

FOR LEASE

1519 Capital Circle NE Tallahassee, FL 32308

NAI TALCOR



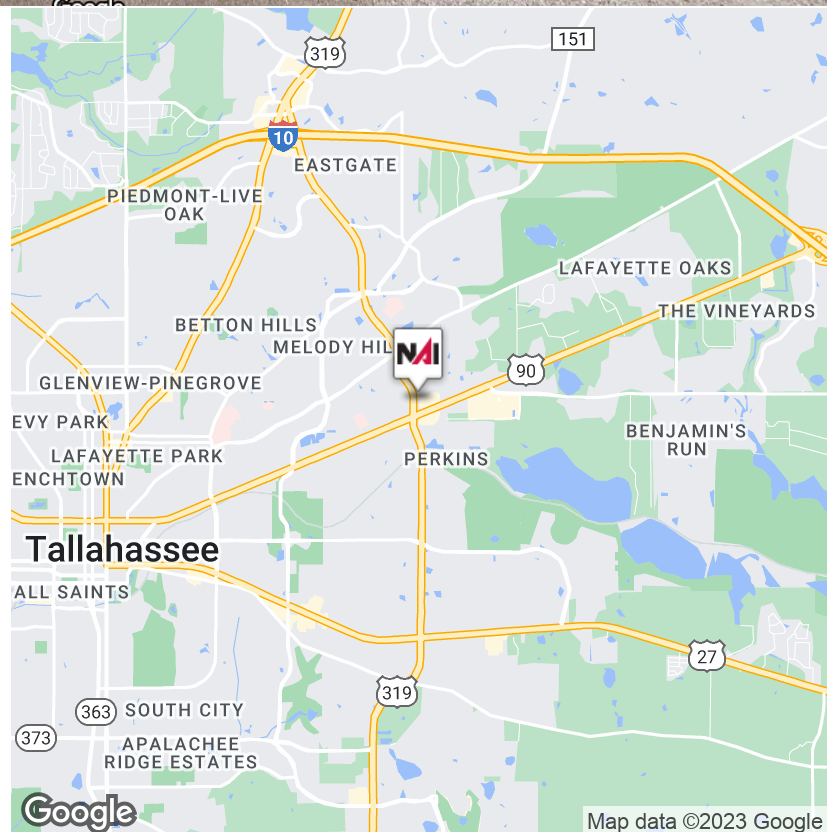
RETAIL | 2,880 SF

This property is located at a retail strip center, some tenants include The Honey Baked Ham Company, Generator Supercenter of Tallahassee, and Country Rose Florals.

- Signage available on Capital Circle NE
- Main access off Capital Circle NE
- Traffic count: 43,500 vehicles per 24 hours

Available Spaces

Spaces	Lease Rate	Size (SF)
14 & 15	\$10.00 SF/yr NNN	2,880



✉ **Jimmy Nystrom, SIOR**
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nystrom@talcor.com

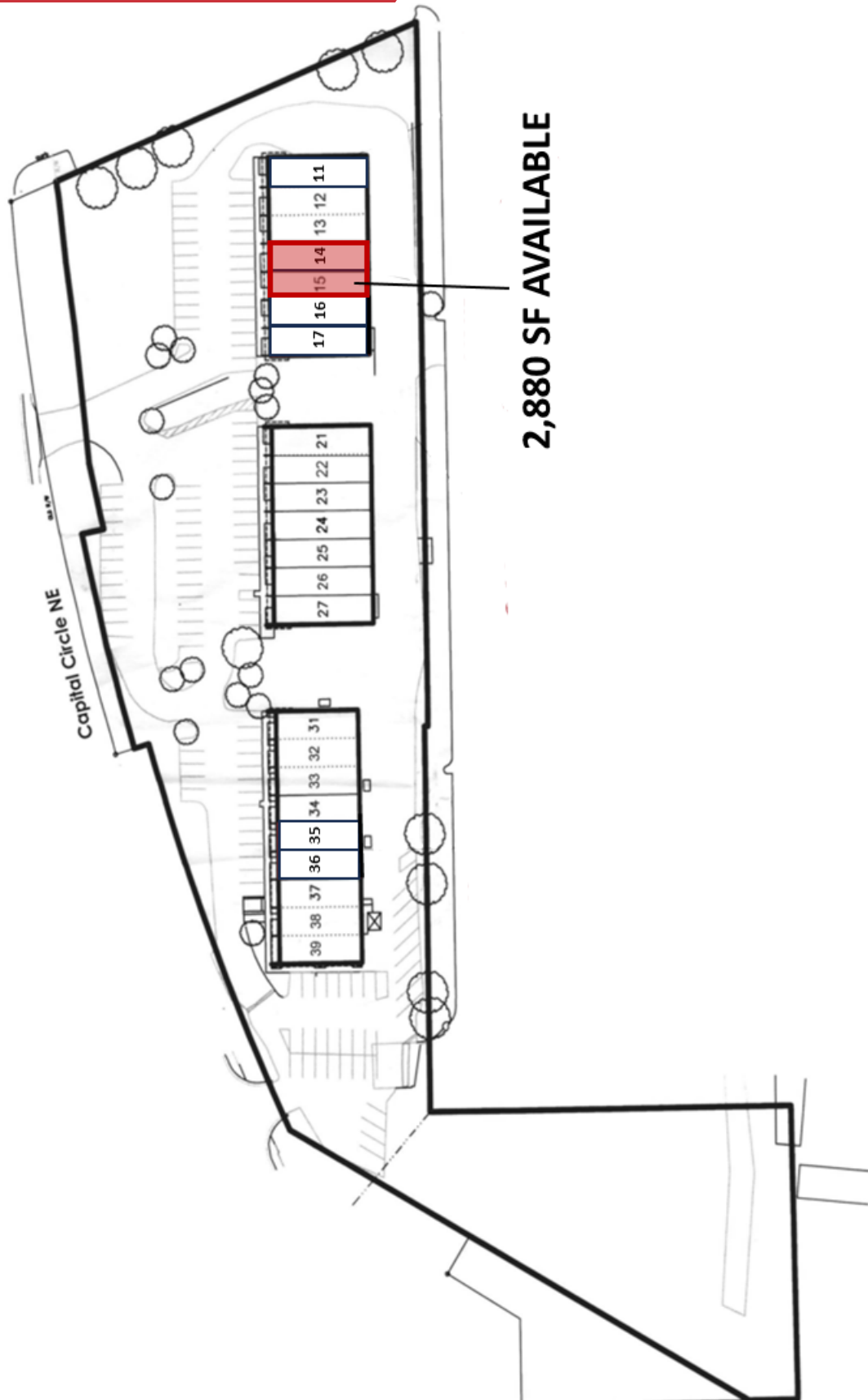
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NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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**2,880 SF RETAIL SPACE
FOR LEASE**

