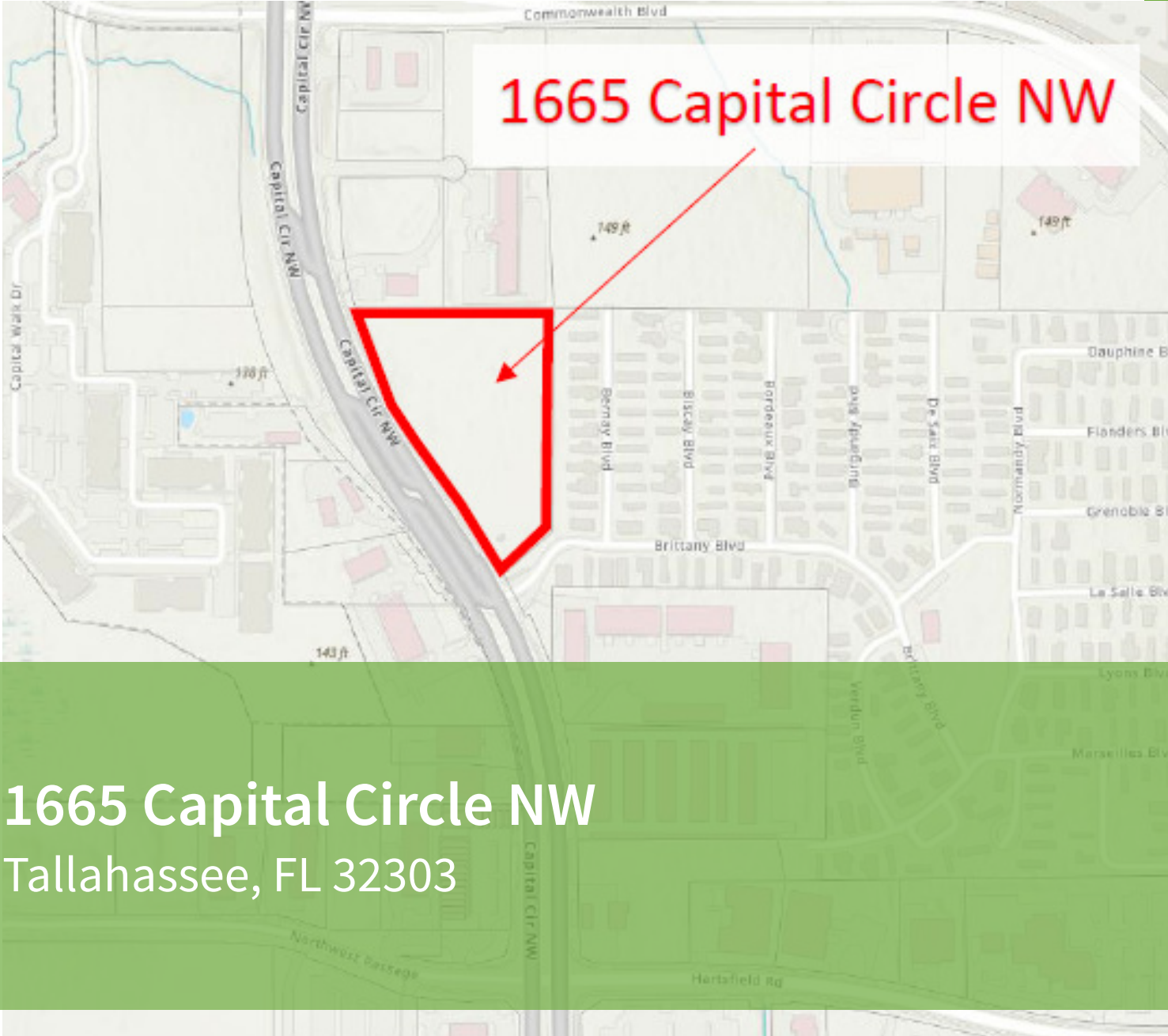


The logo consists of the letters 'TLG' in a white, serif font, centered within a dark blue square. The square has a thin green border on its top and left sides.

