



**COMMERCIAL REAL ESTATE**

RETAIL PROPERTY FOR LEASE



# Oakland Plaza

2176 Capital Circle SE  
Tallahassee, FL 32301

**BRYAN CURETON**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
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O: 850.385.6363



## EXECUTIVE SUMMARY

## OAKLAND PLAZA

2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301

**OFFERING SUMMARY**

<b>Available SF:</b>	1,500 - 6,000 SF
<b>Lease Rate:</b>	\$25.00 SF/yr (CAM \$3.00 +/-)
<b>Lot Size:</b>	0.65 Acres
<b>Year Built:</b>	2021
<b>Building Size:</b>	8,000 SF
<b>APN:</b>	31-09-20-247-0020
<b>Zoning:</b>	AC

**PROPERTY OVERVIEW**

Oakland Plaza is a new construction, five-unit retail strip center and shares the property site with Oakland Apartments, a 20-unit luxury complex. The plaza fronts Capital Circle SE and is only minutes to the Southwood community. Four units are available and range in size from 1,500 - 6,000 SF.

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**LOCATION OVERVIEW**

Located directly on Capital Circle SE in front of Oakland Apartments.

[Click Here for Zoning Information](#)

**ANOTHER BOULOS PROPERTY!**

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ADDITIONAL PHOTOS

# OAKLAND PLAZA

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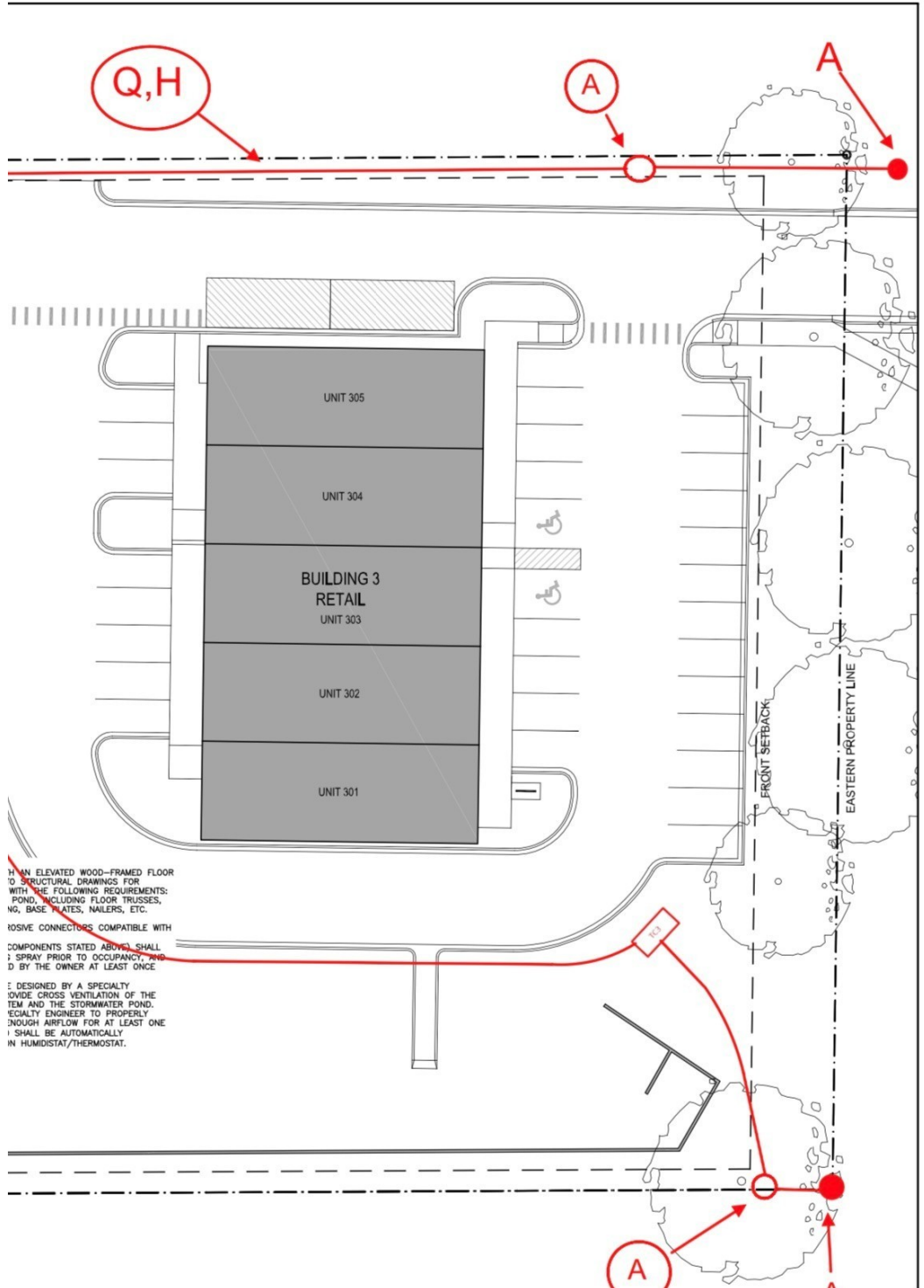
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5-UNIT PLAZA  
**OAKLAND PLAZA**  
 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



