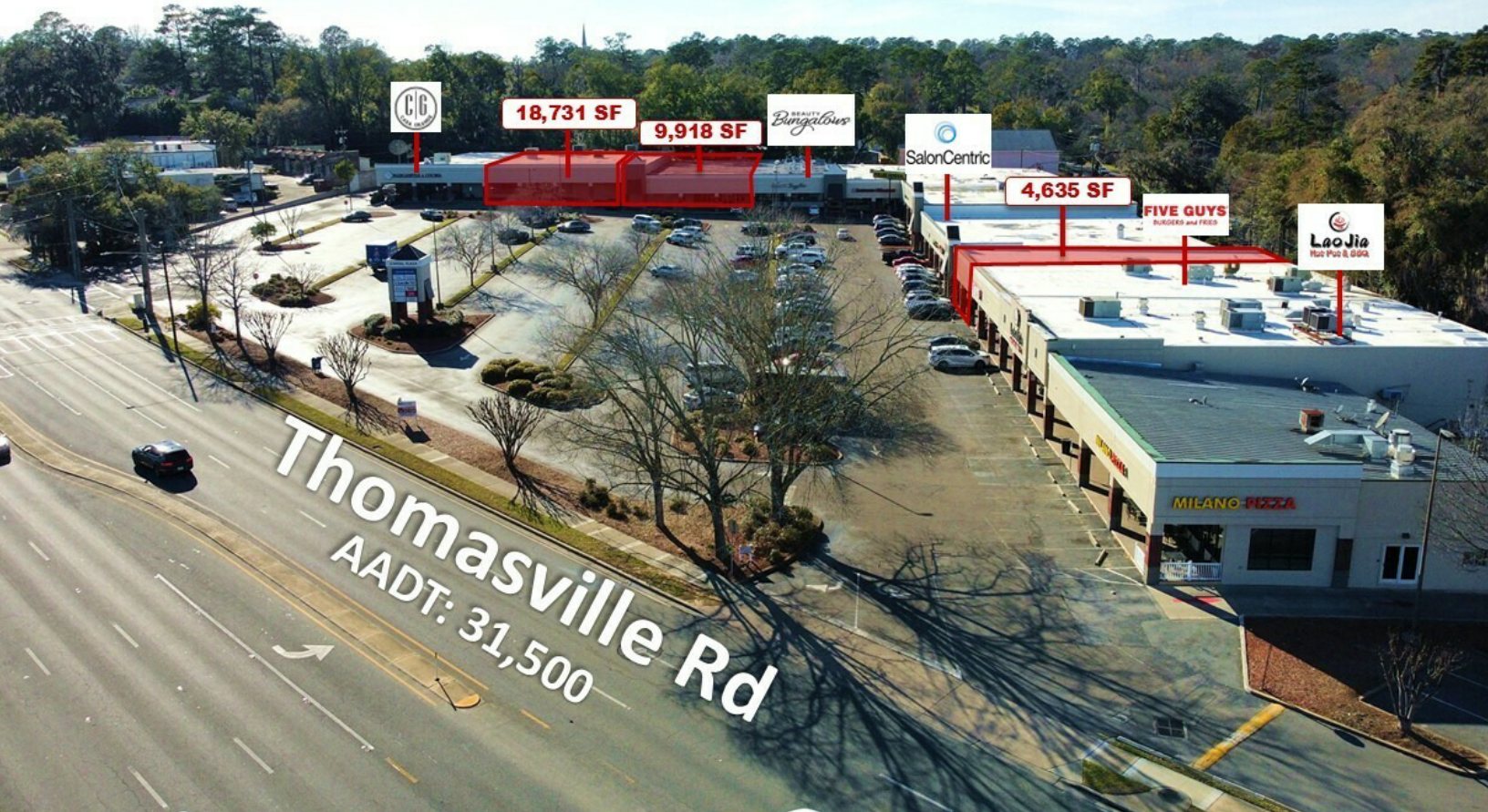


CAPITAL PLAZA

1800 Thomasville Road Tallahassee, FL 32303

NAI TALCOR



Prime Midtown Retail Space Available

- Prime Midtown retail center located along Thomasville Road, one of Tallahassee's primary commercial corridors
- Directly across from the Whole Foods-anchored Miracle Plaza featuring national retailers including lululemon, J.Crew Factory, CAVA, LensCrafters, fab'rik, and more
- Surrounded by a dense mix of national retailers, restaurants, and established residential neighborhoods
- Excellent visibility along Thomasville Road with 31,500 vehicles per day
- Two points of ingress/egress including signalized intersection access
- Established shopping center with a strong mix of food, service, and specialty retail tenants

