

EXECUTIVE SUMMARY

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

CAPITAL CIRCLE SOUTHEAST, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:1.5 Acre OutparcelLease Rate:Contact Agent for Details

Lot Size:

1.5 Acres

PROPERTY OVERVIEW

Outparcel to Cross Creek Shopping Center is for lease. Cross Creek is a 192,000 sf retail center located on the corner of Apalachee Parkway and Capital Circle SE. This area has high traffic counts of 41,500 AADT on Capital Circle SE and 32,000 AADT on Apalachee Pkwy. Tenants include Beef O'Brady's, Hopkins Eatery, Dollar Tree, Planet Fitness, Supervisor of Elections, and many more.

LOCATION OVERVIEW

Outparcel to Cross Creek Shopping Center, located at the intersection of Apalachee Parkway and Capital Circle SE.

Lewis Buford 850.591.6363 lewis@tlgproperty.com TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



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CROSS CREEK CENTER PHOTOS

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

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ADDITIONAL PHOTOS

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

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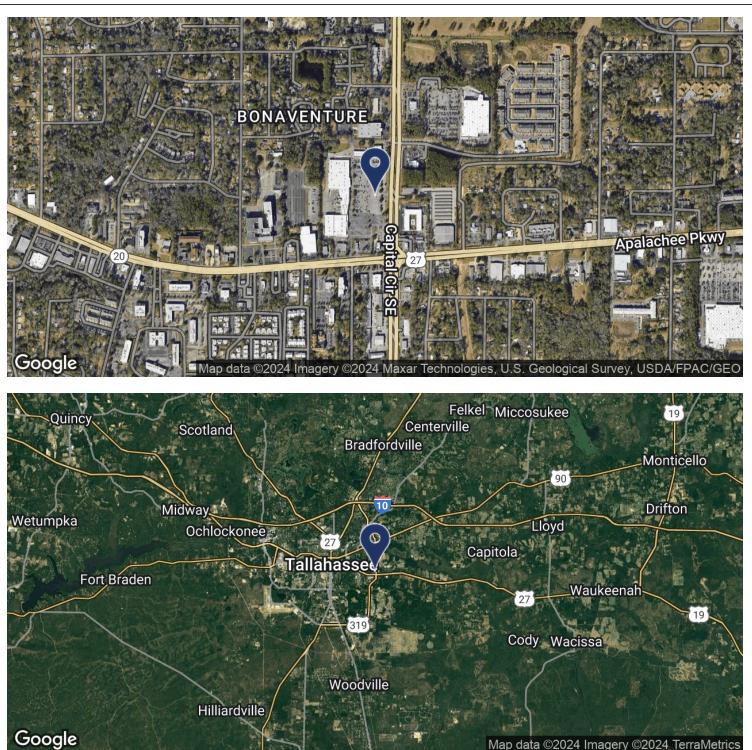
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LOCATION MAP

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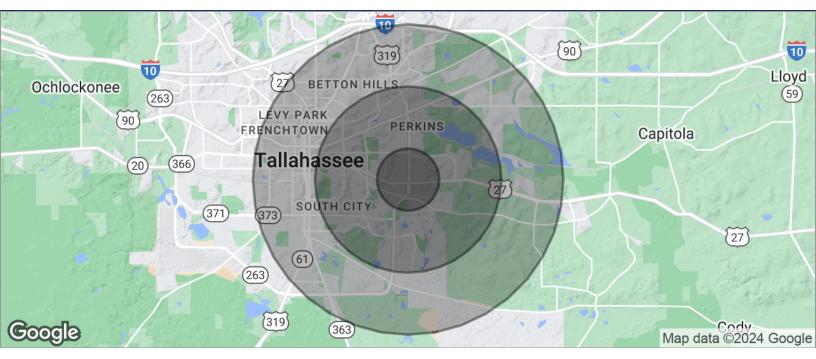




DEMOGRAPHICS MAP

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

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POPULATION	1 MILE	3 MILES	5 MILES	
TOTAL POPULATION	7,808	45,446	119,162	
MEDIAN AGE	32.0	33.6	33.9	
MEDIAN AGE (MALE)	31.6	31.6	32.6	
MEDIAN AGE (FEMALE)	32.8	35.2	34.9	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
TOTAL HOUSEHOLDS	3,932	22,816	55,488	
# OF PERSONS PER HH	2.0	2.0	2.1	
AVERAGE HH INCOME	\$55,583	\$63,108	\$63,112	
AVERAGE HOUSE VALUE	\$150,159	\$178,690	\$194,315	

* Demographic data derived from 2020 ACS - US Census

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