TLG

COMMERCIAL REAL ESTATE

COMMERCIAL LAND FOR SALE

A satellite map of a commercial area in Tallahassee, Florida. A specific plot of land is outlined in a thick red line. The plot is triangular, with one side along Capital Circle NW and the other two sides forming a smaller triangle. A red arrow points from the text '1665 Capital Circle NW' to the red-outlined plot. Various streets are labeled on the map, including Commonwealth Blvd, Capital Circle NW, Capital Walk Dr, Bernay Blvd, Biscay Blvd, Bordeaux Blvd, De Saut Blvd, Dauphine Blvd, Flanders Blvd, Grenoble Blvd, La Salle Blvd, Lyons Blvd, Marcellus Blvd, Verdun Blvd, and Hartfield Rd. Elevation markers of 149 ft and 143 ft are also visible.

1665 Capital Circle NW

1665 Capital Circle NW
Tallahassee, FL 32303

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BEN WILKINSON

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O: 850.385.6363



EXECUTIVE SUMMARY

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / Acre:	\$550,661
Lot Size:	4.54 Acres
Zoning:	CP
Traffic Count:	35,000
APN:	2119510171000

PROPERTY OVERVIEW

Prime development property zoned Commercial Parkway (CP). This zoning allows a wide variety of uses including hotels, retail, automotive, and restaurants. The site is large enough to accommodate three pads or users.

LOCATION OVERVIEW

Located along the high-traffic, six-lane stretch of Capital Circle in northwest Tallahassee just south of I-10 and surrounded by a mix of residential and commercial uses. Adjacent to the Commonwealth Centre, the city's largest business park. Lowe's, Home Depot, Amazon, car dealers, Wawa, and a proposed Bucee's are located nearby.

[Click Here for Zoning](#)

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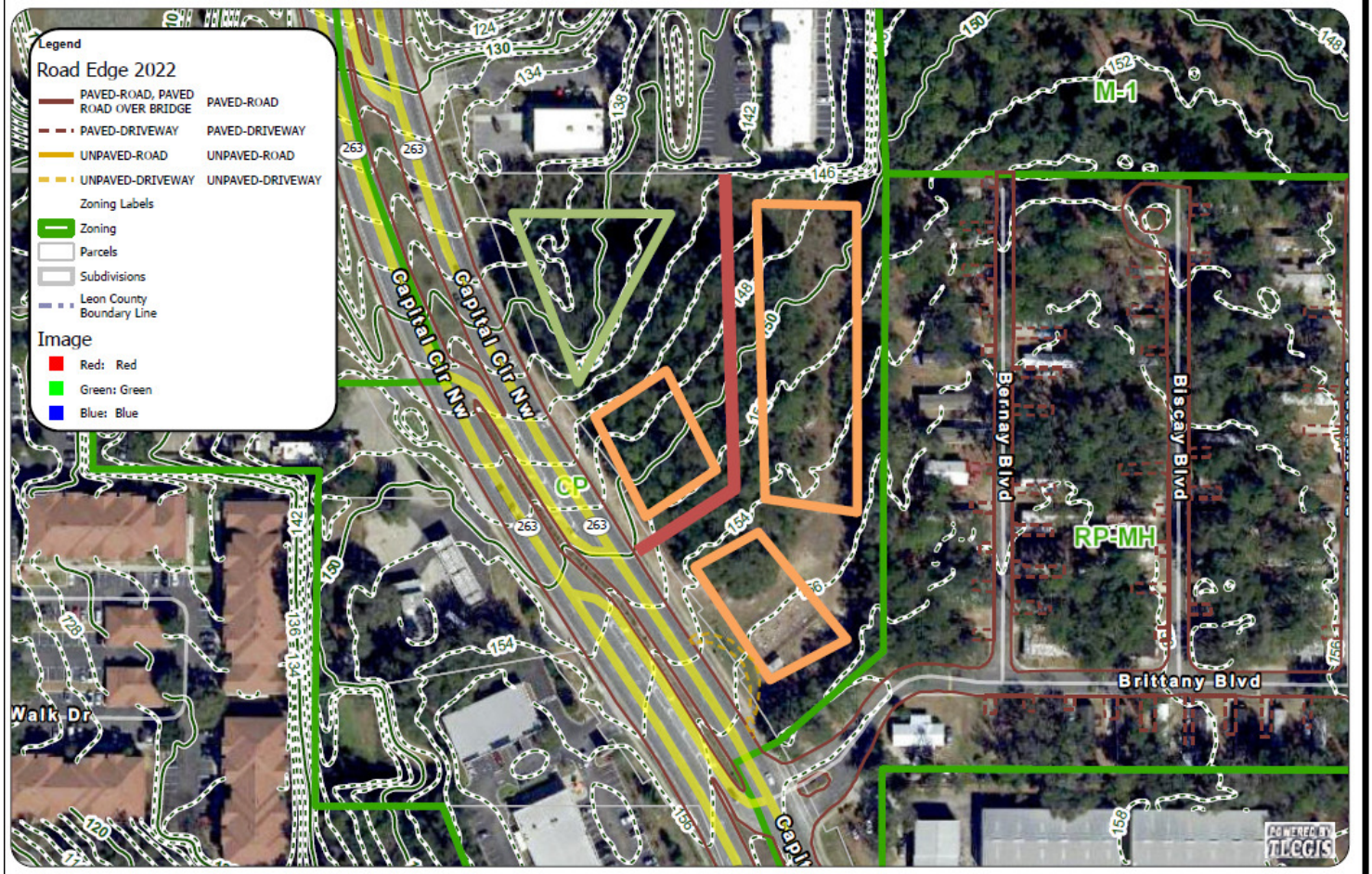