H AN ELEVATED WOOD-FRAMED FLOOR  
 TO STRUCTURAL DRAWINGS FOR  
 WITH THE FOLLOWING REQUIREMENTS:  
 POND, INCLUDING FLOOR TRUSSES,  
 NO, BASE PLATES, NAILERS, ETC.  
 ROSIVE CONNECTORS COMPATIBLE WITH  
 COMPONENTS STATED ABOVE SHALL  
 SPRAY PRIOR TO OCCUPANCY, AND  
 D BY THE OWNER AT LEAST ONCE.  
 E DESIGNED BY A SPECIALTY  
 WIDE CROSS VENTILATION OF THE  
 TEM AND THE STORMWATER POND.  
 EADLY ENGINEER TO PROPERLY  
 ENOUGH AIRFLOW FOR AT LEAST ONE  
 I SHALL BE AUTOMATICALLY  
 IN HUMIDISTAT/THERMOSTAT.

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RETAILER MAP

# OAKLAND PLAZA

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Google

Map data ©2022 Imagery ©2022, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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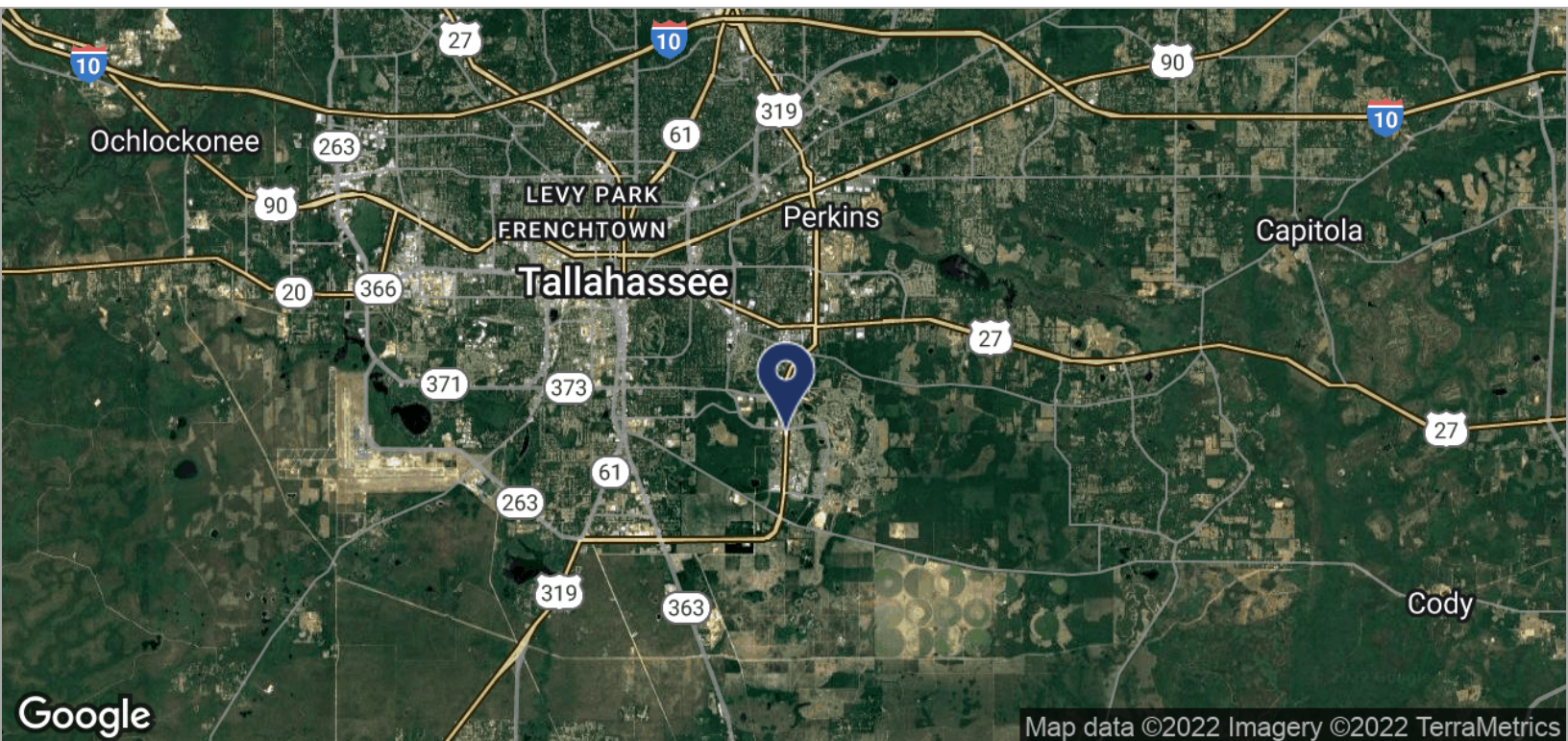




LOCATION MAPS

# OAKLAND PLAZA

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# Demographic Detail Report

2176 Capital Cir SE, Tallahassee, FL 32311

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	9,409	49,711	125,724
2022 Estimate	8,894	47,526	121,125
2010 Census	7,035	40,624	108,747
Growth 2022 - 2027	5.79%	4.60%	3.80%
Growth 2010 - 2022	26.43%	16.99%	11.38%
<b>2022 Population by Age</b>			
	<b>8,894</b>	<b>47,526</b>	<b>121,125</b>
Age 0 - 4	675 7.59%	3,235 6.81%	8,121 6.70%
Age 5 - 9	597 6.71%	2,835 5.97%	6,795 5.61%
Age 10 - 14	560 6.30%	2,735 5.75%	6,363 5.25%
Age 15 - 19	673 7.57%	3,525 7.42%	8,573 7.08%
Age 20 - 24	979 11.01%	5,336 11.23%	14,801 12.22%
Age 25 - 29	841 9.46%	4,312 9.07%	12,532 10.35%
Age 30 - 34	692 7.78%	3,319 6.98%	9,119 7.53%
Age 35 - 39	689 7.75%	3,226 6.79%	8,104 6.69%
Age 40 - 44	649 7.30%	3,108 6.54%	7,236 5.97%
Age 45 - 49	558 6.27%	2,832 5.96%	6,373 5.26%
Age 50 - 54	456 5.13%	2,496 5.25%	5,697 4.70%
Age 55 - 59	385 4.33%	2,316 4.87%	5,495 4.54%
Age 60 - 64	337 3.79%	2,214 4.66%	5,465 4.51%
Age 65 - 69	282 3.17%	1,998 4.20%	5,080 4.19%
Age 70 - 74	223 2.51%	1,671 3.52%	4,386 3.62%
Age 75 - 79	145 1.63%	1,121 2.36%	3,067 2.53%
Age 80 - 84	79 0.89%	641 1.35%	1,871 1.54%
Age 85+	74 0.83%	606 1.28%	2,047 1.69%
Age 65+	803 9.03%	6,037 12.70%	16,451 13.58%
<b>Median Age</b>	<b>30.90</b>	<b>32.70</b>	<b>31.90</b>
<b>Average Age</b>	<b>33.20</b>	<b>35.60</b>	<b>35.70</b>