Mahan Village Shopping Center



**MAHAN DR
38K AADT**



Fallschase Village Center



Lafayette Place



**CAPITAL CIRCLE NE
AADT 46K AADT**

Element 3 Station



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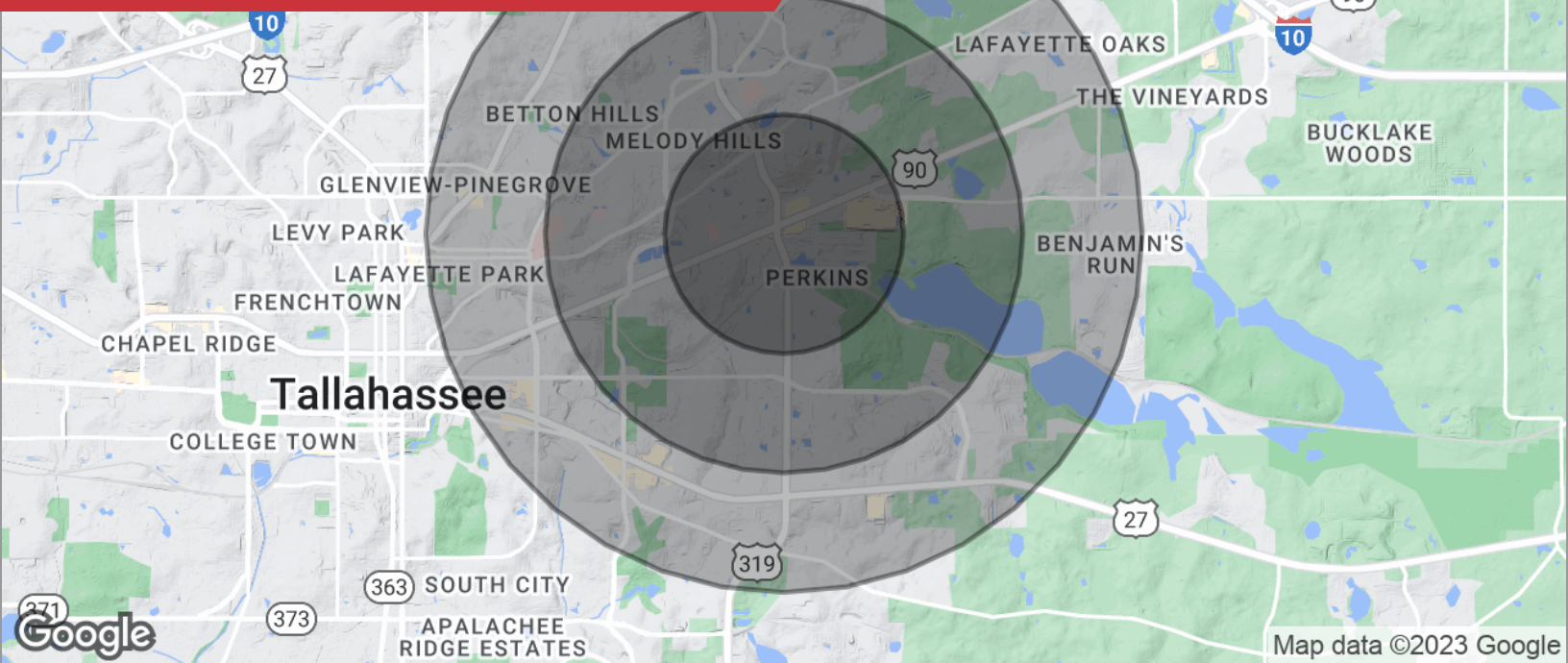
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NAITALCOR

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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	6,131	23,073	49,329
Median age	38.1	39.5	38.4
Median age (male)	34.6	36.7	36.1
Median age (Female)	40.4	41.6	40.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,944	11,307	24,677
# of persons per HH	2.1	2.0	2.0
Average HH income	\$67,454	\$71,913	\$77,208
Average house value	\$199,187	\$195,854	\$210,185

** Demographic data derived from 2020 ACS - US Census*