ADDITIONAL PHOTOS

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



Land Information Map

DISCLAIMER

This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Scale: 1:2,027

Not To Scale:

Date Drawn:

October 28, 2025

Tallahassee/Leon County GIS
Office of Information Technology
Leon County Courthouse
301 S. Monroe St, P3 Level
Tallahassee, FL 32301
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RETAILER MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies,
Vexcel Imaging US, Inc.

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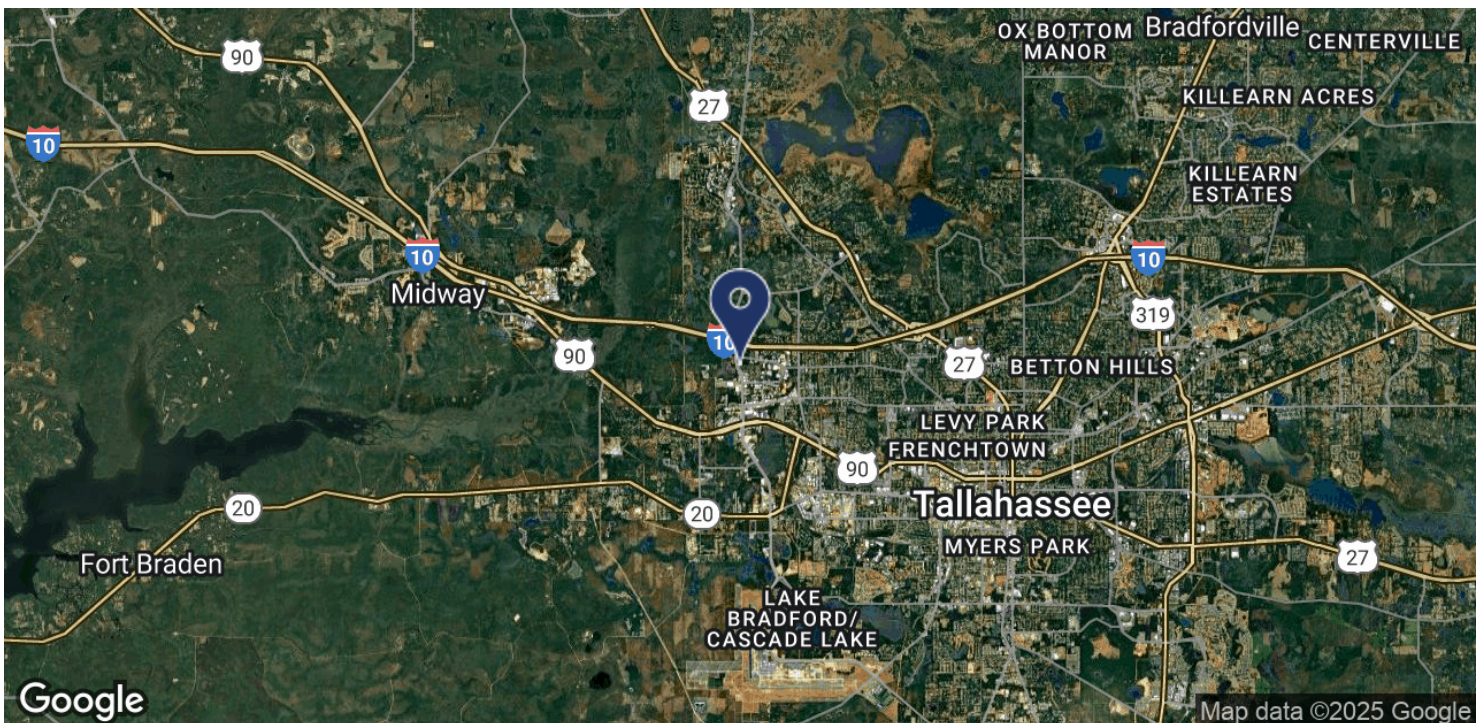
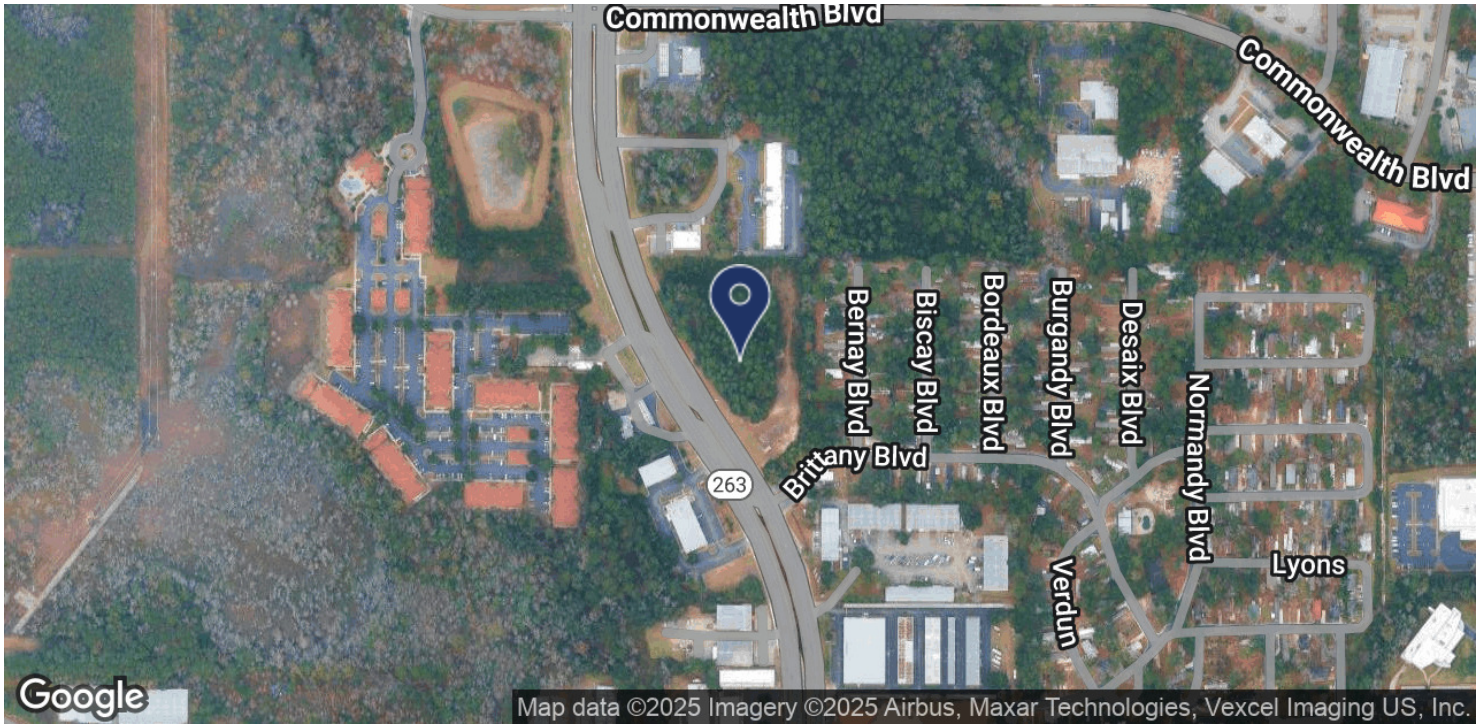