# Demographic Detail Report

2176 Capital Cir SE, Tallahassee, FL 32311

Radius	1 Mile	3 Mile	5 Mile
<b>2022 Population By Race</b>	<b>8,894</b>	<b>47,526</b>	<b>121,125</b>
White	3,938 44.28%	24,166 50.85%	62,516 51.61%
Black	4,144 46.59%	19,306 40.62%	49,854 41.16%
Am. Indian & Alaskan	13 0.15%	169 0.36%	398 0.33%
Asian	561 6.31%	2,534 5.33%	5,405 4.46%
Hawaiian & Pacific Island	8 0.09%	46 0.10%	100 0.08%
Other	230 2.59%	1,306 2.75%	2,852 2.35%
<b>Population by Hispanic Origin</b>	<b>8,894</b>	<b>47,526</b>	<b>121,125</b>
Non-Hispanic Origin	8,299 93.31%	44,248 93.10%	113,237 93.49%
Hispanic Origin	595 6.69%	3,278 6.90%	7,889 6.51%
<b>2022 Median Age, Male</b>	<b>29.70</b>	<b>31.20</b>	<b>30.90</b>
<b>2022 Average Age, Male</b>	<b>32.30</b>	<b>34.30</b>	<b>34.60</b>
<b>2022 Median Age, Female</b>	<b>31.80</b>	<b>33.90</b>	<b>32.70</b>
<b>2022 Average Age, Female</b>	<b>34.00</b>	<b>36.60</b>	<b>36.70</b>
<b>2022 Population by Occupation Classification</b>	<b>6,927</b>	<b>38,014</b>	<b>98,130</b>
Civilian Employed	4,977 71.85%	25,722 67.66%	60,591 61.75%
Civilian Unemployed	223 3.22%	1,208 3.18%	3,236 3.30%
Civilian Non-Labor Force	1,727 24.93%	11,084 29.16%	34,257 34.91%
Armed Forces	0 0.00%	0 0.00%	46 0.05%
<b>Households by Marital Status</b>			
Married	1,002	6,286	14,346
Married No Children	528	3,683	8,811
Married w/Children	473	2,603	5,535
<b>2022 Population by Education</b>	<b>5,842</b>	<b>32,071</b>	<b>83,639</b>
Some High School, No Diploma	190 3.25%	1,725 5.38%	6,147 7.35%
High School Grad (Incl Equivalency)	905 15.49%	5,106 15.92%	14,132 16.90%
Some College, No Degree	1,813 31.03%	8,378 26.12%	21,289 25.45%
Associate Degree	433 7.41%	2,211 6.89%	7,166 8.57%
Bachelor Degree	1,434 24.55%	7,969 24.85%	18,335 21.92%
Advanced Degree	1,067 18.26%	6,682 20.84%	16,570 19.81%



# Demographic Detail Report

2176 Capital Cir SE, Tallahassee, FL 32311

Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population by Occupation</b>	<b>9,608</b>		<b>49,128</b>		<b>113,605</b>	
Real Estate & Finance	327	3.40%	1,582	3.22%	3,527	3.10%
Professional & Management	2,841	29.57%	16,133	32.84%	36,914	32.49%
Public Administration	1,114	11.59%	4,571	9.30%	9,123	8.03%
Education & Health	1,247	12.98%	7,673	15.62%	17,073	15.03%
Services	921	9.59%	4,011	8.16%	11,119	9.79%
Information	57	0.59%	458	0.93%	905	0.80%
Sales	1,314	13.68%	6,039	12.29%	14,448	12.72%
Transportation	181	1.88%	670	1.36%	1,446	1.27%
Retail	582	6.06%	2,355	4.79%	5,898	5.19%
Wholesale	40	0.42%	224	0.46%	650	0.57%
Manufacturing	126	1.31%	587	1.19%	1,279	1.13%
Production	281	2.92%	1,442	2.94%	3,709	3.26%
Construction	86	0.90%	1,093	2.22%	2,542	2.24%
Utilities	239	2.49%	1,019	2.07%	1,843	1.62%
Agriculture & Mining	21	0.22%	64	0.13%	274	0.24%
Farming, Fishing, Forestry	0	0.00%	8	0.02%	56	0.05%
Other Services	231	2.40%	1,199	2.44%	2,799	2.46%
<b>2022 Worker Travel Time to Job</b>	<b>4,823</b>		<b>24,688</b>		<b>57,874</b>	
<30 Minutes	4,184	86.75%	20,919	84.73%	48,774	84.28%
30-60 Minutes	506	10.49%	2,938	11.90%	7,359	12.72%
60+ Minutes	133	2.76%	831	3.37%	1,741	3.01%
<b>2010 Households by HH Size</b>	<b>3,435</b>		<b>18,058</b>		<b>45,569</b>	
1-Person Households	1,366	39.77%	6,604	36.57%	16,785	36.83%
2-Person Households	1,136	33.07%	6,115	33.86%	15,219	33.40%
3-Person Households	516	15.02%	2,673	14.80%	6,910	15.16%
4-Person Households	285	8.30%	1,762	9.76%	4,299	9.43%
5-Person Households	94	2.74%	591	3.27%	1,473	3.23%
6-Person Households	29	0.84%	206	1.14%	580	1.27%
7 or more Person Households	9	0.26%	107	0.59%	303	0.66%
<b>2022 Average Household Size</b>	<b>2.10</b>		<b>2.20</b>		<b>2.20</b>	
<b>Households</b>						
2027 Projection	4,532		22,208		53,262	
2022 Estimate	4,289		21,203		51,193	
2010 Census	3,434		18,058		45,569	
Growth 2022 - 2027	5.67%		4.74%		4.04%	
Growth 2010 - 2022	24.90%		17.42%		12.34%	

