



EXECUTIVE SUMMARY

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

CAPITAL CIRCLE SOUTHEAST, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF: 1.5 Acre Outparcel

Lease 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





CROSS CREEK CENTER PHOTOS

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

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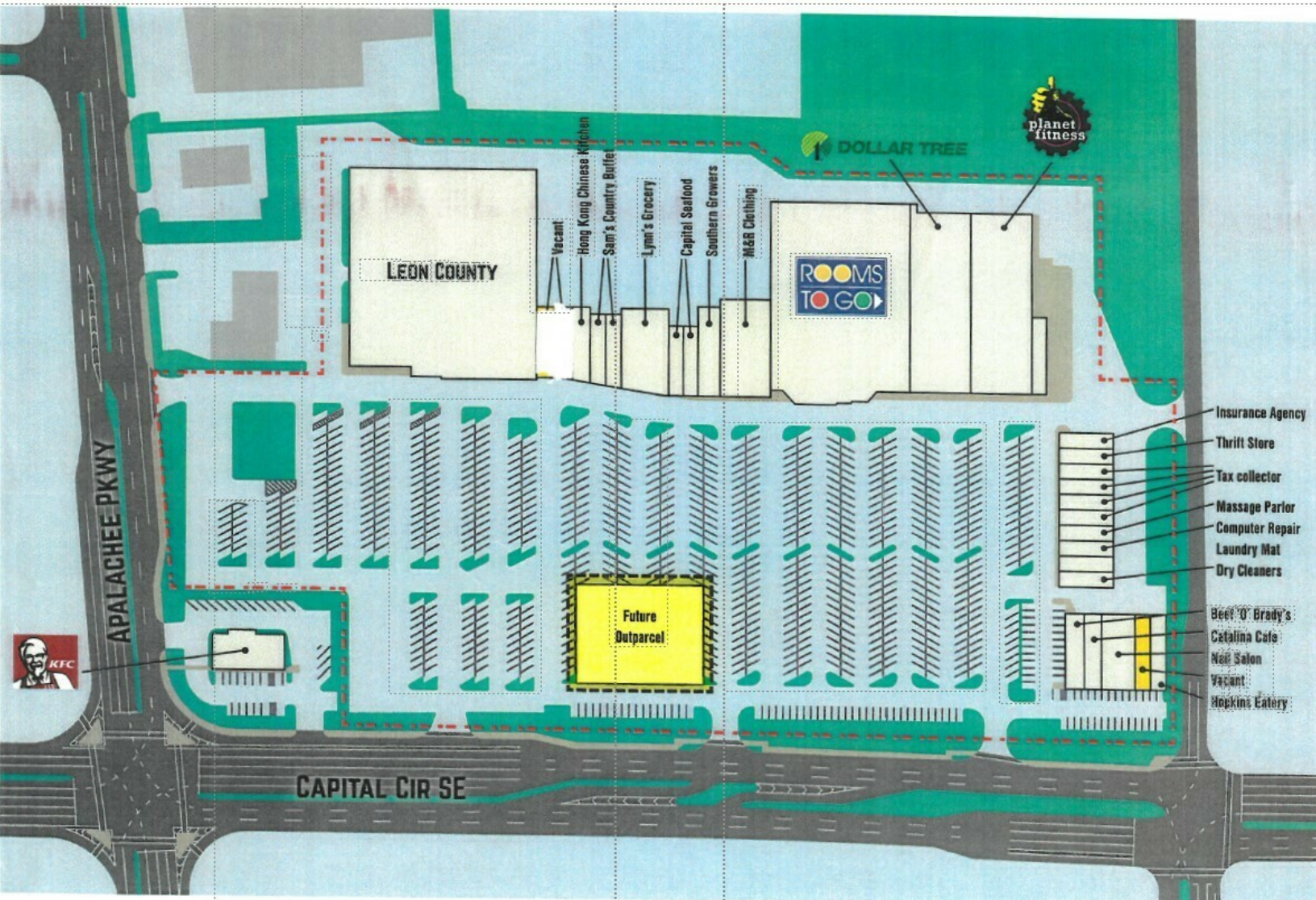




ADDITIONAL PHOTOS

OUTPARCEL TO CROSS CREEK SHOPPING CENTER

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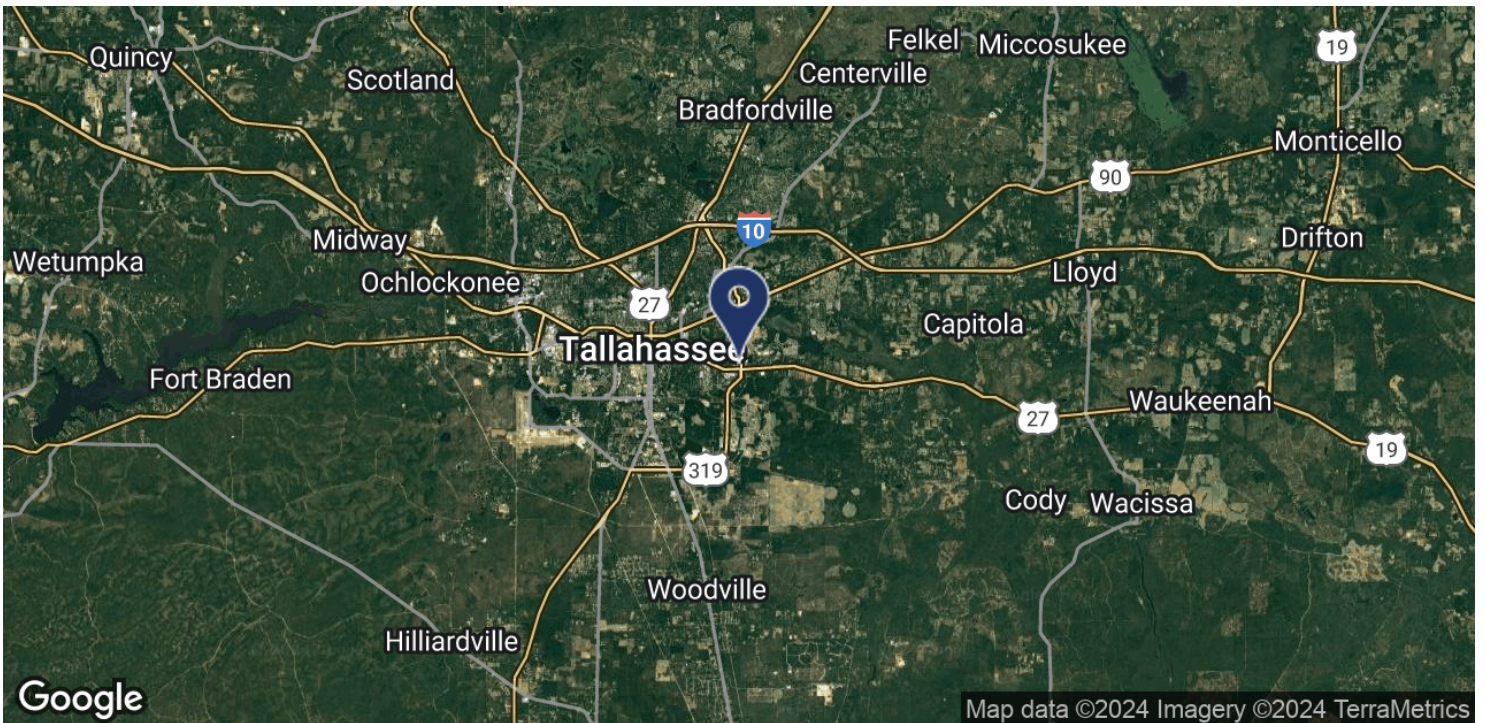
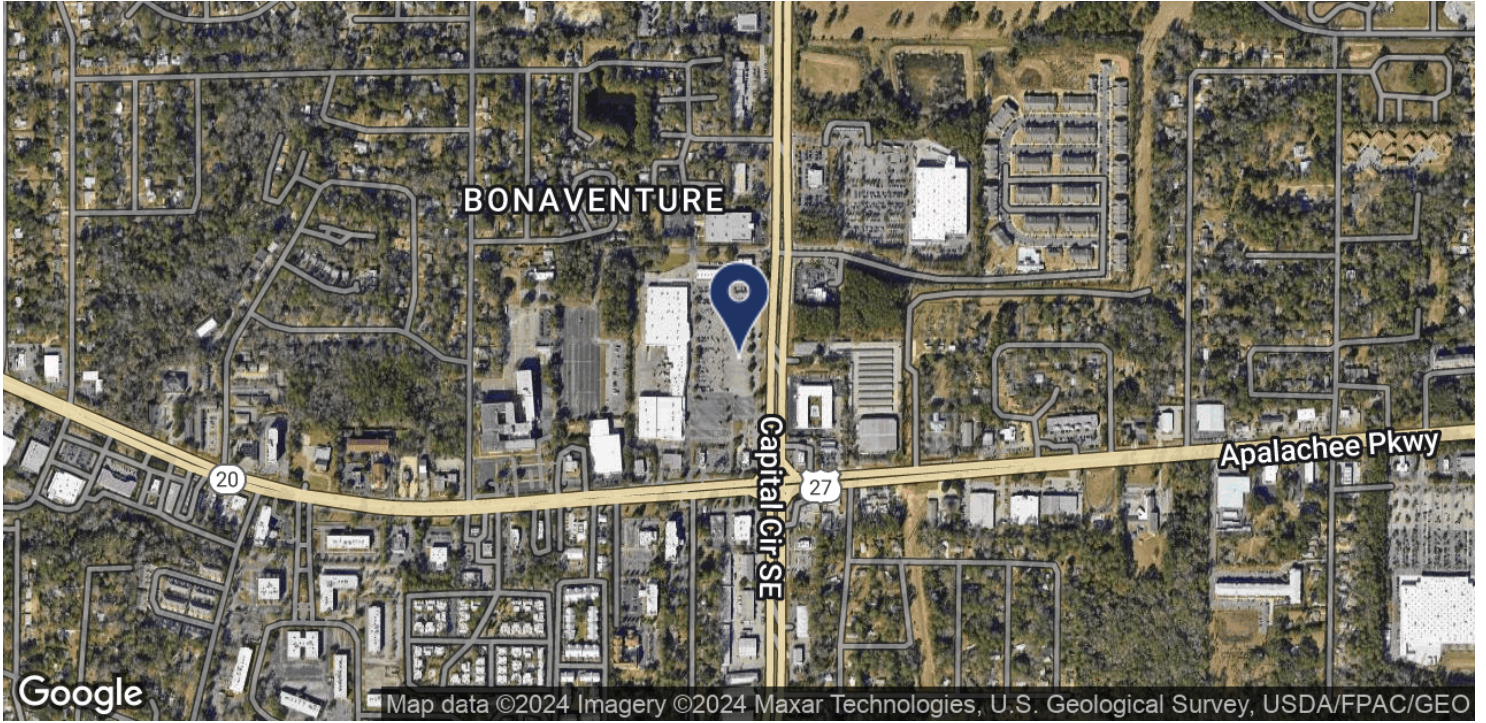




LOCATION MAP

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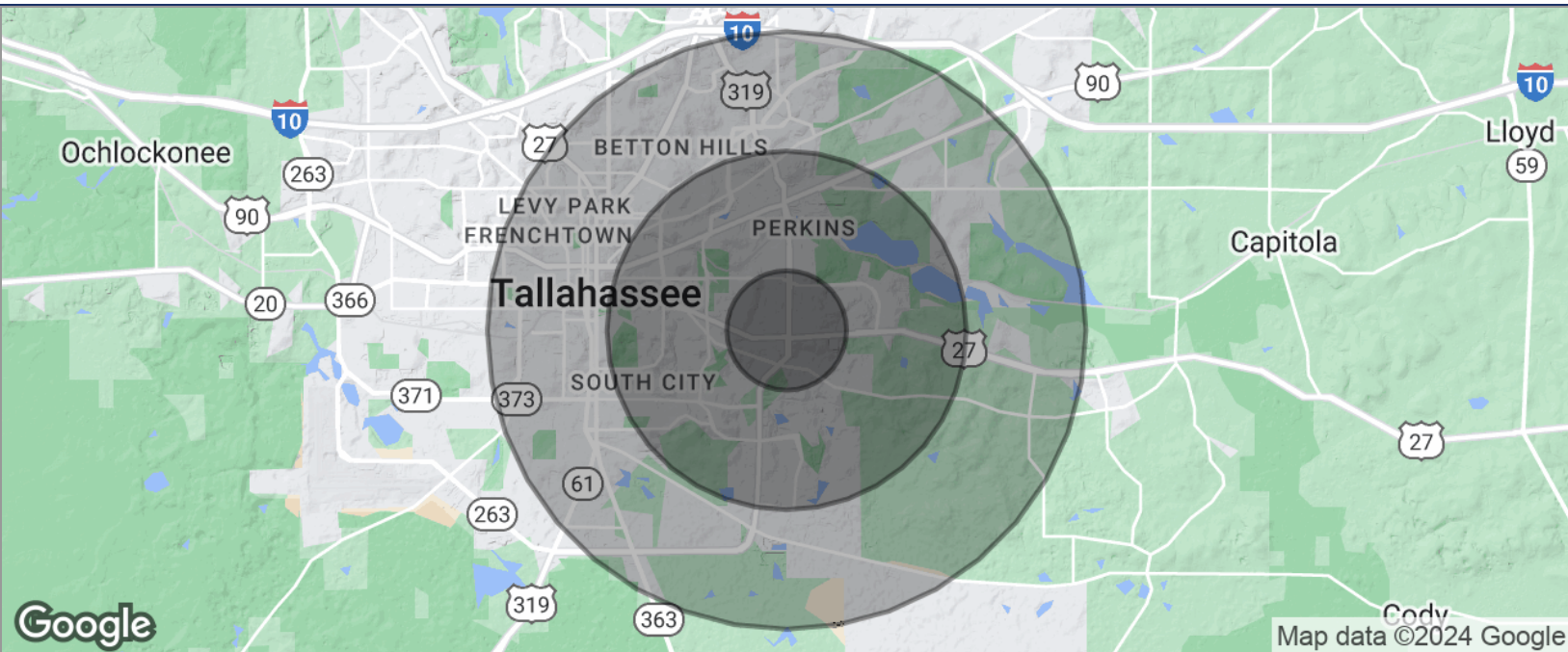




DEMOGRAPHICS MAP

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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