

Retail Property
FOR SALE



CUBE SMART

2320 Capital Circle Northeast, Tallahassee, FL 32308



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CAPITAL CIRCLE NE - 59,600 VPD

CUBESMART SELF STORAGE | CAPITAL HILL PLAZA | TALLAHASSEE, FL

Premier self-storage investment opportunity located within Capital Hill Plaza at 2320 Capital Circle NE in Tallahassee, Florida. This four-story, ±121,000 SF facility features 960 climate-controlled storage units and is fully leased to CubeSmart, one of the nation's leading self-storage operators. Offered at \$21,600,000, the property is one of eight buildings within the established Capital Hill Plaza, a well-trafficked commercial center along Capital Circle NE. The plaza is home to a strong mix of national and regional tenants including Avis Car Rental, Dunkin', Smoothie King, Lavish Nails, Smile Doctors, and other service-oriented retailers that drive consistent consumer traffic to the center.

Strategically positioned within one of Tallahassee's primary commercial corridors, directly across from Publix and Lowe's, the property benefits from strong visibility, easy accessibility, and a growing surrounding population base. This offering presents investors with the opportunity to acquire a stabilized self-storage asset operated by a nationally recognized brand within a thriving retail environment.

PROPERTY HIGHLIGHTS

- Certificate of Occupancy (CO) – Expected CO date is the first week of June 2026
- 960 climate-controlled storage units
- Co-tenants include Avis Car Rental, Dunkin', Smoothie King, Lavish Nails, and Smile Doctors
- Positioned along Capital Circle NE, a major Tallahassee commercial corridor

OFFERING SUMMARY

Sale Price:	\$21,600,000
Number of Units:	960
Price/SF	\$24
Occupancy:	85%
Cap Rate:	6.25%
Building Size:	121,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,105	23,431	58,979
Total Population	6,237	51,238	141,393
Average HH Income	\$95,423	\$115,737	\$97,268

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW
Tallahassee, FL 32303
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PRIME LOCATION

Situated less than one mile from Canopy's existing 2,000 homes and its planned expansion to more than 20,000 residences, this location is well positioned to serve families in transition and those managing evolving space needs. With Canopy PUD restrictions limiting on-site storage and the high cost of entry for competitors, the Capital Hill CubeSmart site presents a strong opportunity with minimal direct competition. The nearby Amazon shipping facility and Welaunee Hill development on the east side of Tallahassee further strengthen demand and support continued growth in the area.

THOUGHTFUL DEVELOPMENT

The CubeSmart property is strategically positioned near Canopy, one of Tallahassee's fastest-growing residential communities, providing a steady pipeline of household growth. With 2,000 homes already delivered and more than 20,000 residences planned, Canopy provides an immediate and expanding customer base supported by a balanced mix of single-family, multifamily, and mixed-use development. The community is anchored by civic and lifestyle amenities, including healthcare, education, senior services, childcare, and recreation, creating consistent daily activity and long-term stability for commercial users. The forthcoming interchange at Interstate 10 will further elevate the site's accessibility and visibility, positioning Canopy as a primary gateway for the region's eastward growth. This is a rare opportunity to establish your business within a high-growth corridor, supported by strong demographics, intentional planning, and the infrastructure necessary to sustain long-term success.

TOTAL UNITS

FIRST FLOOR

Type A (5x5):	4	
Type B (10x5):	14	
Type C (15x5):	1	
Type D (7.5x10):	6	
Type E (10x10):	15	
Type F (15x10):	41	
Type G (20x10):	28	
Type H (25x10):	15	
Type I (30x10):	16	
Type J (15x20):	1	= 141 units

SECOND - FOURTH FLOOR

Type A (5x5):	30	
Type B (10x5):	74	
Type C (15x5):	2	
Type D (7.5x10):	37	
Type E (10x10):	88	
Type F (15x10):	36	
Type G (20x10):	6	= 273 units/Floor

NUMBER OF TOTAL UNITS: 960

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AERIAL DEVELOPMENT



CANOPY DEVELOPMENT:

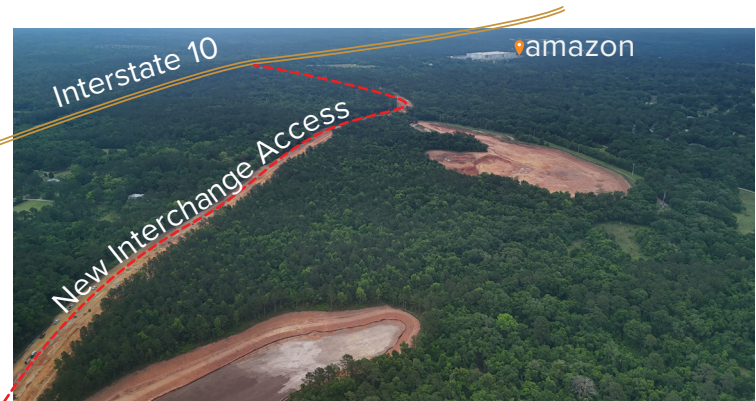
- SonoBello
- Circle K
- Freedom Church
- Tallahassee Memorial Health Satellite Care
- District 850
- Vestcor Assisted Living Facility
- Public Senior Center
- Resort-Style Private Clubhouse

The initial phase of the Canopy development includes 2,000 residences, with long-term plans to expand to more than 20,000 homes. This significant increase in residential density will drive the need for supporting public amenities and services. Already underway, Canopy represents a catalyst project that is shaping an entirely new region of Tallahassee, establishing a vibrant and connected community for future growth.