# Demographic Detail Report

2176 Capital Cir SE, Tallahassee, FL 32311

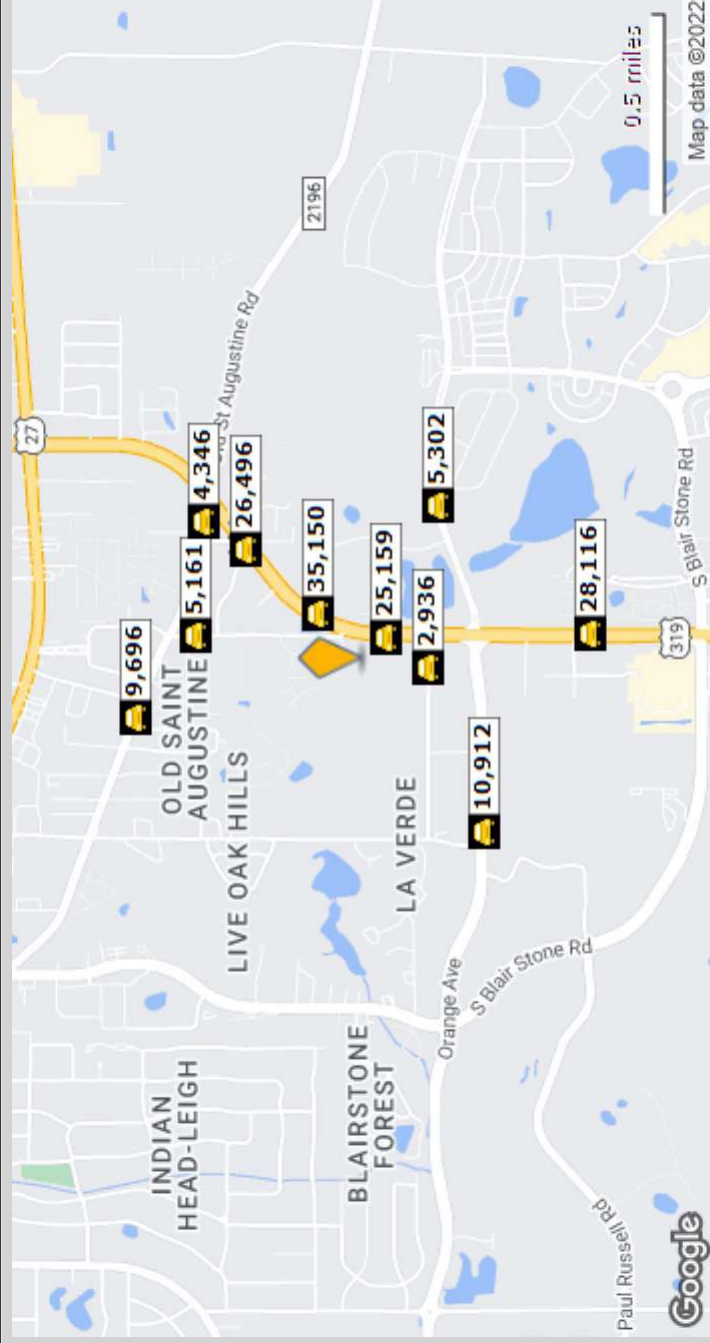
Radius	1 Mile	3 Mile	5 Mile
<b>2022 Households by HH Income</b>	<b>4,288</b>	<b>21,202</b>	<b>51,194</b>
<\$25,000	812 18.94%	3,874 18.27%	13,934 27.22%
\$25,000 - \$50,000	1,116 26.03%	4,978 23.48%	11,221 21.92%
\$50,000 - \$75,000	1,129 26.33%	5,221 24.63%	10,981 21.45%
\$75,000 - \$100,000	496 11.57%	2,464 11.62%	4,764 9.31%
\$100,000 - \$125,000	281 6.55%	1,794 8.46%	3,809 7.44%
\$125,000 - \$150,000	138 3.22%	1,022 4.82%	2,189 4.28%
\$150,000 - \$200,000	116 2.71%	853 4.02%	1,901 3.71%
\$200,000+	200 4.66%	996 4.70%	2,395 4.68%
<b>2022 Avg Household Income</b>	<b>\$69,133</b>	<b>\$74,211</b>	<b>\$68,048</b>
<b>2022 Med Household Income</b>	<b>\$53,139</b>	<b>\$56,888</b>	<b>\$50,812</b>
<b>2022 Occupied Housing</b>	<b>4,289</b>	<b>21,203</b>	<b>51,193</b>
Owner Occupied	1,285 29.96%	9,361 44.15%	22,106 43.18%
Renter Occupied	3,004 70.04%	11,842 55.85%	29,087 56.82%
<b>2010 Housing Units</b>	<b>4,765</b>	<b>23,358</b>	<b>56,320</b>
1 Unit	1,463 30.70%	12,733 54.51%	30,858 54.79%
2 - 4 Units	972 20.40%	2,901 12.42%	7,572 13.44%
5 - 19 Units	989 20.76%	3,429 14.68%	7,302 12.97%
20+ Units	1,341 28.14%	4,295 18.39%	10,588 18.80%
<b>2022 Housing Value</b>	<b>1,284</b>	<b>9,361</b>	<b>22,106</b>
<\$100,000	183 14.25%	1,163 12.42%	2,971 13.44%
\$100,000 - \$200,000	632 49.22%	3,948 42.17%	7,682 34.75%
\$200,000 - \$300,000	213 16.59%	2,398 25.62%	5,852 26.47%
\$300,000 - \$400,000	99 7.71%	1,016 10.85%	3,074 13.91%
\$400,000 - \$500,000	58 4.52%	338 3.61%	1,132 5.12%
\$500,000 - \$1,000,000	99 7.71%	498 5.32%	1,049 4.75%
\$1,000,000+	0 0.00%	0 0.00%	346 1.57%
<b>2022 Median Home Value</b>	<b>\$172,626</b>	<b>\$189,095</b>	<b>\$206,835</b>
<b>2022 Housing Units by Yr Built</b>	<b>4,859</b>	<b>23,743</b>	<b>58,471</b>
Built 2010+	677 13.93%	2,975 12.53%	6,264 10.71%
Built 2000 - 2010	1,094 22.51%	5,639 23.75%	9,646 16.50%
Built 1990 - 1999	1,165 23.98%	3,701 15.59%	8,009 13.70%
Built 1980 - 1989	873 17.97%	3,921 16.51%	9,687 16.57%
Built 1970 - 1979	636 13.09%	3,040 12.80%	10,265 17.56%
Built 1960 - 1969	259 5.33%	1,851 7.80%	6,046 10.34%
Built 1950 - 1959	71 1.46%	1,672 7.04%	4,714 8.06%
Built <1949	84 1.73%	944 3.98%	3,840 6.57%
<b>2022 Median Year Built</b>	<b>1993</b>	<b>1990</b>	<b>1984</b>



