

FOR LEASE

800 Capital Cir SE Suite #2 Tallahassee, FL 32301

NAI TALCOR



**3,400 SF
FOR LEASE**

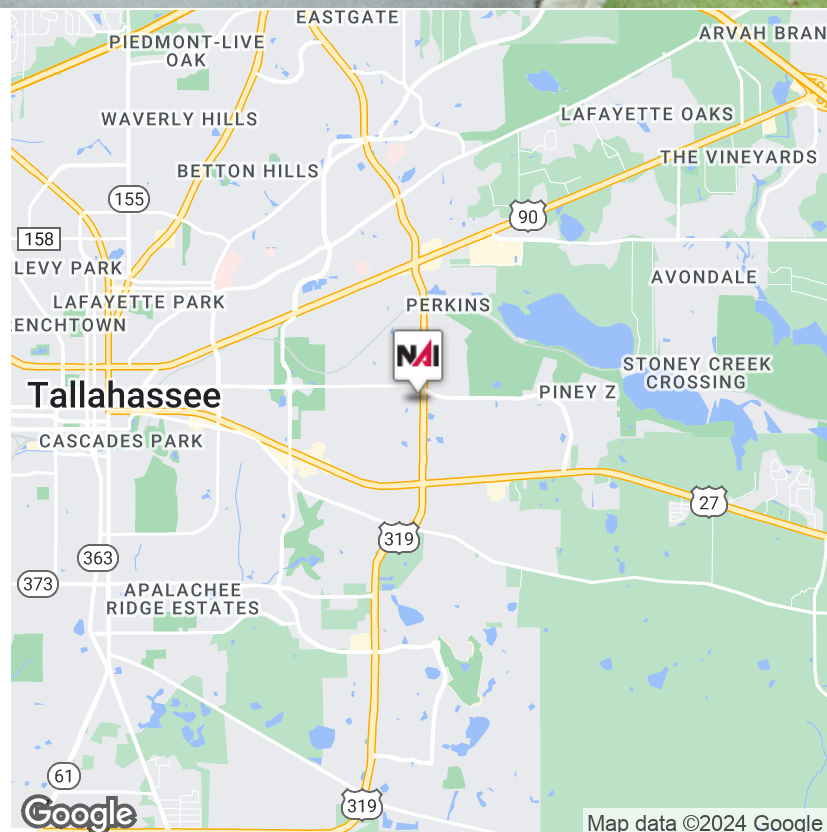


Office/Retail | 3,400 SF

Direct frontage on Capital Circle with large open spaces plus several private offices. Side door entry for shipping & deliveries.

- Office or Retail
- Great Visibility
- Ample parking
- Competitive rental rate
- High Ceiling
- Kitchenette
- Capital Circle SE AADT: 41,500

Lease Rate: \$16.00 SF/Yr + Utilities



✉ **Jim Taube, CCIM**
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✉ **Debbie Ashlin**
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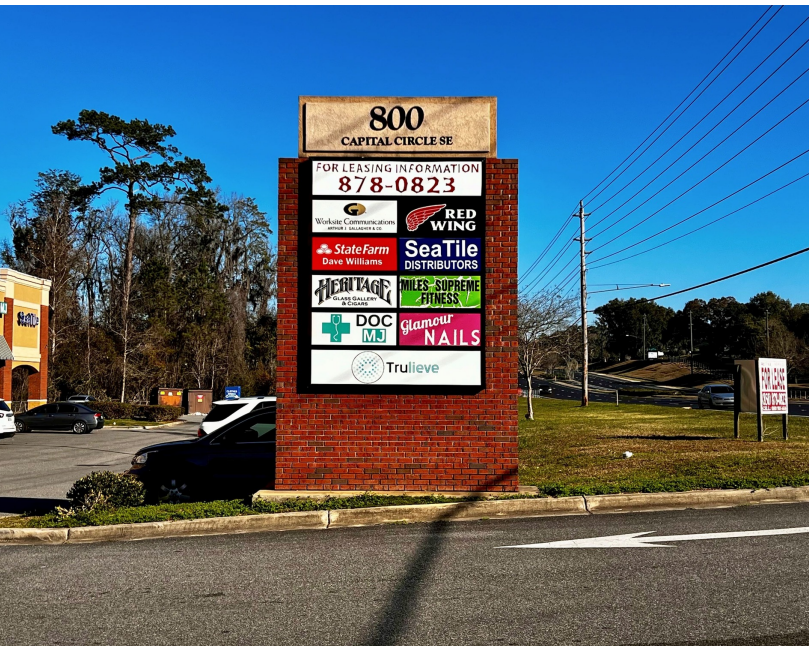
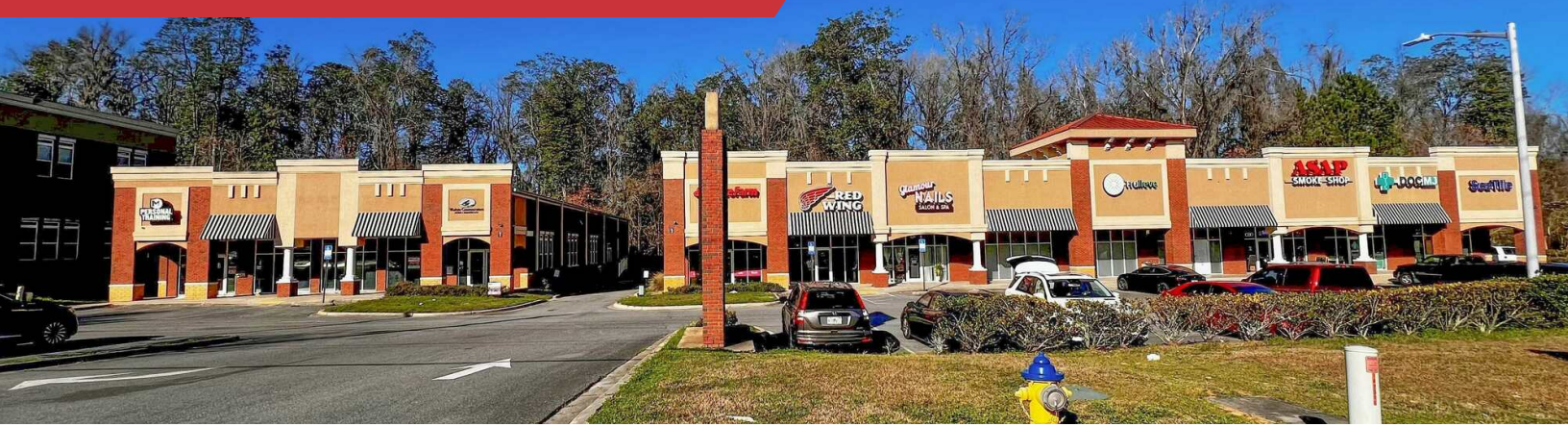


