



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



2784 Capital Circle NE
Tallahassee, FL 32308

LEWIS BUFORD

Partner/Broker
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

2784 CAPITAL CIRCLE NE

TALLAHASSEE, FL 32308



OFFERING SUMMARY

Available SF:	1,400 sf
Lease Rate:	\$25 SF/yr (NNN) \$3.34 CAM
Lot Size:	0.569 Acres
Building Size:	8,262 sf
Zoning:	Commercial Parkway
APN:	11-16-16-000-0040

PROPERTY OVERVIEW

1,400 SF of retail space available in the former Vape On suite. Other tenants include The Bike Shop and Coral Reef Scuba. This space will be available September 1st, 2026.

LOCATION OVERVIEW

Located along Capital Circle NE, the property offers convenient access to major thoroughfares throughout Tallahassee. The site is situated in an established commercial area with nearby retail, office, and residential uses. Its location provides easy connectivity to I-10, downtown Tallahassee, and surrounding neighborhoods, making it easily accessible for customers, employees, and visitors.

[Click here for Zoning Information](#)

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ADDITIONAL PHOTOS

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RETAILER MAP

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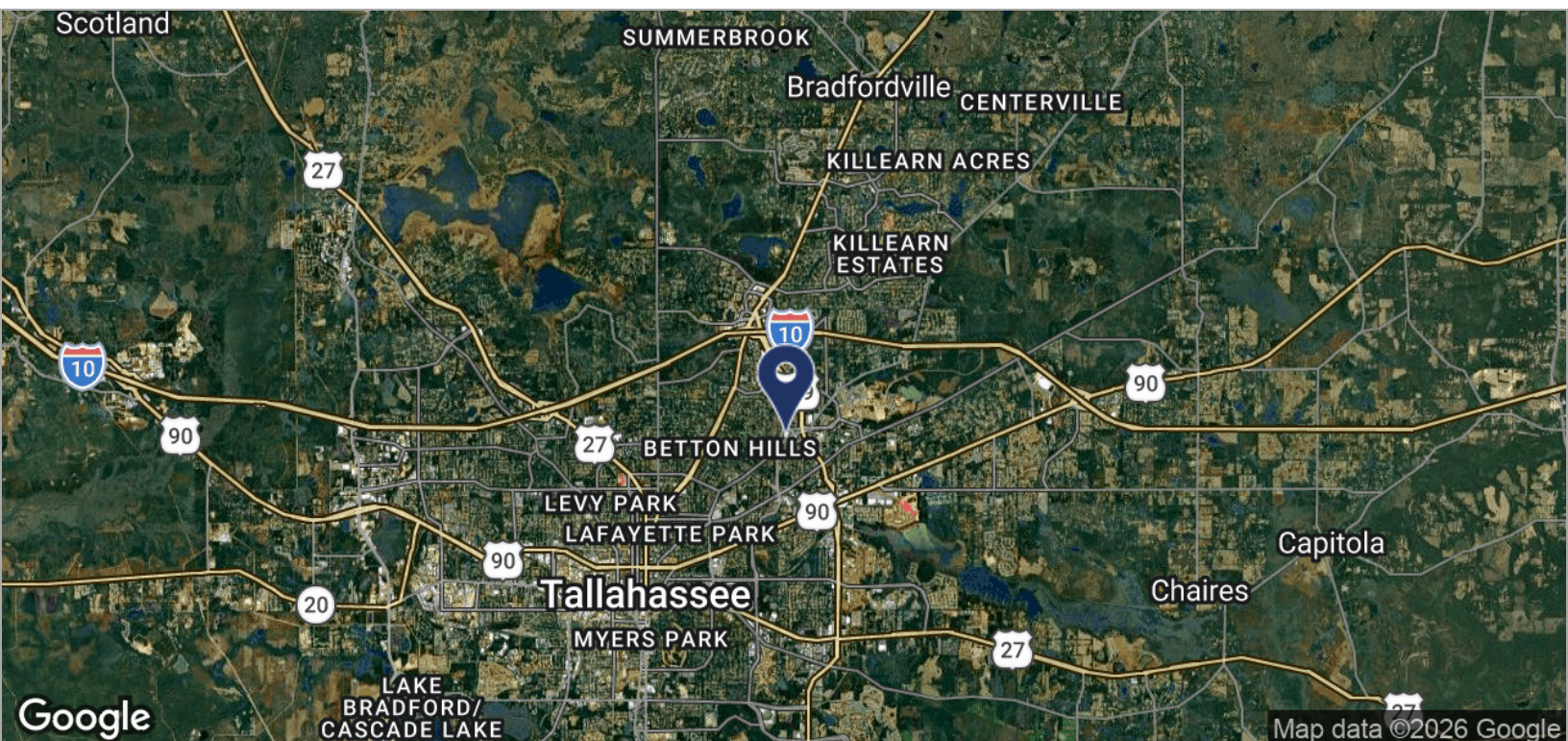
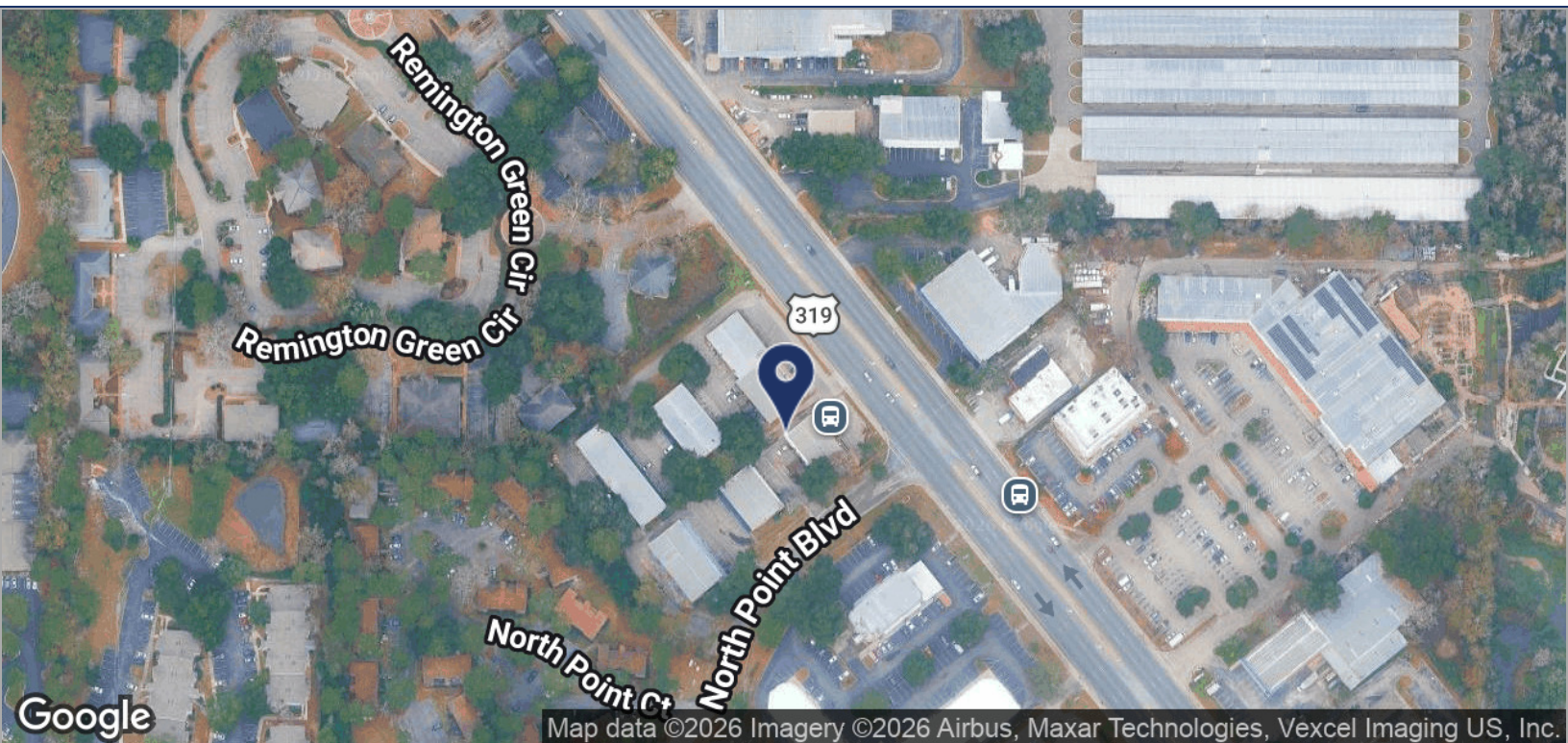