The planned interstate interchange at Interstate 10 will establish a direct connection to the Canopy development, significantly enhancing regional accessibility and visibility. This new gateway will improve traffic flow, reduce travel times, and position the area as a key destination for residents, businesses, and visitors. As growth continues in this part of Tallahassee, the interchange will serve as critical infrastructure, accelerating economic development and reinforcing the corridor as a major hub for future investment and community expansion.



DEVELOPMENT AT CANOPY



FUTURE I-10 INTERCHANGE

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Google

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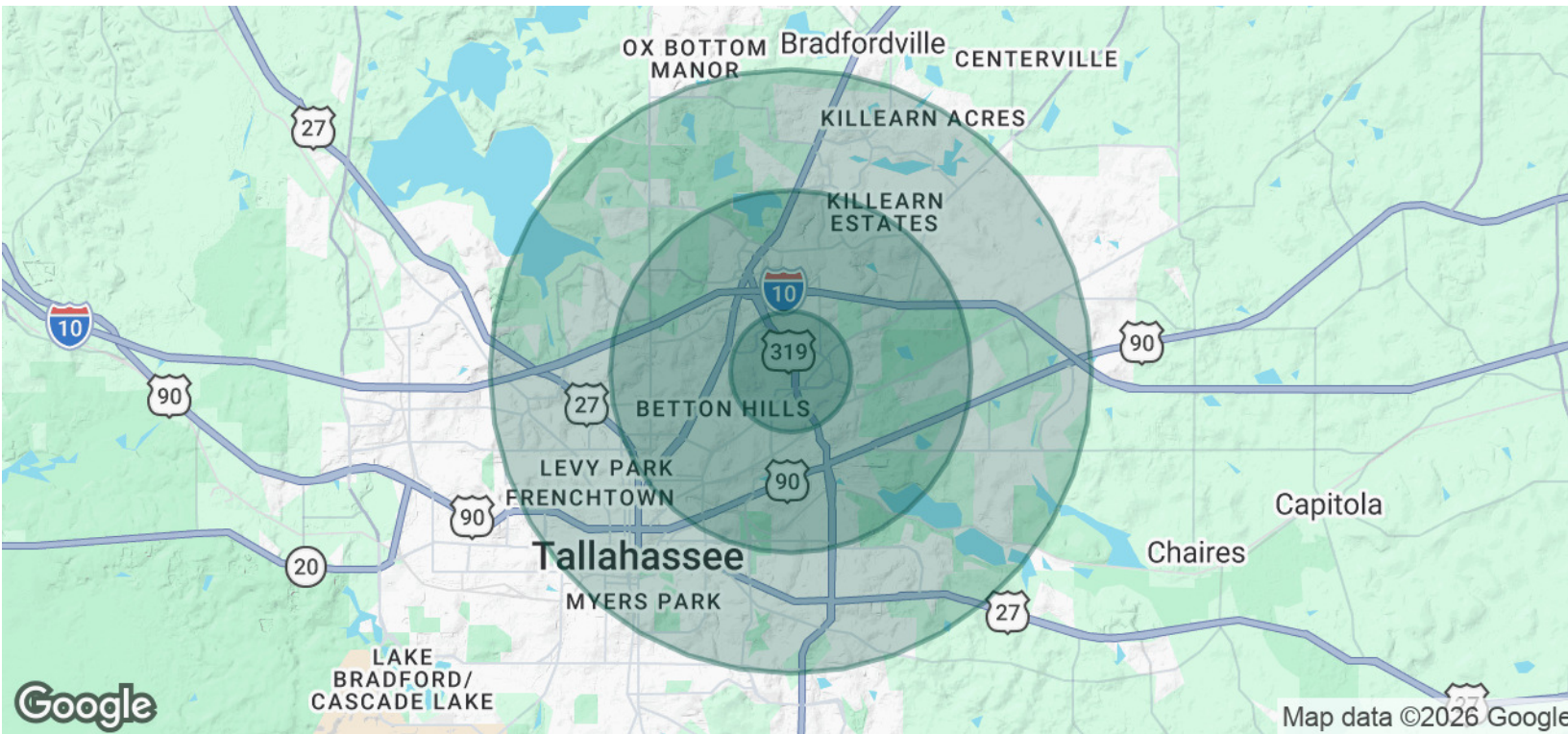
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,237	51,238	141,393
Average Age	45.7	40.8	35.9
Average Age (Male)	42.0	37.8	34.5
Average Age (Female)	50.1	43.4	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,105	23,431	58,979
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$95,423	\$115,737	\$97,268
Average House Value	\$265,285	\$336,927	\$323,366

2023 American Community Survey (ACS)

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