

FOR LEASE

1704 - 1706 Capital Circle N. E. Tallahassee, FL 32308

NAI TALCOR

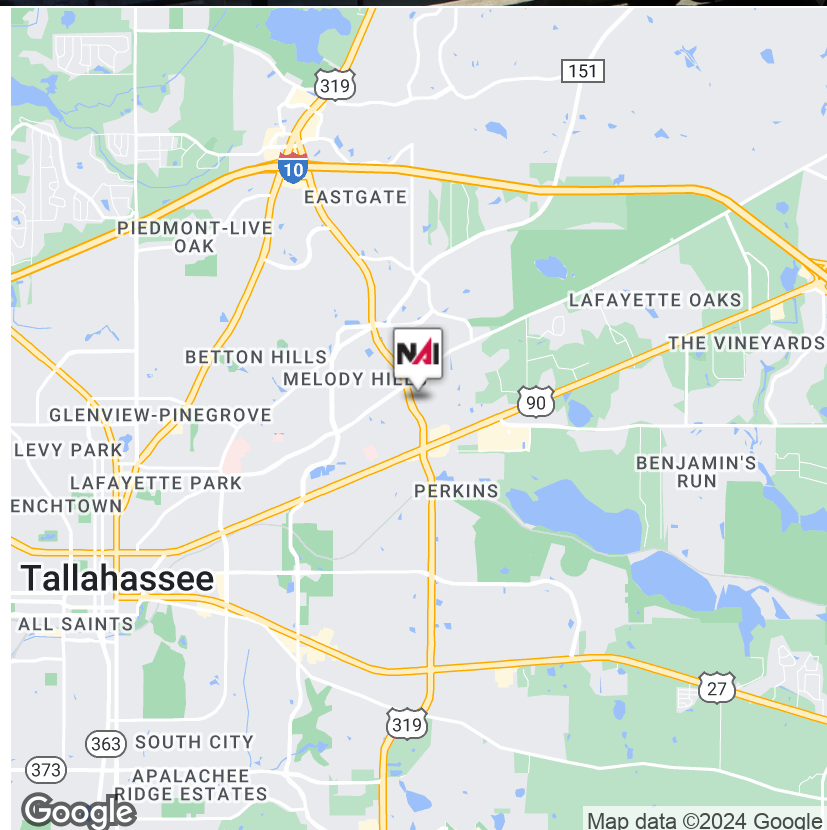


RETAIL | 1,750 - 6,750 SF

- Spaces can be combined - up to 6,750 sf
- 2 buildings on a 1.42-acre lot—18,000+ sf in multiple bays
- 55,000 vehicles a day on Capital Circle
- 63 parking spaces, plus cross-easement parking with the neighboring building
- Join the following tenants: Pizza Hut, Jimmy Johns, Paper Fox, Natural Life, and Tally Wags.
- Tax ID: 11-21-20-444-0010

Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 7	\$25.00 SF/yr + CAM	1,750
Suite 8	\$18.00 SF/yr + CAM	5,000



✉ **Kee Elwell, CCIM**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

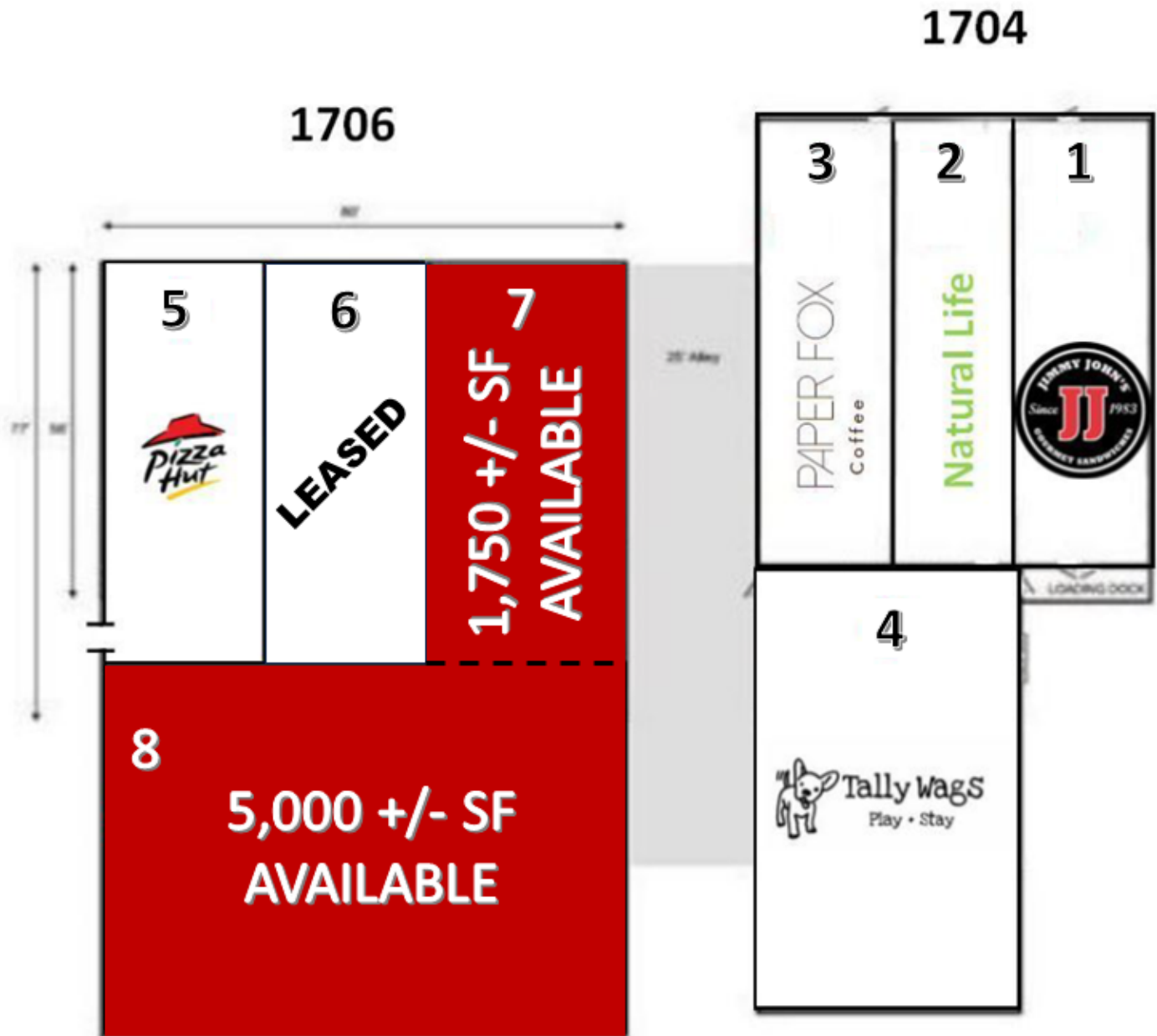
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SPACES FOR LEASE

