



**1 +/- AC
AVAILABLE**

CAPITAL CIRCLE SE | 38,500 VPD

**Old Saint
Augustine Road.**

*A ±1 acre hard-corner development site at
Capital Circle SE — 38,500 VPD.*

0 Old Saint Augustine Road • Tallahassee, FL 32311

A Hard-Corner Acre on Capital Circle SE.

±1 acre development site with 38,500 VPD frontage.

Premier Commercial Group is pleased to offer for sale a highly visible, ±1-acre hard-corner site along Old Saint Augustine Road in Tallahassee, Florida. Positioned at the corner of Old St Augustine Rd and Capital Circle SE — a corridor carrying 38,500 vehicles per day — the site offers a rare opportunity to acquire a fully entitled development parcel in one of Tallahassee's fastest-growing retail corridors. The property benefits from strong traffic exposure, excellent accessibility, and flexible development options, making it ideal for retail, restaurant, medical, or service-oriented users. Surrounded by a deep national lineup — Target, Aldi, Sam's Club, Walmart, Chick-fil-A, Panera, Culver's, and more — plus proximity to a national gas tenant development, this site captures established daily traffic on one of Tallahassee's most active corridors.

AT A GLANCE

Sale Price	\$900,000
Lot Size	±1 Acre
Site Type	Hard-Corner Development Old
Frontage	St Augustine Rd
Corridor	Capital Circle SE
Traffic	~38,500 VPD
Best Uses	Retail • QSR • Medical • Service
Delivery	Flexible — contact broker
Parcel ID	3104700000021

±1 ACRE

HARD-CORNER SITE

38,500 VPD

CAPITAL CIRCLE SE

\$900K PRICE

SALE PRICE

THE OPPORTUNITY

A ±1 acre hard-corner development site with Capital Circle SE frontage — surrounded by a deep national lineup and priced at \$900,000.

PROPERTY TYPE

Commercial Land —
Development Site

SUBMARKET

Old St Augustine Rd •
Tallahassee, FL 32311

TRAFFIC

~38,500 VPD on Capital Circle
SE

DEMAND

Population 118,597 (5 Mi) • HHI
\$85,693 (5 Mi)



Why Old St Augustine.

Six reasons this ±1 acre hard-corner site stands apart.

01 ±1 Acre Hard Corner

A rare ±1 acre hard-corner development parcel with strong visibility, curb appeal, and multiple ingress options.

02 38,500 VPD on Capital Circle SE

Direct exposure to Capital Circle SE — one of Tallahassee's most active commercial corridors — with 38,500 vehicles per day.

03 Deep National-Brand Surroundings

Surrounded by Target, Aldi, Sam's Club, Walmart, Chick-fil-A, Panera, Culver's, and more — proven daily traffic engines.

04 Adjacent to National Gas Tenant

Positioned adjacent to a national gas tenant development — additional convenience-store and fuel traffic already committed.

05 Flexible Development Options

Priced at \$900,000 with flexible delivery — ideal for retail, restaurant, medical, or service-oriented owner-users and developers.

06 SE Tallahassee Growth Corridor

Serves the fast-growing SE Tallahassee submarket — 5-mile population of 118,597 with steady household and income growth.

THE OPPORTUNITY

A rare hard-corner development site with Capital Circle SE frontage — surrounded by proven national tenants and priced at \$900,000.



TALLAHASSEE, FL 32311

Capital Circle SE — the city's SE retail spine.

On Capital Circle SE — Tallahassee's SE Retail Spine.

01

Capital Circle SE Corridor

Capital Circle SE carries 38,500 vehicles per day — Tallahassee's primary SE retail spine and one of the city's most active corridors.

02

Deep National-Brand Lineup

Surrounded by Target, Aldi, Sam's Club, Walmart, Chick-fil-A, Panera, Culver's, and more — proven national daily traffic engines.

03

Adjacent Gas Tenant Development

Positioned adjacent to a national gas tenant development — added convenience-store traffic and neighboring investment already in place.

DEMOGRAPHICS

Steady, traffic-rich, and growing.

118,597

PEOPLE

POPULATION IN 5 MILES

\$85,693

AHI

AVG HH INCOME IN 5 MILES

38,500

VPD

CAPITAL CIRCLE SE

	1 MILE	3 MILES	5 MILES
Total Population	7,039	42,683	118,597
Total Households	3,210	19,972	48,652
Average HH Income	\$65,872	\$85,238	\$85,693
Average Home Value	\$223,047	\$275,965	\$288,895

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

In Good Company.

The national lineup surrounding Old St Augustine.

NEARBY ANCHORS

Target
Sam's Club
Walmart
Aldi
Panera Bread

DINING & QSR

Chick-fil-A
Culver's
Zaxby's
McDonald's
KFC
Sonic
Taco Bell
Bruster's

RETAIL • AUTO • FUEL

CVS Pharmacy
Advance Auto Parts
AutoZone
Shell
Circle K
Dunkin' Donuts



CAPITAL CIRCLE SE

Tallahassee's SE retail spine — proven national demand —
with 38,500 vehicles per day past the front door.

A Closer Look.

The site, the corner, and the corridor.



LET'S TALK

Let's talk about 0 Old St Augustine.

\$900,000 · ±1acre hard-corner developmentsite
on Capital Circle SE – 38,500 vehicles per day.



SENIOR ADVISOR

Tracy Waters

850.545.2282

twaters@teampcg.com



COMMERCIAL ADVISOR

Isabella Dimeo

407.590.7773

bdimeo@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida