



EXECUTIVE SUMMARY

CROSS CREEK SHOPPING CENTER

1208 CAPITAL CIRCLE SOUTHEAST, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	1,025 SF
Lease Rate:	\$20.00 SF/yr (NNN) Plus \$2.35 CAM
APN:	31-042-00-16-0000
Zoning:	CP (Commercial Parkway)

PROPERTY OVERVIEW

1,025 SF former smoke shop next door to Beef O'Bradys is for lease at the Cross Creek Shopping Center. This very busy shopping center is on the corner of Apalachee Parkway and Capital Circle SE. Traffic counts reach up to 32,000 on Apalachee Parkway and 41,500 on Capital Circle SE.

Current tenants include Planet Fitness, Dollar Tree, Supervisor of Elections, Home Outlet, Beef O'Bradys, Hopkin's Eatery, Lynn's Oriental Market, and many more!

LOCATION OVERVIEW

Located in the Cross Creek Shopping Center, at Apalachee & Capital Circle SE.

[Click Here for Zoning Information](#)

Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

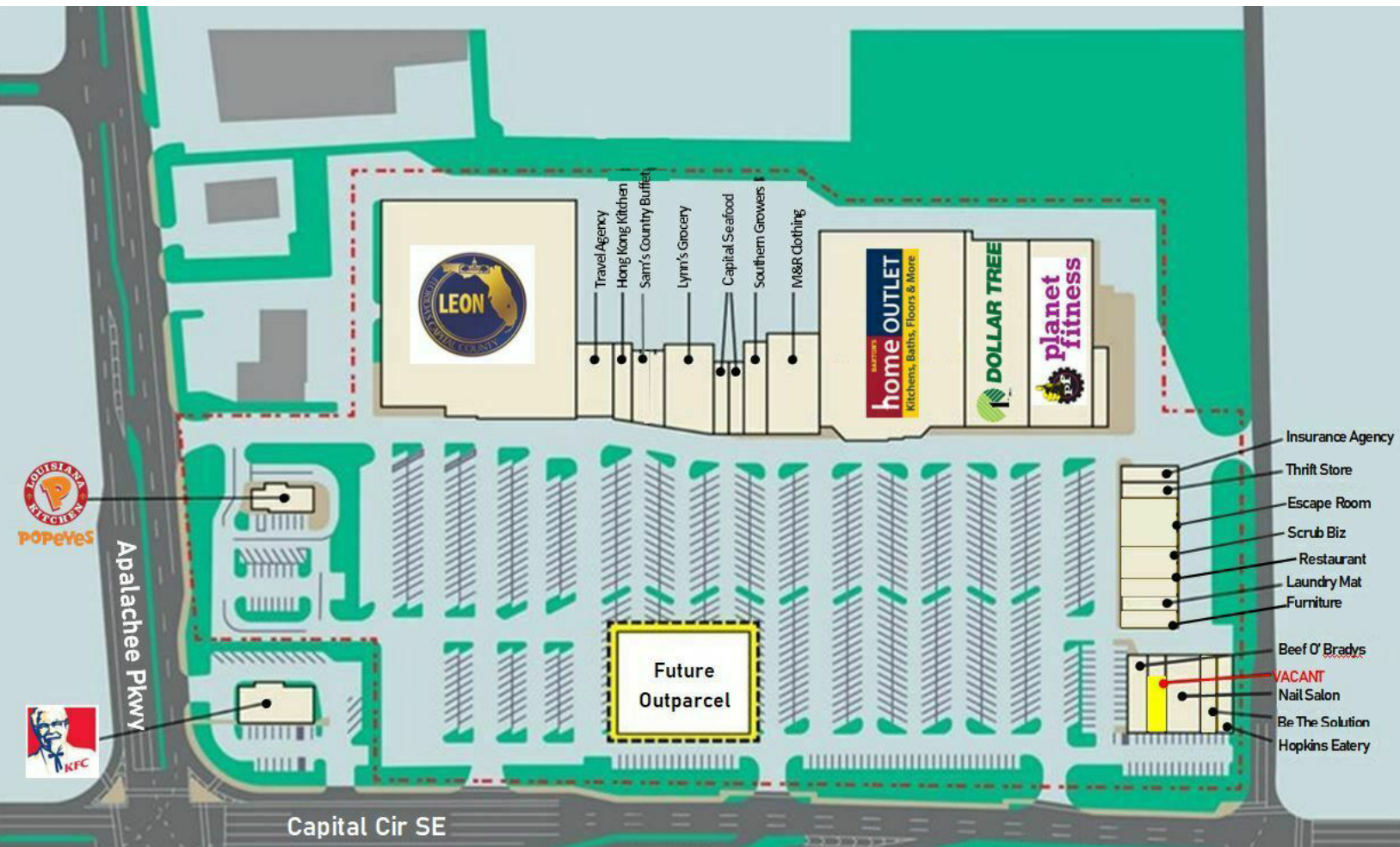




TENANTS/SITE PLAN

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CENTER PHOTOS

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RETAILER MAP

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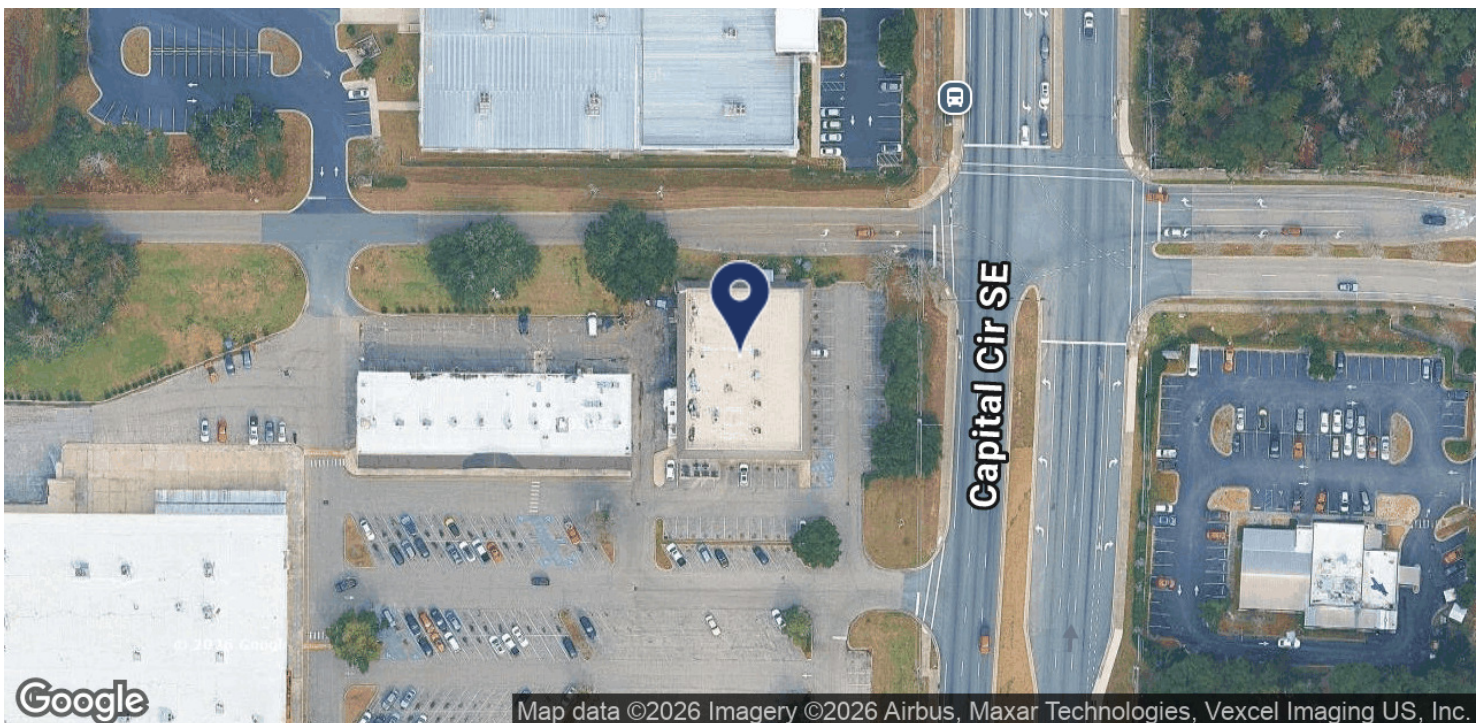
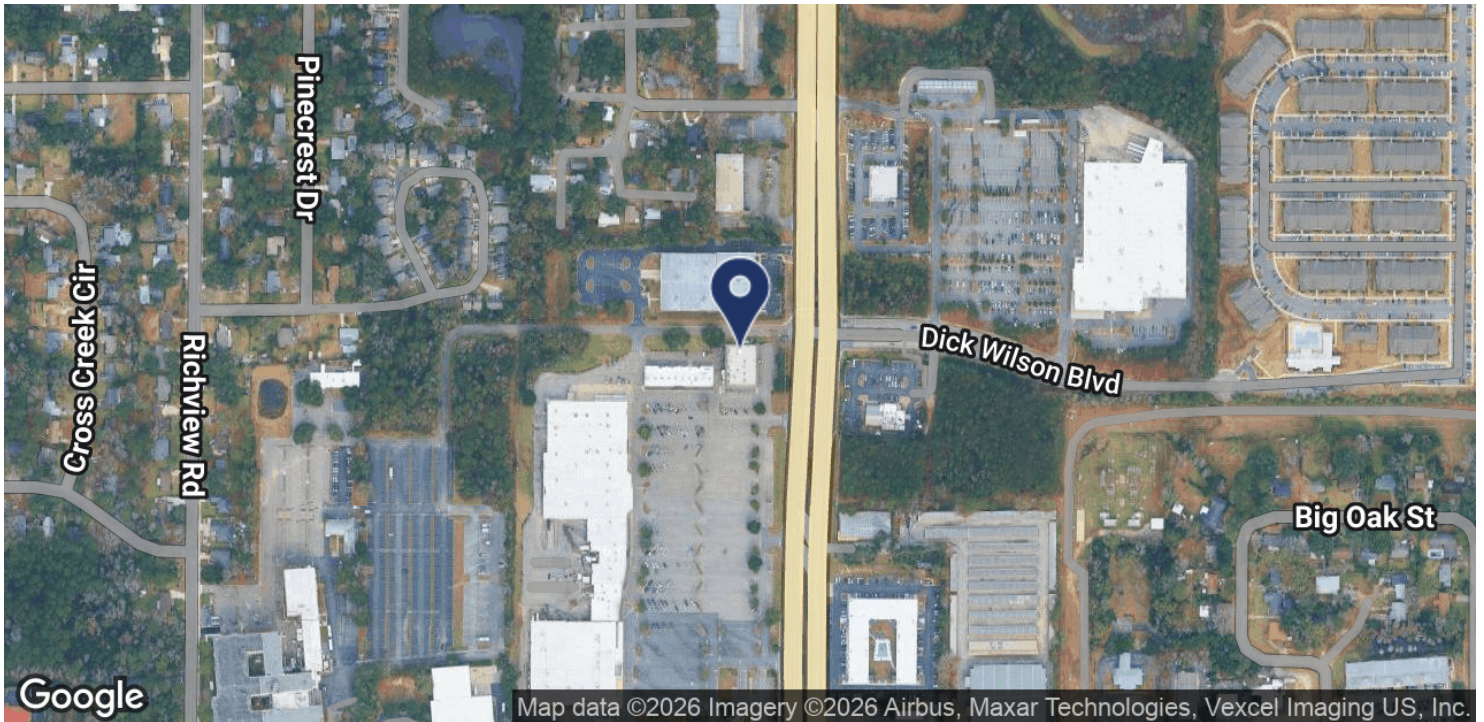