# Traffic Count Report

2176 Capital Cir SE, Tallahassee, FL 32311

Building Type: Land  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Capital Cir SE	Midyette Rd	0.11 N	2022	25,159	MPSI	.07
2 Monday St	Capital Cir SE	0.07 E	2022	2,936	MPSI	.16
3 Capital Circle Southeast	Midyette Rd	0.08 SW	2022	35,150	MPSI	.17
4 Capital Cir SE	Centerview Dr	0.02 SW	2022	26,496	MPSI	.42
5 East Orange Avenue	E Orange Ave	0.10 W	2022	5,302	MPSI	.44
6 Midyette Rd	Midyette Ct	0.02 N	2022	5,161	MPSI	.44
7 East Orange Avenue	Monday Ct	0.01 W	2022	10,912	MPSI	.53
8 Old Saint Augustine Rd	Augustine Pl	0.03 W	2022	4,346	MPSI	.55
9 Capital Circle Southeast	Capital Cir SE	0.04 N	2022	28,116	MPSI	.57
10 Old Saint Augustine Rd	Pine View Dr	0.03 NW	2022	9,696	MPSI	.61

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Other	230 2.59%	1,306 2.75%	2,852 2.35%
U.S. Armed Forces	0	0	49
<b>Households</b>			
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Income: <\$25,000	812 18.94%	3,874 18.27%	13,934 27.22%
Income: \$25,000 - \$50,000	1,116 26.03%	4,978 23.48%	11,221 21.92%
Income: \$50,000 - \$75,000	1,129 26.33%	5,221 24.63%	10,981 21.45%
Income: \$75,000 - \$100,000	496 11.57%	2,464 11.62%	4,764 9.31%
Income: \$100,000 - \$125,000	281 6.55%	1,794 8.46%	3,809 7.44%
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