LOCATION MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



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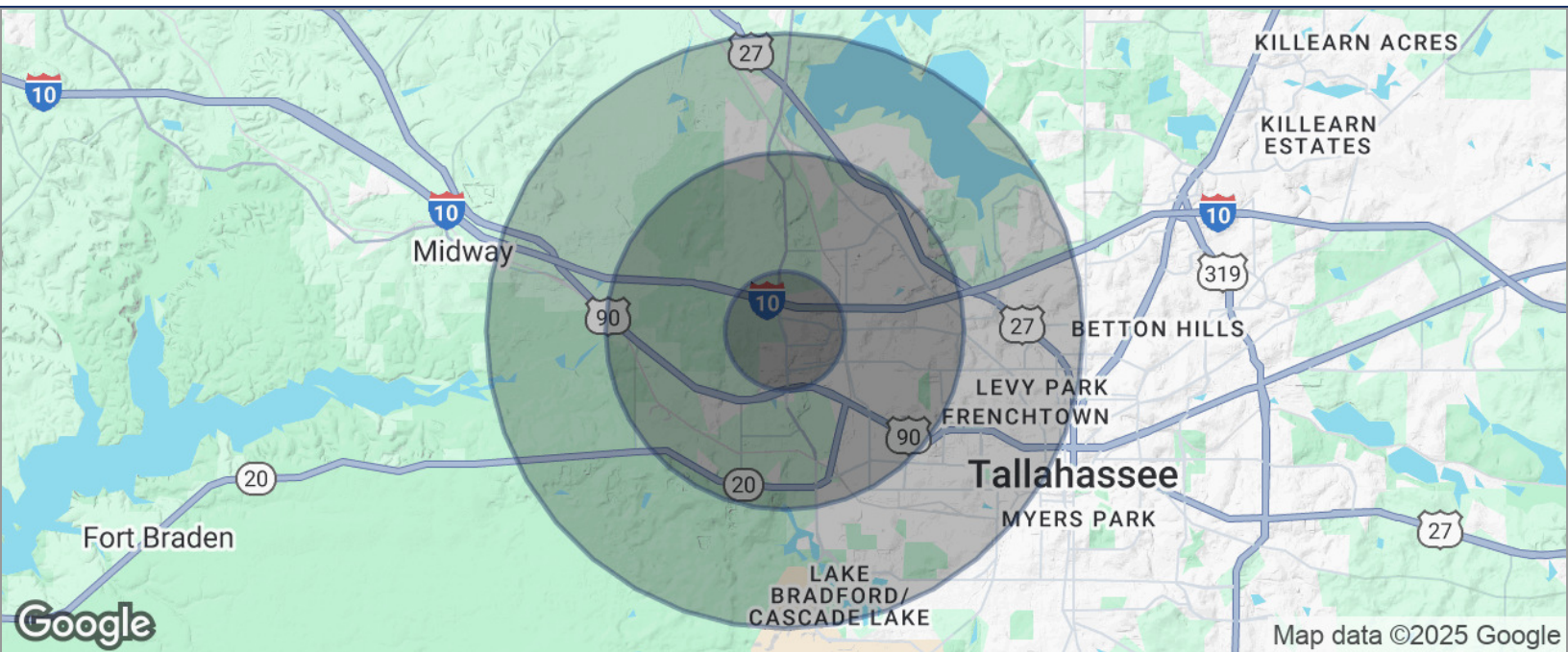




DEMOGRAPHICS MAP

1665 CAPITAL CIRCLE NW

TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,897	40,497	111,237
MEDIAN AGE	33	34	32
MEDIAN AGE (MALE)	32	33	32
MEDIAN AGE (FEMALE)	34	34	33
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,188	16,834	45,200
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$60,684	\$67,350	\$64,866
AVERAGE HOUSE VALUE	\$215,766	\$209,367	\$218,233

* Demographic data derived from 2020 ACS - US Census

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