LOCATION MAPS

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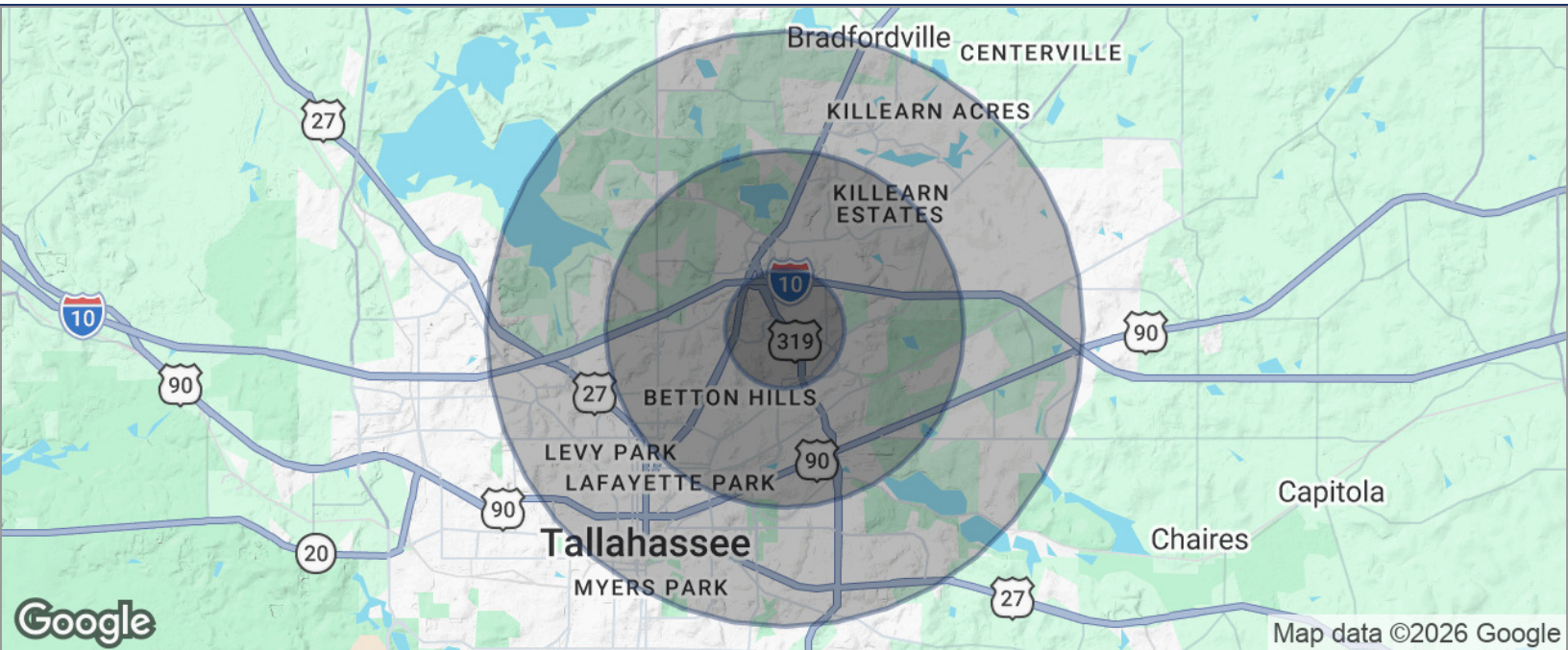




DEMOGRAPHICS MAP

2784 CAPITAL CIRCLE NE

TALLAHASSEE, FL 32308

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,678	41,153	114,143
MEDIAN AGE	43.7	40.6	36.1
MEDIAN AGE (MALE)	44.4	40.2	35.7
MEDIAN AGE (FEMALE)	43.4	41.3	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,156	19,274	50,493
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$95,094	\$84,407	\$70,955
AVERAGE HOUSE VALUE	\$287,167	\$280,278	\$277,707

* Demographic data derived from 2020 ACS - US Census

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