



**PAD
#5**

CUBESMART®
self storage

Capital Hill Plaza

Building 5.

Pre-leasing a 9,350 SF multi-tenant retail building
1,000 – 9,350 SF available with ~\$65/SF TI allowance.

2320 Capital Circle NE • Tallahassee, FL 32308

SEAN FEHELEY

305.609.8698 • sfeheley@teampcg.com

TRACY WATERS

850.545.2282 • twaters@teampcg.com

Multi-Tenant Retail on Capital Circle.

Newly constructed 9,350 SF multi-tenant building, now pre-leasing

Capital Hill Plaza, one of Tallahassee's most dynamic and rapidly growing retail destinations, is pre-leasing space within Building 5 — a newly constructed 9,350 SF multi-tenant building on Capital Circle NE. With exposure to over 60,000 vehicles per day, this premier location offers outstanding visibility, accessibility, and the opportunity to join a thriving mix of national and regional retailers. Suites are available from 1,000 SF up to the entire 9,350 SF building, with fully customizable build-outs tailored to each user's operational needs. Landlord will deliver in dark-shell condition and provide a tenant improvement allowance sized specifically to each use and tenant strength — a meaningful capital contribution and an unusually flexible framework for operators. Surrounded by strong national co-tenancy including Dunkin', Smoothie King, Avis / Budget, CubeSmart, and Fishbein Orthodontics, Capital Hill Plaza continues to attract high-quality tenants and consistent consumer traffic.

AT A GLANCE

Lease Rate	\$42 – \$50/SF NNN
Available SF	1,000 – 9,350 SF
Building Size	9,350 SF
Configuration	Fully Customizable
Condition	Dark Shell
TI Allowance	Custom - per use / tenant
End-Cap	Drive-Thru Opportunity
Traffic	~60,000 VPD
Delivery	Contact Broker

9,350SF

MULTI-TENANT BUILDING

Custom TIA

PER USE & TENANT STRENGTH

60K_{VPD}

CAPITAL CIRCLE NE

BUILDING 5 PRE-LEASING

9,350 SF multi-tenant retail in a brand-new national-brand plaza — fully customizable bays with custom TIA per use and tenant strength.

PROPERTY TYPE

Multi-Tenant Retail
(Pre-Leasing)

SUBMARKET

Capital Circle NE • Tallahassee,
FL 32308

TRAFFIC

~60,000 VPD on Capital Circle
NE

DEMAND

Population 136,807 (5 Mi) • HHI
\$70,713 (5 Mi)



Why Building 5.

Six reasons this pre-lease opportunity stands apart.

01 Multi-Tenant Flexibility

Five customizable build-outs from 1,000 SF to 6,470 SF — tailored delivery for retail, service, medical or quick-serve users.

02 Custom TIA Per Use

Landlord-delivered dark shell with a tenant improvement allowance sized specifically to each use and tenant strength — a flexible, operator-friendly framework.

03 Adjacent to Canopy & Welaunee Growth

Minutes from the new Canopy master-planned community and the broader Welaunee growth corridor — one of Tallahassee's fastest-growing rooftop pipelines

04 Multiple Building National Plaza

Capital Hill Plaza is a multi-building national-brand center — Bldgs 4, 5, 6 plus standalone CubeSmart and Ace Hardware pads, with shared traffic and parking across the property.

05 Drive-Thru End-Cap Option

End-cap with drive-thru opportunity available — ideal for coffee, QSR, dessert or pharmacy users.

06 Capital Circle NE — 60,000 VPD

Direct exposure to Tallahassee's dominant NE retail corridor with proven daily traffic from a national-brand co-tenancy.

THE OPPORTUNITY

Flexible multi-tenant bays with custom TIA in a brand-new plaza — designed for long-term operator success on Capital Circle NE.



CAPITAL CIRCLE NE • TALLAHASSEE, FL 32308

Capital Hill Plaza — Tallahassee's NE retail spine.

On Capital Circle — Tallahassee's NE Retail Spine.

- 01

Capital Circle NE

~60,000 vehicles per day on Capital Circle NE — Tallahassee's dominant northeast retail corridor with proven national-brand demand.
- 02

Killearn / Bradfordville Trade Area

Serves the affluent Killearn, Bradfordville, and Ox Bottom submarkets — household incomes above the Tallahassee average and steady population growth.
- 03

Canopy & I-10 in Minutes

Minutes from the new Canopy master-planned community and the I-10 interchange — captive daily commuter, resident, and pass-through customer traffic.

DEMOGRAPHICS

Dense, affluent, and still growing.