LOCATION MAP

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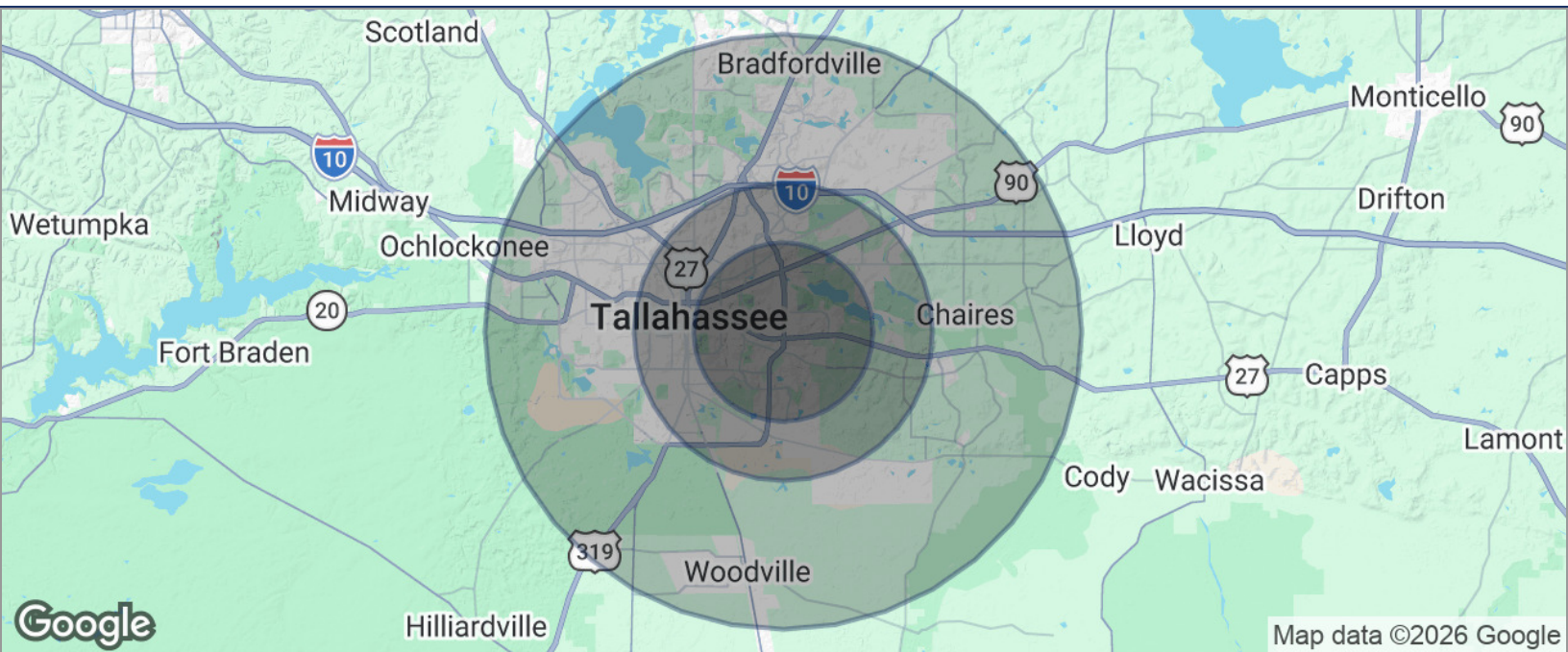




DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	46,076	120,322	255,996
MEDIAN AGE	33.9	34.0	34.9
MEDIAN AGE (MALE)	32.0	32.7	33.7
MEDIAN AGE (FEMALE)	35.6	34.9	36.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	23,148	56,106	116,879
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$63,849	\$63,285	\$65,469
AVERAGE HOUSE VALUE	\$180,808	\$194,228	\$180,167

* Demographic data derived from 2020 ACS - US Census

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