

CAPITAL PLAZA

1800 Thomasville Road Tallahassee, FL 32303

NAI TALCOR



Prime Midtown Retail Space Available

- Prime Midtown retail center located along Thomasville Road, one of Tallahassee's primary commercial corridors
- Directly across from the Whole Foods-anchored Miracle Plaza featuring national retailers including lululemon, J.Crew Factory, CAVA, LensCrafters, fab'rik, and more
- Surrounded by a dense mix of national retailers, restaurants, and established residential neighborhoods
- Excellent visibility along Thomasville Road with 31,500 vehicles per day
- Two points of ingress/egress including signalized intersection access
- Established shopping center with a strong mix of food, service, and specialty retail tenants

OFFERING SUMMARY

AVAILABLE SF	9,918 - 18,731 SF
LEASE RATE	Rent Upon Request
BUILDING SIZE	92,067 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 19	Rent Upon Request	9,918
Suite 20	Rent Upon Request	18,731

 **Debbie Ashlin**
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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 Representations 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
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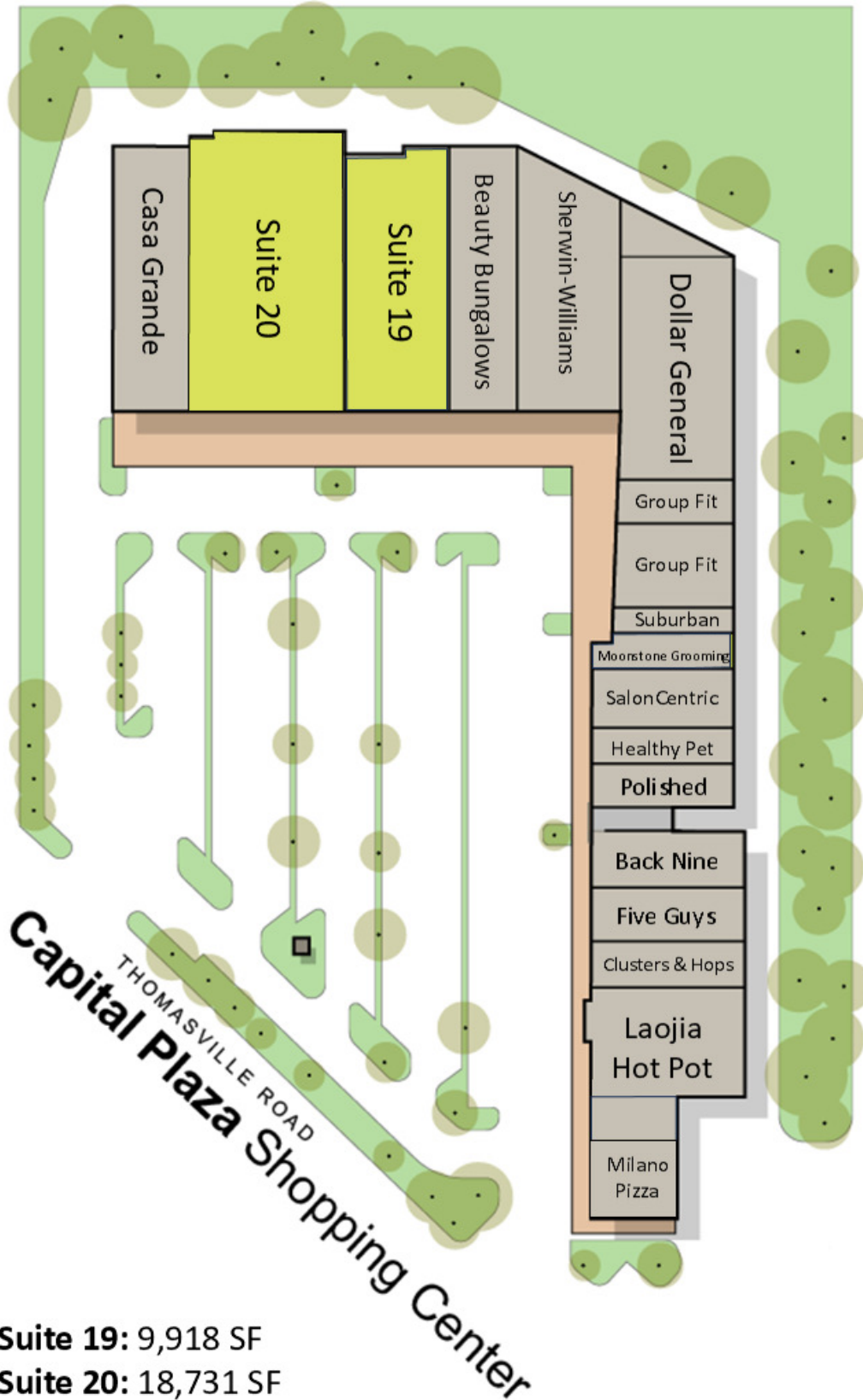
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NATLALCOR

FOR LEASE

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Suite 19: 9,918 SF

Suite 20: 18,731 SF

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BETTON PLAZA

FGF RICHARDS HAUTE HEADZ
hotyoga talahassee Robert's JEWELRY & DESIGN
AIR WORKSHOP