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1018 Thomasville Road, Suite 200A
talcor.com

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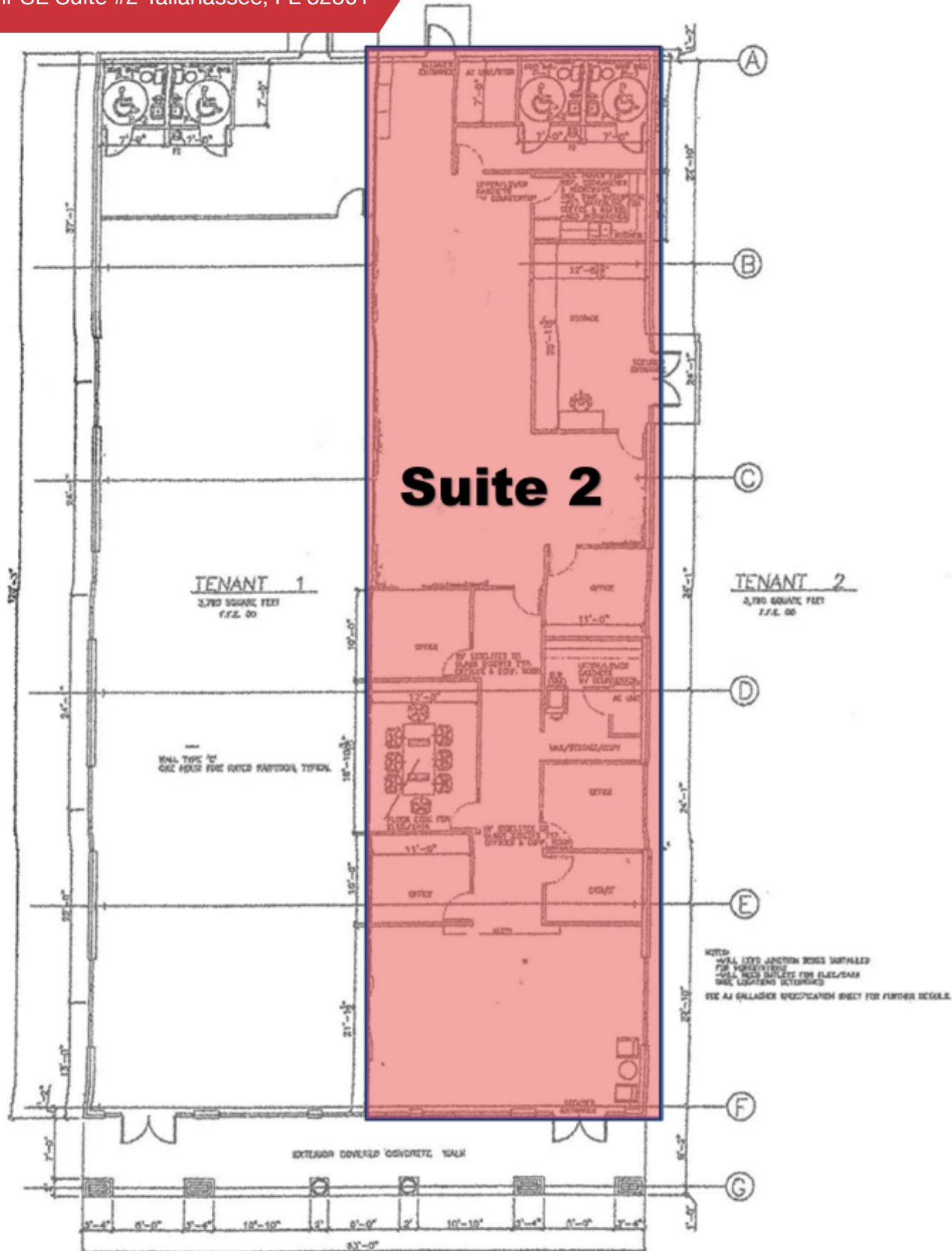
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800 Capital Cir SE Suite #2 Tallahassee, FL 32301



