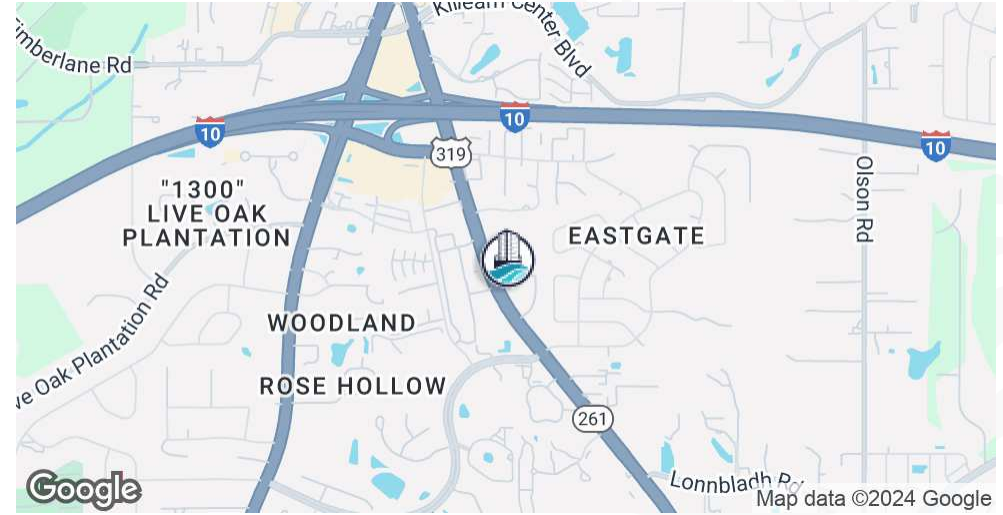
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Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	1.58 Acres
Year Built:	1982
Zoning:	Commercial Parkway
Traffic Count:	57,000

Property Overview

This former restaurant in the Hogly Wogly Shopping Center can be easily built-out for any retail tenant. Excellent location and friendly neighbors, it's perfect for a restaurant or retail establishment, with an impressive 57,000 vehicles passing by daily. The property's prominent pylon sign further enhances its visibility and marketing potential.

Property Highlights

- Great for restaurant or retail
- 57,000 Vehicles per day
- Neighboring national chain retail
- Pylon sign
- Ample parking

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360° VIRTUAL TOUR

Location Information

Building Name	Capital Circle NE in Tallahassee
Street Address	3305 Capital Cir NE
City, State, Zip	Tallahassee, FL 32308
County	Leon
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 10 is .3 miles

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial Parkway
Lot Size	1.58 Acres
APN #	11-08-20-423-000.0
Corner Property	No
Traffic Count	57000
Traffic Count Street	Capital Circle NE

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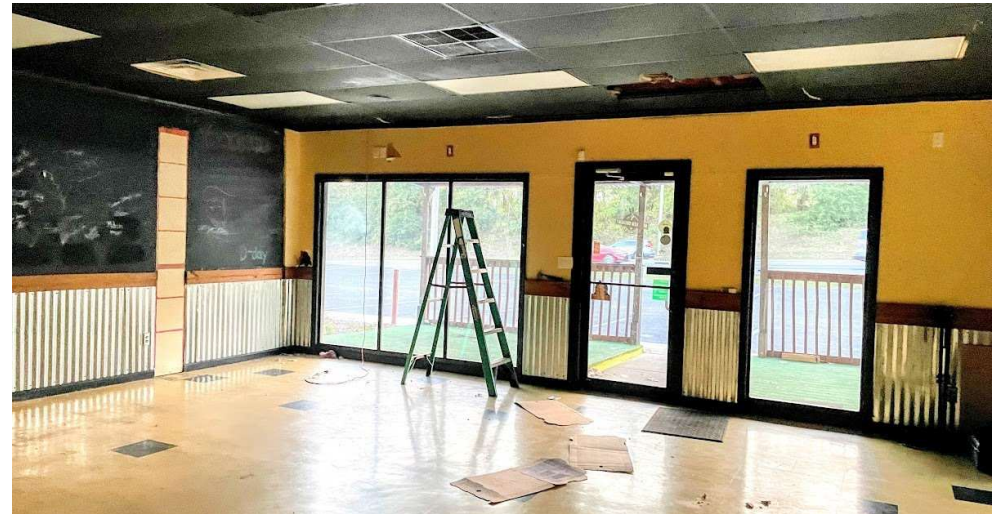
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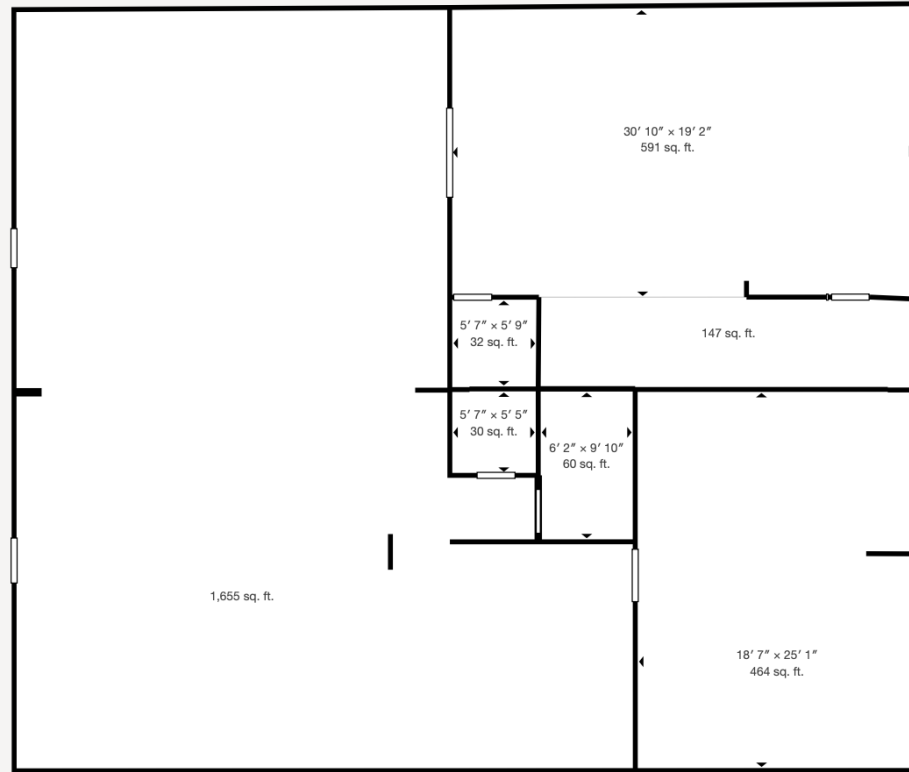


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 Matterport Property Report:

3305 Capital Cir NE

Indoor Scanned Area - Full Property 2,980 sq. ft. | Floor 1 2,980 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



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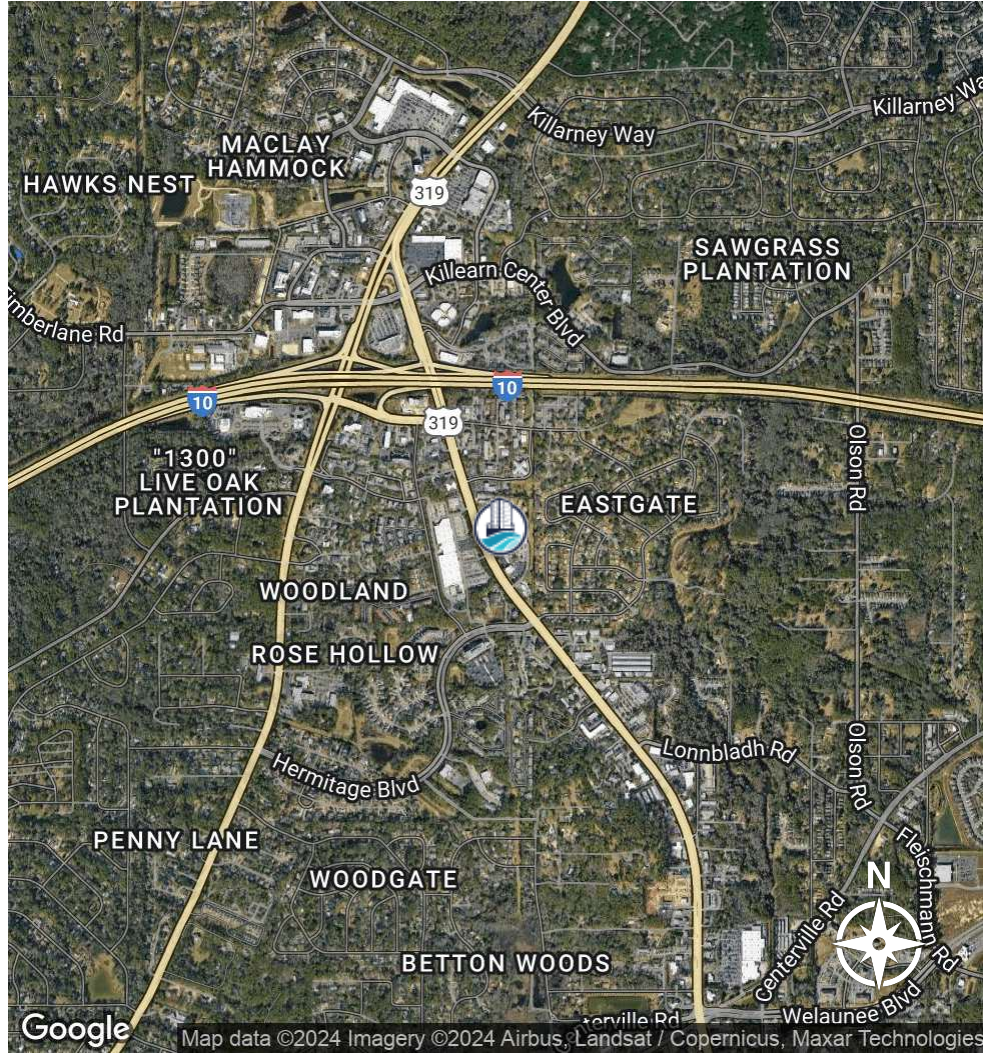
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Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	578	2,009	6,304
Median age	45	46	44
Median age (Male)	42	43	42
Median age (Female)	47	48	46
Total households	283	1,042	3,136
Total persons per HH	2	1.9	2
Average HH income	\$84,159	\$83,260	\$92,601
Average house value	\$383,962	\$440,402	\$430,976

Location Overview

Conveniently located just .3 miles south of I10 and Capital Circle NE intersection. High visibility center, surrounded by national and local retail brands. Full median cut means easy ingress and egress.

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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the privilege of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.