

Flyer

Single-Story Medical / Dental / Office Opportunity

2732 Capital Circle NE, Tallahassee, Florida 32308

EXECUTIVE SUMMARY

This offering presents a **3,200 SF single-story professional office building** located along Capital Circle NE in Northeast Tallahassee.

The property offers a flexible layout suitable for medical, dental, and professional office use, with strong visibility along a primary commuter corridor.

The existing office configuration may allow for **efficient conversion to a dental or medical practice**, with conceptual capacity for multiple operatories.





INVESTMENT HIGHLIGHTS

- Single-story building (highly desirable for medical users)
- Approx. **58,000 vehicles per day traffic exposure (FDOT)**
- Four-sided brick construction
- Four restrooms (strong plumbing advantage)
- Flexible layout (1–3 suites)
- Established healthcare corridor
- Nearby retail anchors and professional services
- Continued area reinvestment and development

Price \$550,000 Terms: 45-day closing.

PROPERTY OVERVIEW

Address:
2732 Capital Circle NE, Tallahassee, FL

Building Size:
3,200 SF

Lot Size:
±0.30 Acres

Year Built:
1986

Zoning:
CP – Commercial Parkway

MEDICAL / DENTAL OPPORTUNITY

The single-story layout, combined with an existing professional office configuration, provides an excellent foundation for healthcare conversion.

The property may accommodate:

- Dental operatories
- Medical exam rooms
- Sterilization/lab areas
- Reception and waiting areas
- Administrative offices

Conceptual layout supports up to 8 operatories.

LOCATION OVERVIEW

Located along Capital Circle NE, the property benefits from strong commuter traffic and access to Northeast Tallahassee residential communities.

Nearby amenities include:

- Home Depot
- Lowe's
- Trader Joe's
- Restaurants and coffee shops
- Banks and financial institutions

The corridor includes established dental practices, orthodontists, and professional offices, confirming strong demand for healthcare services.

MARKET POSITIONING

The property sits within a **proven professional services corridor**, supported by:

- healthcare providers
- retail anchors
- financial institutions
- residential feeder neighborhoods

This environment supports both **owner-user and investment strategies**.

INVESTMENT STRATEGY

Potential uses include:

- owner-occupied medical or dental practice
 - multi-tenant professional office
 - hybrid occupancy (owner + tenants)
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DISCLAIMER

Information deemed reliable but not guaranteed. Buyers to verify all information independently.

CONTACT

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