OFFERING SUMMARY

AVAILABLE SF	4,635 - 18,731 SF
LEASE RATE	Negotiable
BUILDING SIZE	92,067 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 7	Negotiable	4,635
Suite 19	Negotiable	9,918
Suite 20	Negotiable	18,731

Debbie Ashlin
+1 850 544 5677
ashlin@talcort.com

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NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

CAPITAL PLAZA

1800 Thomasville Road Tallahassee, FL 32303



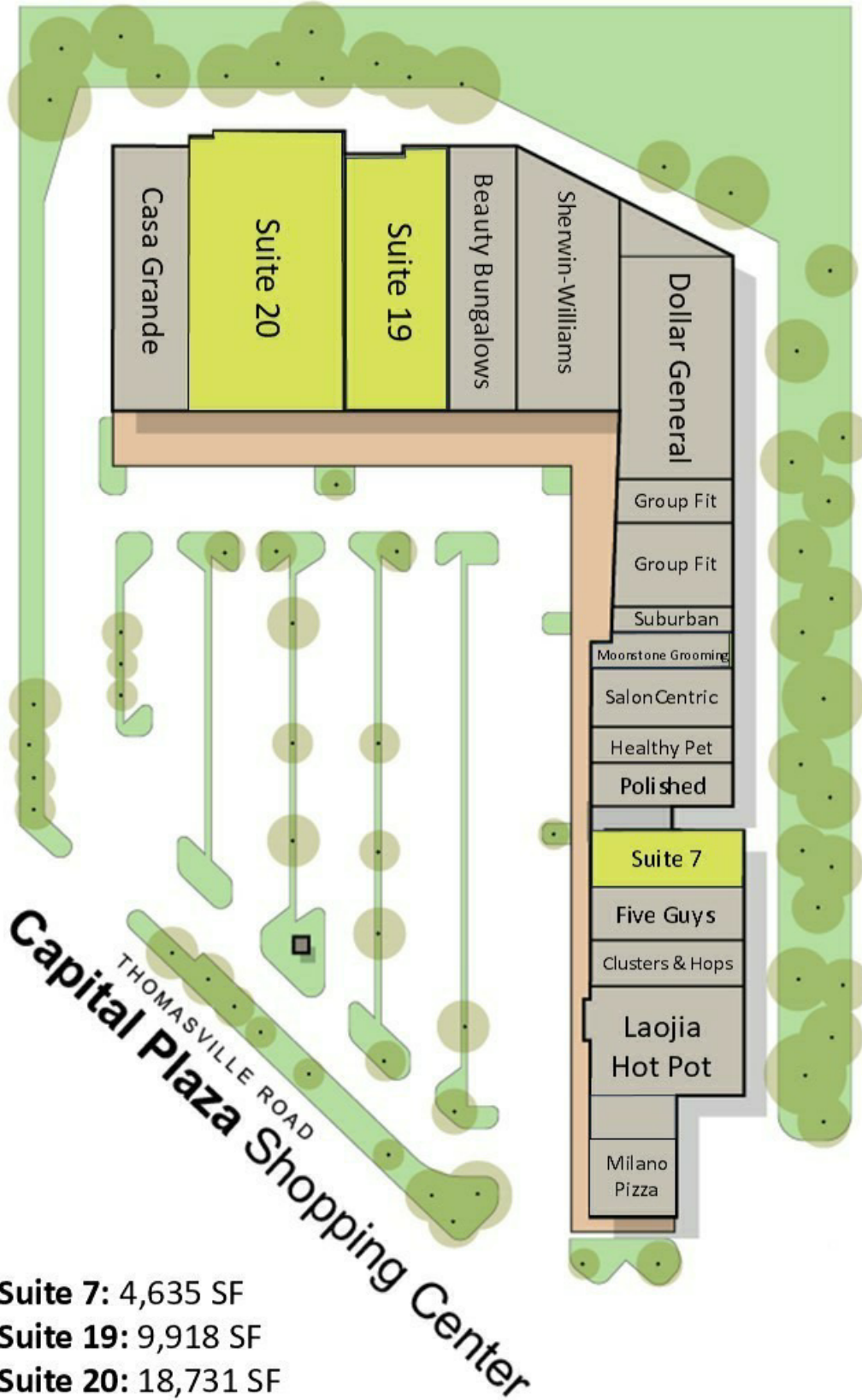
 **Debbie Ashlin**
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NATLALCOR

FOR LEASE

1800 Thomasville Road Tallahassee, FL 32303



FOR LEASE

1800 Thomasville Road Tallahassee, FL 32303



BETTON PLAZA



4,635 SF AVAILABLE

9,918 SF AVAILABLE

18,731 SF AVAILABLE

CAPITAL PLAZA



MIRACLE PLAZA



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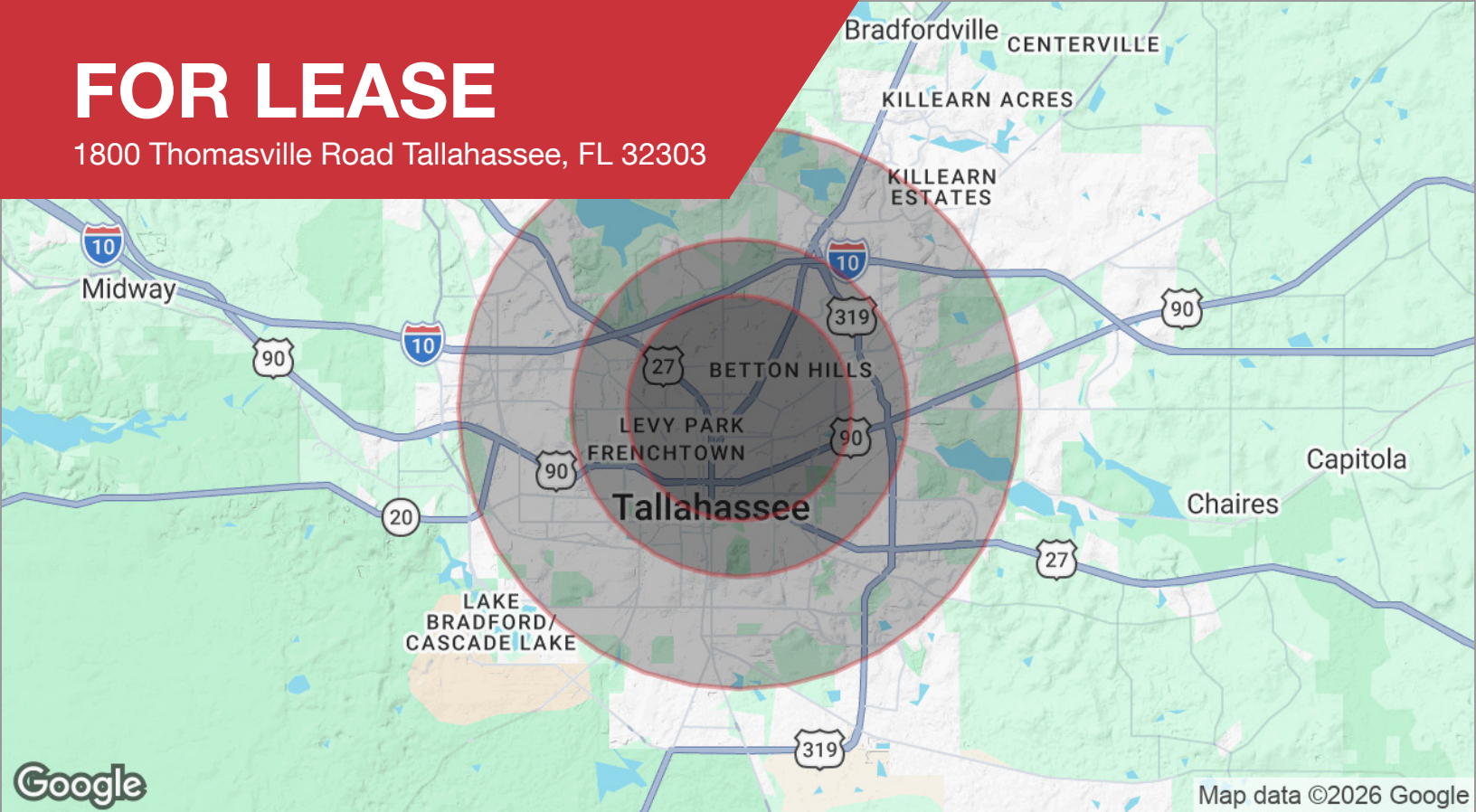
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TALCOR

FOR LEASE

1800 Thomasville Road Tallahassee, FL 32303



DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	34,712	93,520	189,237
Median age	39	34	36
Median age (male)	38	34	35
Median age (Female)	40	35	36
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	16,085	39,936	80,730
# of persons per HH	2.2	2.3	2.3
Average HH income	\$95,288	\$76,157	\$75,871
Average house value	\$356,595	\$292,304	\$273,283

* Demographic data derived from 2020 ACS - US Census