

Capital Circle SE & Old St Augustine Road



TALLAHASSEE, FL 32301



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PROPERTY DESCRIPTION

This opportunity is at the signalized intersection of Capital Circle SE & Old St Augustine Road, with 530 ft of frontage along Capital Circle SE. This location is directly north of the Capital Circle Office Center, which consists of 2 million square feet of office space. The site is just over a mile from Target, Kohl's, Sam's Club, Publix, and the 1 million-square-foot Governor's Square Mall, and 5 miles from Tallahassee International Airport. There are two access points, with a RI/RO on Capital Circle SE and a RI/RO on Old St Augustine Road.

PROPERTY HIGHLIGHTS

- 42,400 AADT at the signalized intersection
- Retail Synergy - Target, Kohl's, Sam's Club, Publix & Walmart
- 1 mile from Governor's Square Mall - Dillard's, Macy's & JCPenney
- 2 miles north of the State's Capital Circle Office Compound, totaling 2,000,000 SF
- 4 miles from Florida State University (45,493 students)
- 5 miles from the Tallahassee International Airport

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	up tp 3.56 Acres
Building Size:	up to 35,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,438	20,023	50,771
Total Population	6,800	43,368	118,812
Average HH Income	\$73,926	\$76,554	\$70,885

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