

#### RETAIL PROPERTY FOR SALE



# **Oakland Plaza** 2176 Capital Circle SE Tallahassee, FL 32301

#### **BRYAN CURETON**

Sales Associate 850.545.3687 bryan@tlgproperty.com

#### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200 Tallahassee, FL 32309 O: 850.385.6363

# TLG

### EXECUTIVE SUMMARY OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



#### **OFFERING SUMMARY**

Sale Price:	\$2,875,000.00	
Lot Size:	0.65 Acres	
Year Built:	2021	
Building Size:	8,000 SF	
Zoning:	AC	
APN:	31-09-20-247-0020	
Zoning:	AC (Activity Center)	

#### **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.

#### Visit Us Online! www.tlgproperty.com

#### LOCATION OVERVIEW

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

#### **<u>Click Here for Zoning Information</u>**

## **ANOTHER BOULOS PROPERTY!**

**Bryan Cureton** 850.545.3687 bryan@tlgproperty.com TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### ADDITIONAL PHOTOS OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



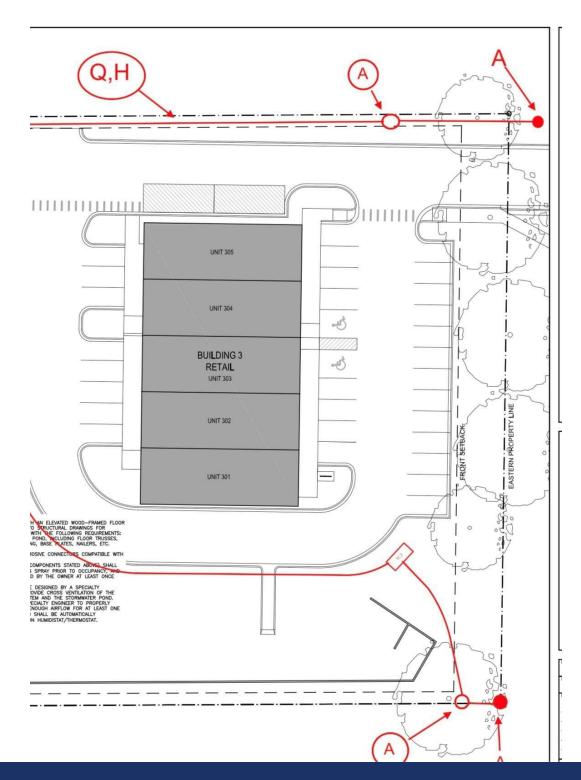


**Bryan Cureton** 850.545.3687 bryan@tlgproperty.com TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the pronetry for your needs. Photos herein are the property of their respective owners and use of these images without the express without the conduct of the property is nonlibiled.



### ADDITIONAL PHOTOS OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



**Bryan Cureton** 850.545.3687 bryan@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### RETAILER MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



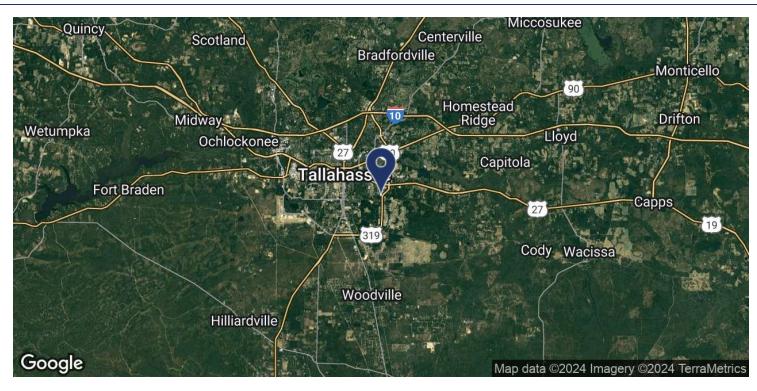
**Bryan Cureton** 850.545.3687 bryan@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### LOCATION MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



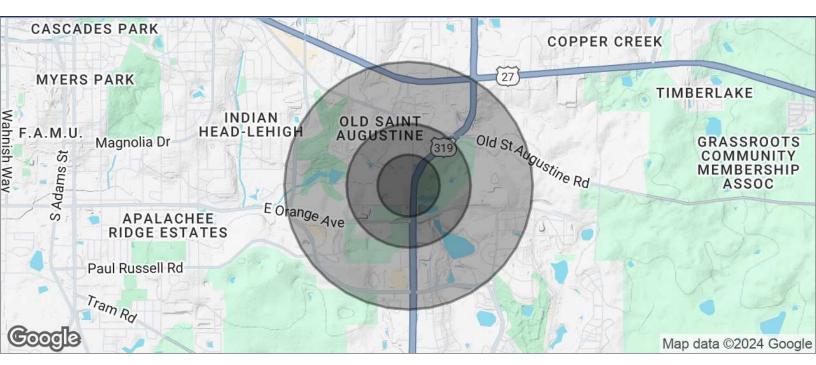


Bryan Cureton 850.545.3687 bryan@tlgproperty.com TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current of future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



### DEMOGRAPHICS MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,610	3,201	8,526
MEDIAN AGE	20.2	20.4	26.3
MEDIAN AGE (MALE)	14.3	14.9	24.4
MEDIAN AGE (FEMALE)	23.8	23.5	27.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	748	1,526	6,752
# OF PERSONS PER HH	2.8	2.7	2.0
AVERAGE HH INCOME	\$48,332	\$48,319	\$48,433
AVERAGE HOUSE VALUE	\$165,837	\$160,719	\$142,084

\* Demographic data derived from 2020 ACS - US Census

Bryan Cureton 850.545.3687 bryan@tlgproperty.com



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.