3,400 SF
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41,500 CPD

32,000 CPD

Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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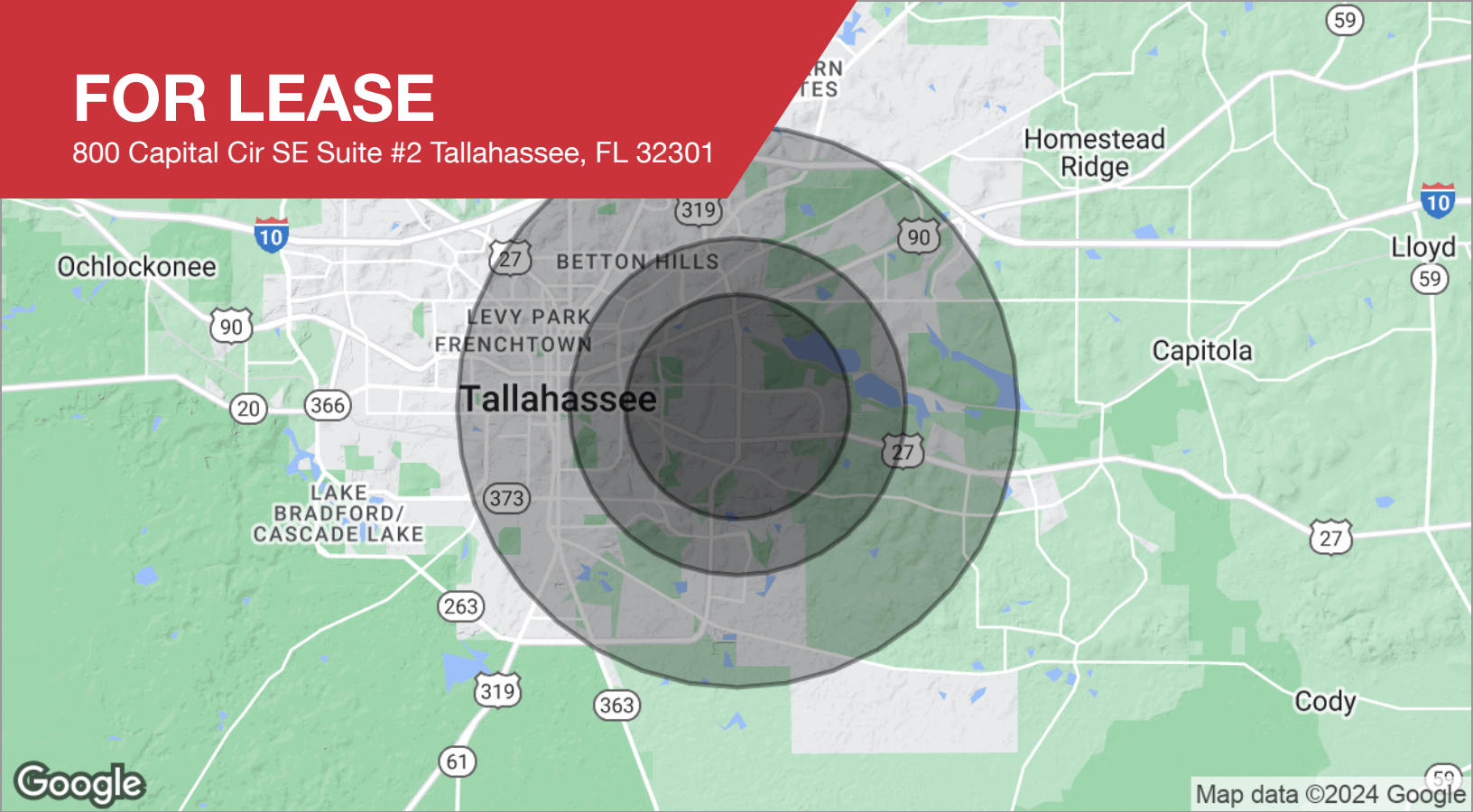
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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	24,015	47,754	124,984
Median age	32.1	35.4	34.0
Median age (male)	30.5	33.3	32.6
Median age (Female)	33.6	37.0	35.0
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	12,037	24,056	58,462
# of persons per HH	2.0	2.0	2.1
Average HH income	\$58,566	\$67,221	\$63,470
Average house value	\$151,300	\$188,890	\$193,094

* Demographic data derived from 2020 ACS - US Census

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