

# Publix #1656 - Oak Valley

5678 Capital Circle NW  
Tallahassee, FL 32303  
Lat 30.531, Long -84.362

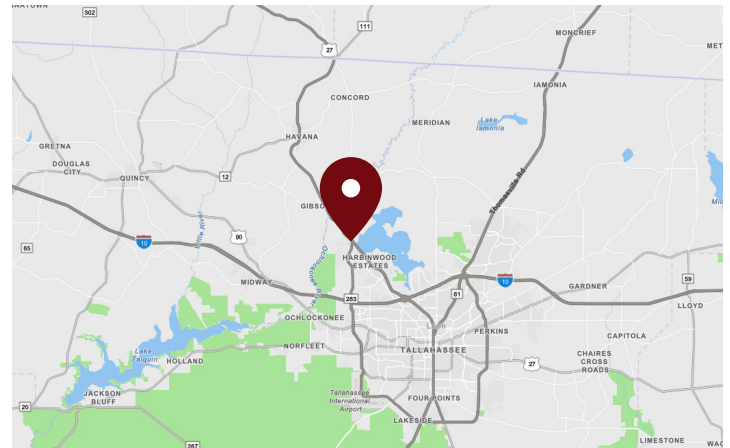
FOR LEASE



1,200 SF &  $\pm 0.59$  -  $\pm 1.0$  ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Recently Redeveloped
- Tallahassee Market
- Located at the Primary Intersection in the Trade Area
- More than 400 Single Family Homes Under Construction Within One Mile of Site
- Less than 1-Mile from Lake Jackson
- Combined Traffic Counts: 37,900 VPD
- $\pm 1.0$  Acre Outparcel Available
- $\pm 0.59$  Acre Outparcel Available



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,185	15,840	39,025
Daytime Population	2,276	12,382	33,741
Total Households	832	6,223	15,839
Avg. HH Income	\$73,439	\$75,805	\$72,505

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Jamie Golomb

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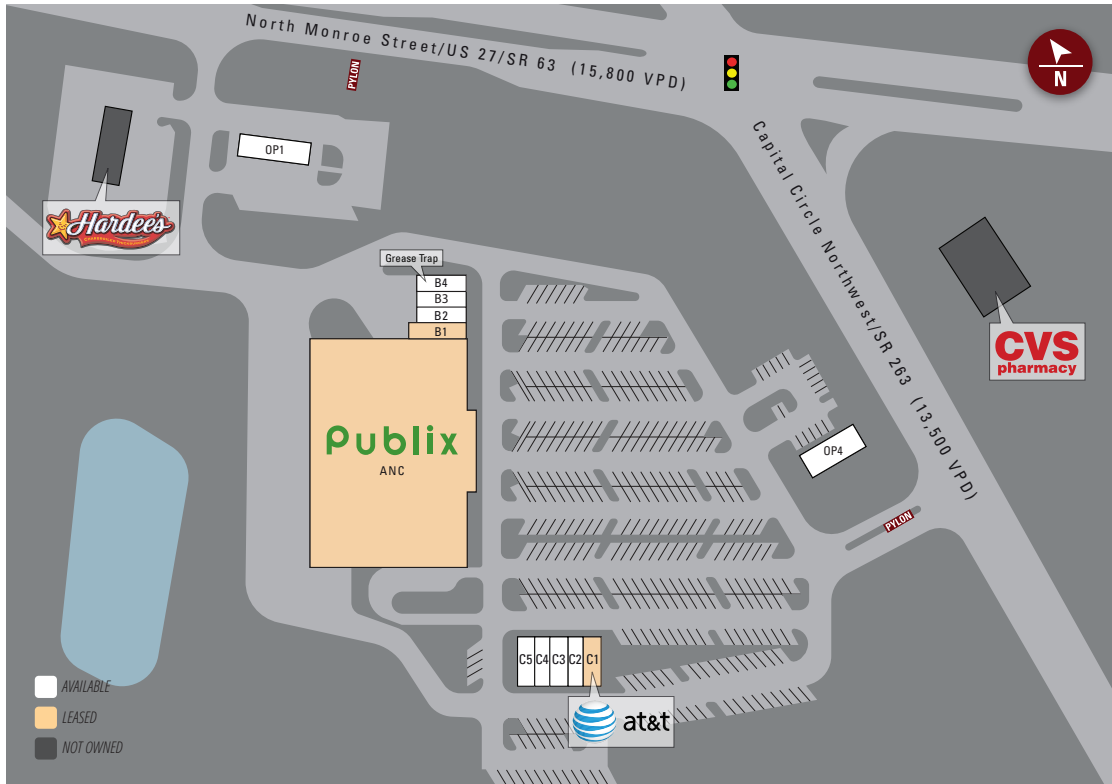
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## SITE PLAN

Suite	Tenant	Size
ANC	Publix	55,472
B1	Publix Liquors	1,400
B2	AVAILABLE	1,200
B3	AVAILABLE	1,200
B4	AVAILABLE - GREY SHELL	1,200
C1	AT&T	1,200
C2	AVAILABLE - VANILLA BOX	1,200
C3	AVAILABLE - VANILLA BOX	1,200
C4	AVAILABLE - VANILLA BOX	1,200
C5	AVAILABLE - VANILLA BOX	1,200
OP1	AVAILABLE	±1 AC
OP4	AVAILABLE	±0.59 AC

**TOTAL 66,472**



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



121,400

EST. # OF VISITS ANNUALLY



1 Million

AVG. VISITS / CUSTOMER



8.4

AVG. LENGTH-OF-STAY / VISIT



34 MIN

TOP 3 DAYS



Sunday  
Saturday  
Friday

# OF VISITS

182,460  
176,172  
142,872

TOP 3 HOURS



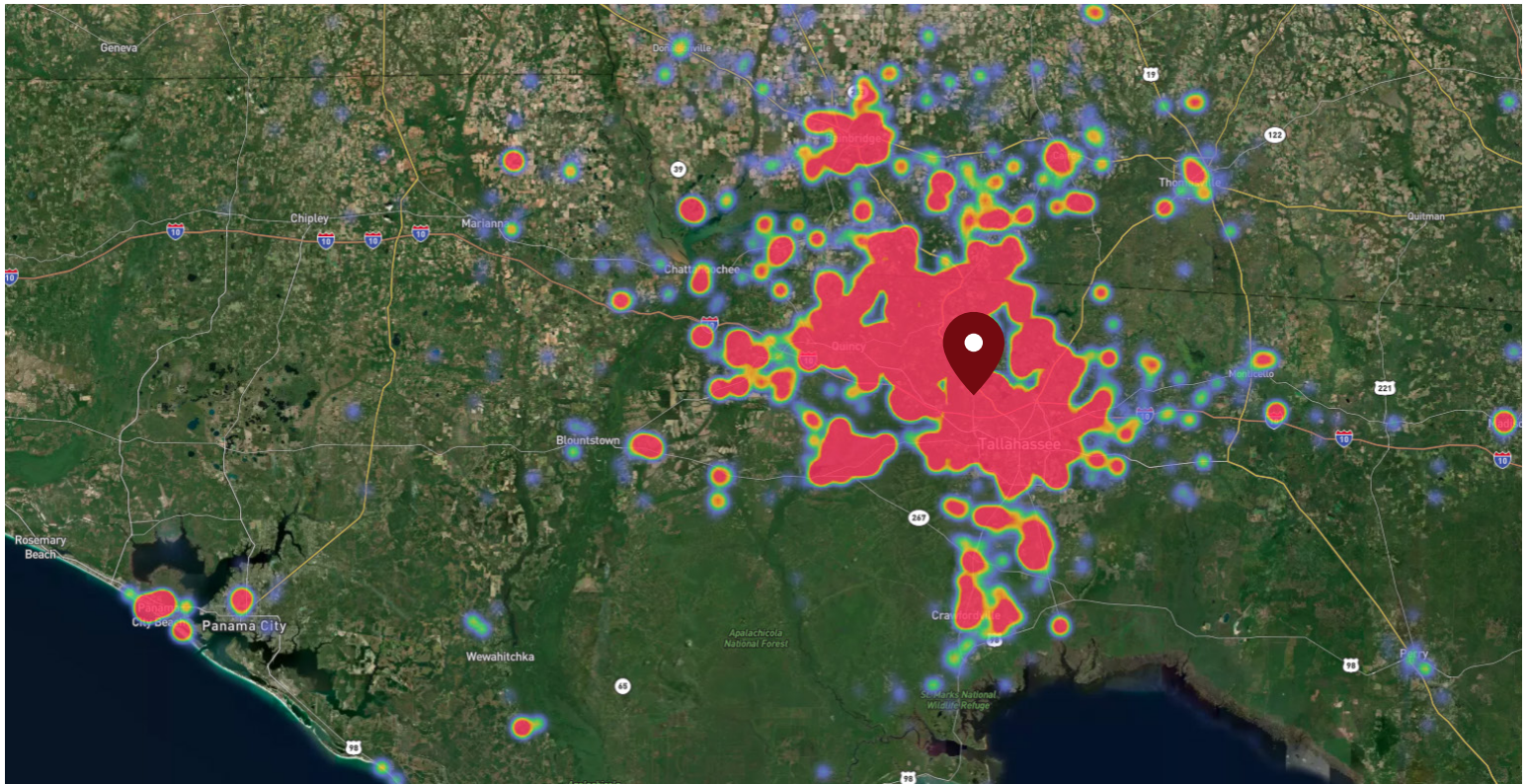
5-6 PM  
6-7 PM  
4-5 PM

# OF VISITS

192,988  
178,929  
164,609

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022 - January 31, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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