ABC
FINE WINE
EXPERIENCE

FLEET FEET Express Hollywood Feed A DIFFERENT BREED STRETCH ZONE

LOVESAC

AR
AutoX Rates

9,918 SF AVAILABLE

18,731 SF AVAILABLE

CAPITAL PLAZA

Polished NAIL SALON Fit & Functional SHERWIN WILLIAMS
FIVE GUYS BURGER and FRIES WILANO PIZZERIA BEAUTY Bungalows
MARGARITAS & COCINA TALLAHASSEE, FLORIDA LeoJia Hot Pot & BBQ BACK NINE

MIRACLE PLAZA

lululemon WHOLE FOODS MARKET Millennium Nail & Day Spa Peterbrooke CHOCOLATES
fab'rik 9ROUND 30 MIN KICKBOX FITNESS CAVA
BURGER BARN SURCHEROS LENS CRAFTERS J.CREW FACTORY

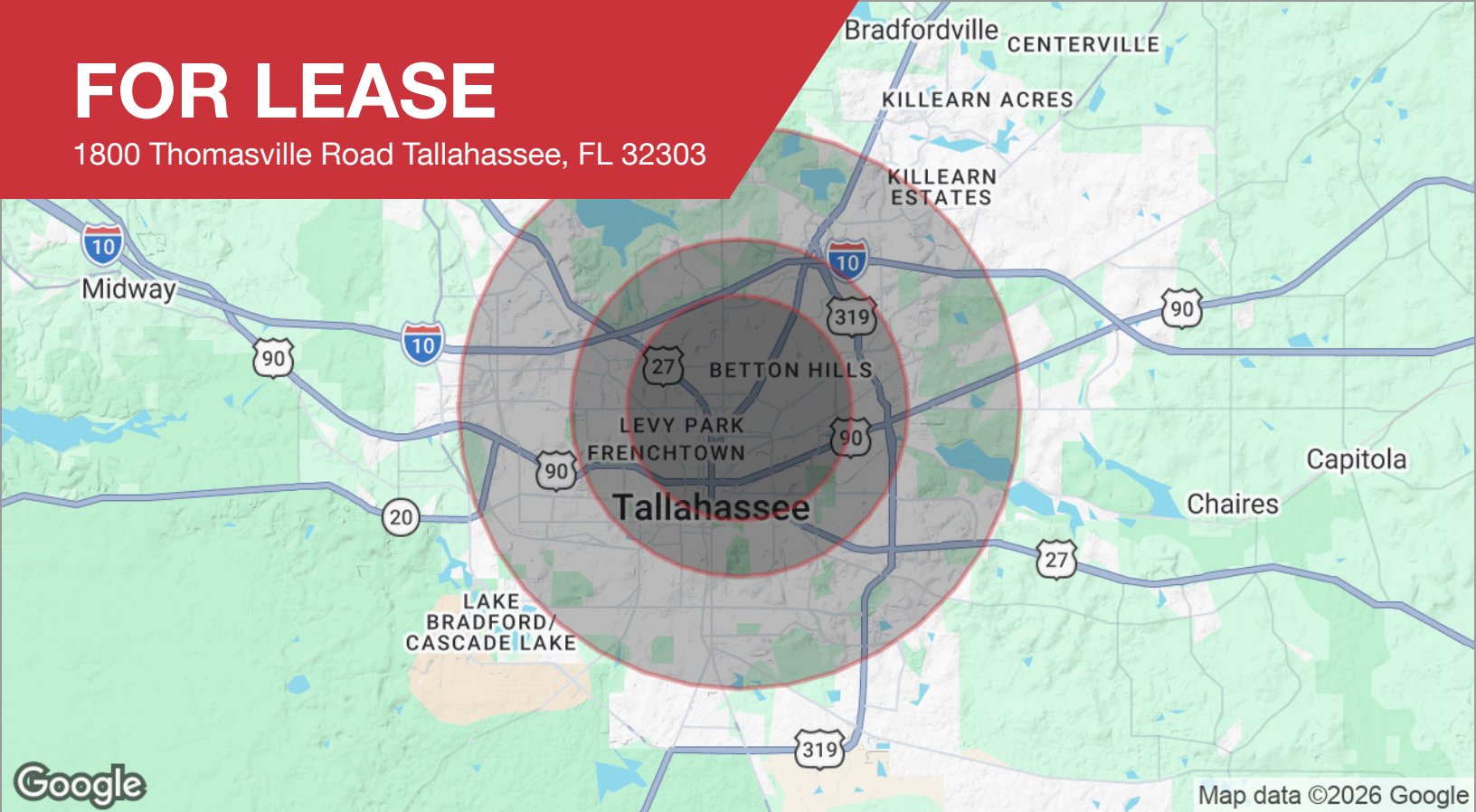
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TALCOR

FOR LEASE

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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	34,712	93,520	189,237
Median age	39	34	36
Median age (male)	38	34	35
Median age (Female)	40	35	36
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	16,085	39,936	80,730
# of persons per HH	2.2	2.3	2.3
Average HH income	\$95,288	\$76,157	\$75,871
Average house value	\$356,595	\$292,304	\$273,283

* Demographic data derived from 2020 ACS - US Census