136,807

PEOPLE

POPULATION IN 5 MILES

\$70,713

AHI

AVG HH INCOME (5 MI)

60,000

VPD

CAPITAL CIRCLE NE TRAFFIC

	1 MILE	3 MILES	5 MILES
Total Population	6,478	136,807	268,882
Total Households	3,121	62,780	121,426
Average HH Income	\$67,555	\$70,713	\$68,086

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

Capital Circle NE—the city's most active retail corridor.

PLAZA CO-TENANTS

Smile Doctors — Fishbein Orthodontics
Dunkin'
Smoothie King
Avis / Budget Car Rental
CubeSmart Self Storage
Swig

NEARBY NATIONALS

Publix
Walmart
Target
Chick-fil-A
Chevron
Walgreens
CVS

DINING & QSR

McDonald's
Zaxby's
Carrabba's
Five Guys
Circle K
Whataburger

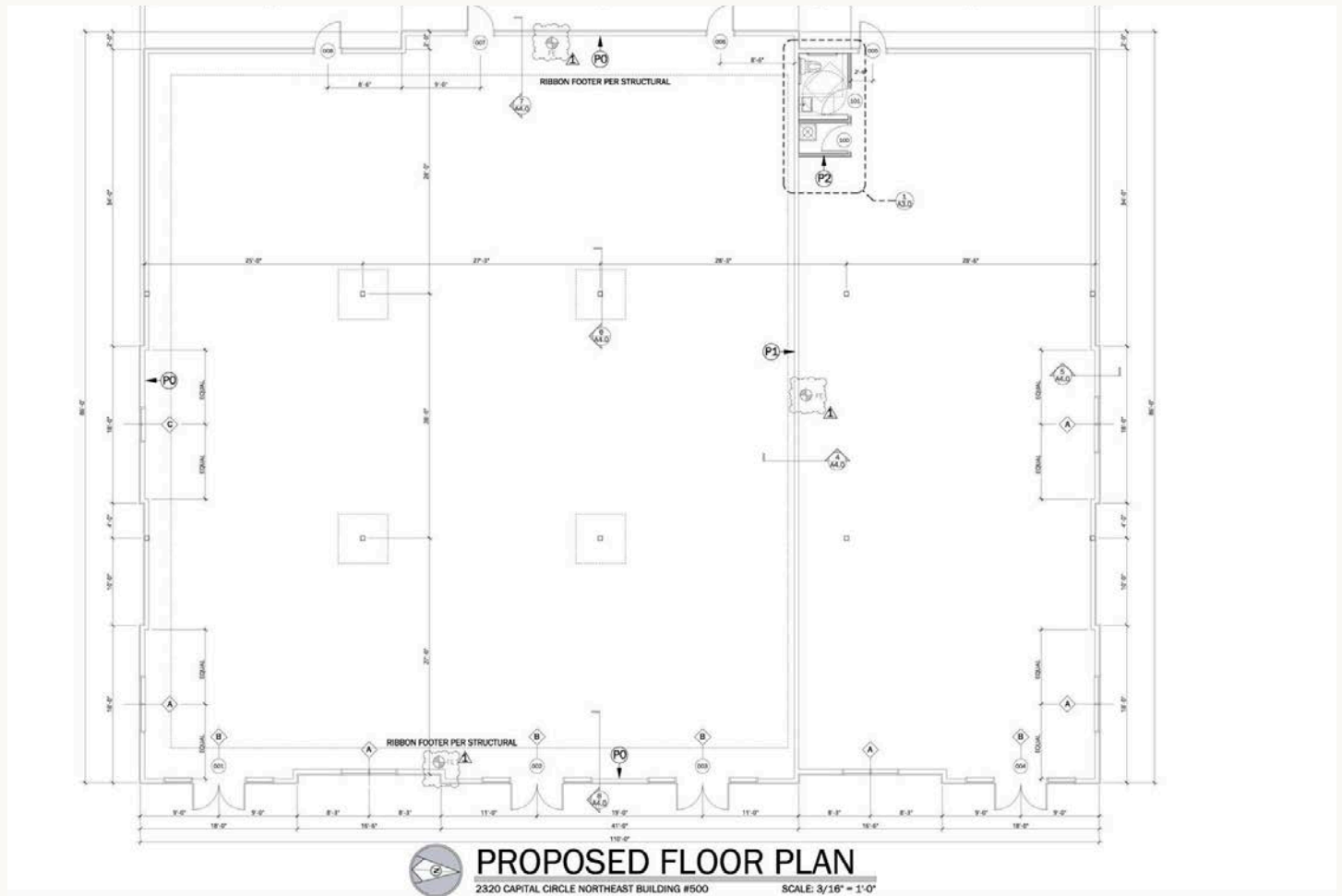


CAPITAL CIRCLE NE

A nationally anchored retail corridor with proven daily traffic — Capital Hill Plaza sits in the middle of it.