JOIN OUR TENANTS:



NATURAL LIFE
CBD, Essential Oils



uncle MADDIO'S
pizza joint



BRUEGGER'S
BAKED FRESH



COSTCO
WHOLESALE

BOOT
BARN



CMX
CINEMAS



BIG
LOTS!



Persis
INDIAN GRILL

TULUNA
FLATS

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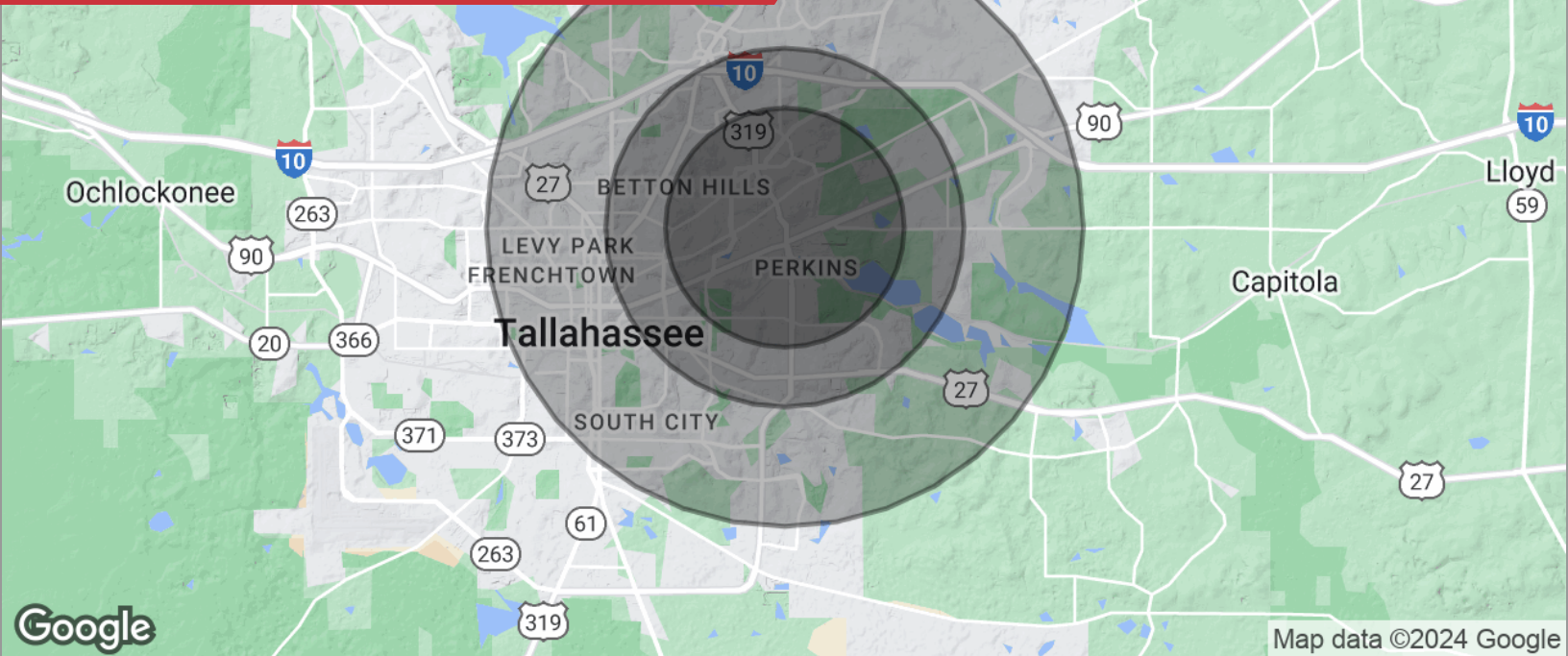
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NAITALCOR

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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	22,240	50,088	133,693
Median age	40.9	38.6	35.4
Median age (male)	37.8	36.4	33.5
Median age (Female)	43.1	40.4	37.1
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	10,958	25,214	61,310
# of persons per HH	2.0	2.0	2.2
Average HH income	\$74,822	\$78,367	\$69,793
Average house value	\$205,584	\$212,057	\$210,637

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