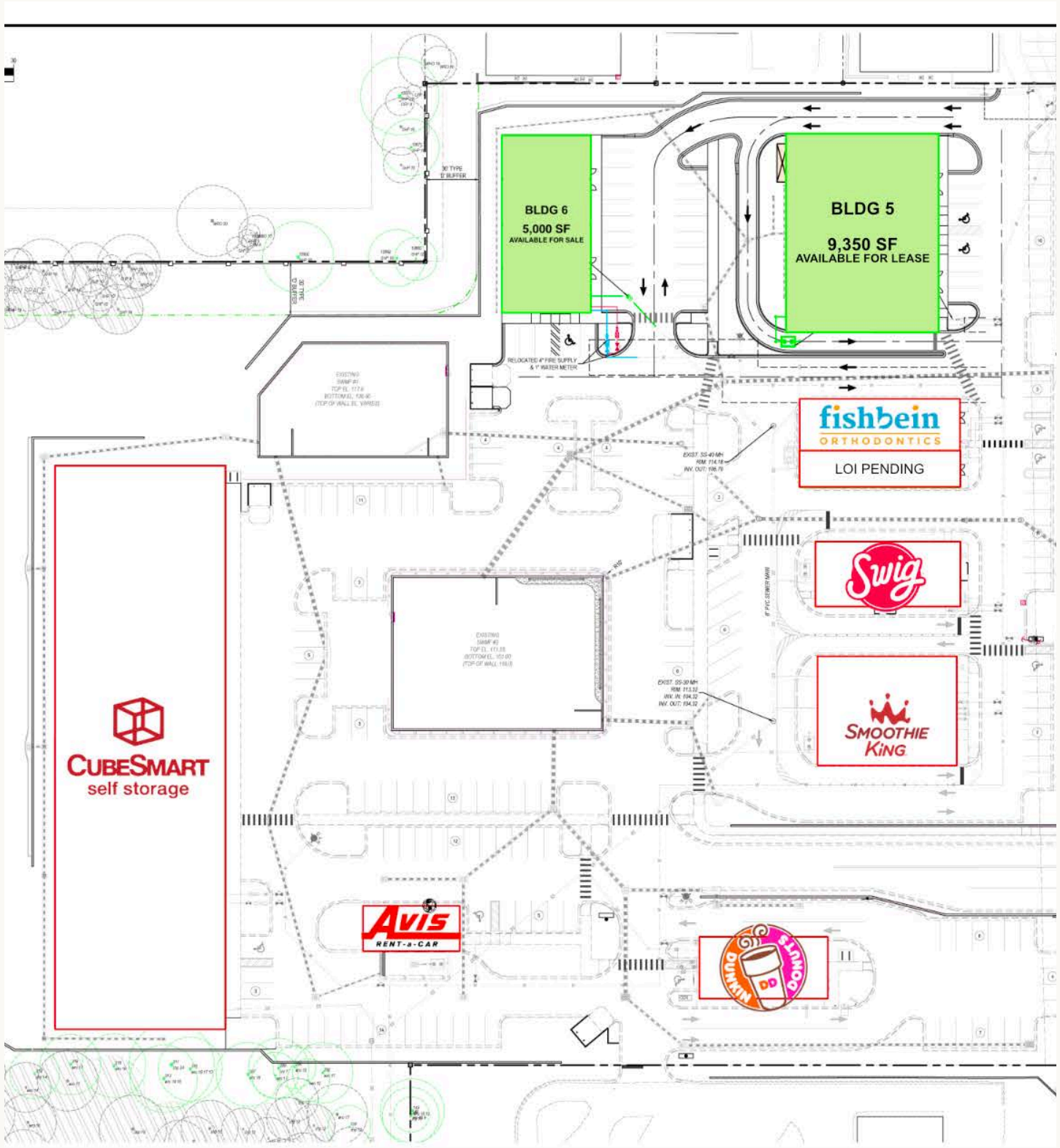
A Closer Look.

Building 5, the plaza, and the corridor.



From Above

Capital Hill Plaza — how the buildings, pads, and parking come together



LET'S TALK

Let's talk about Building 5.

1,000– 9,350 SF on Capital Circle NE · \$42–\$50 NNN
Custom TIA per use · drive-thru end-cap option available.



COMMERCIAL ADVISOR

Sean Feheley

305.609.8698

sfeheley@teampcg.com



SENIOR ADVISOR

Tracy Waters

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida