

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.

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LOCATION OVERVIEW

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

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

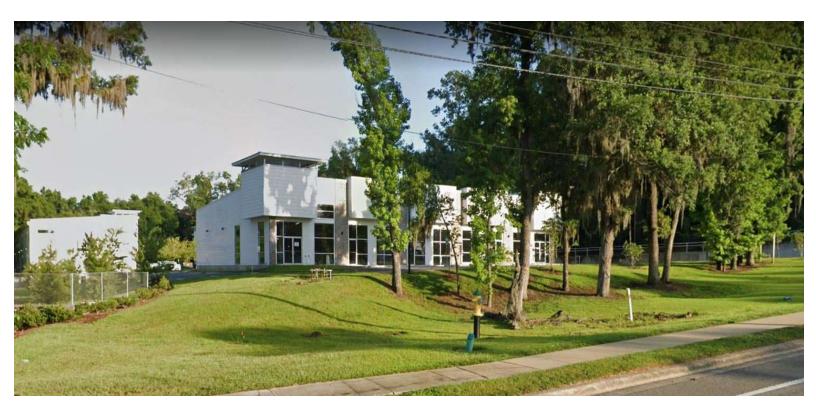
ANOTHER BOULOS PROPERTY!

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



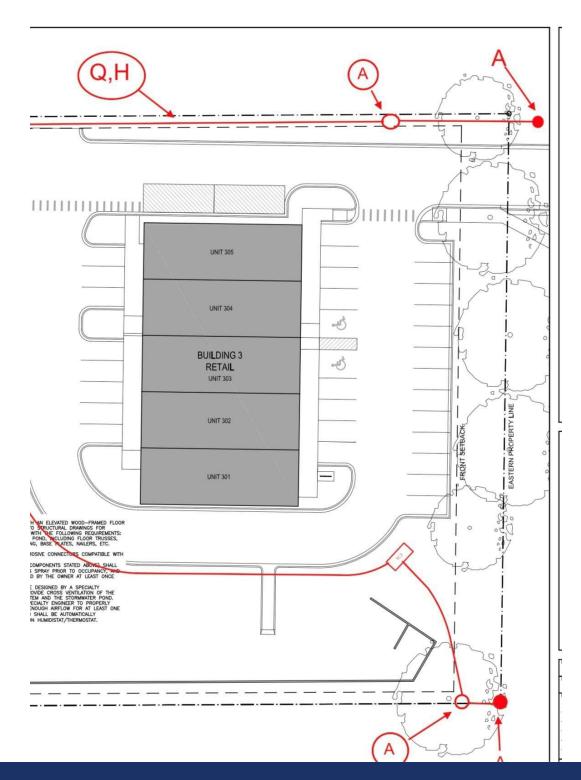


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RETAILER MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



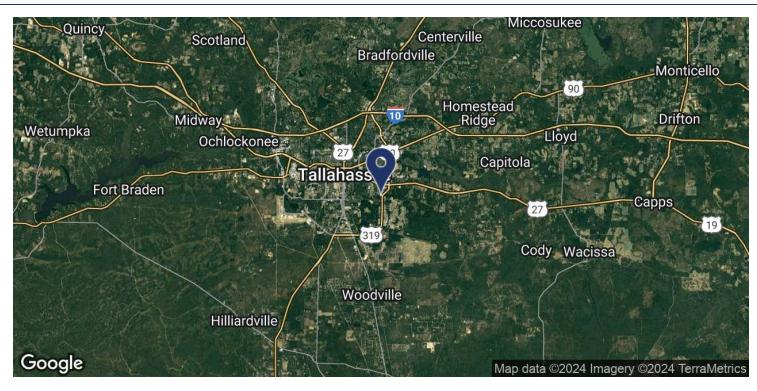
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LOCATION MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



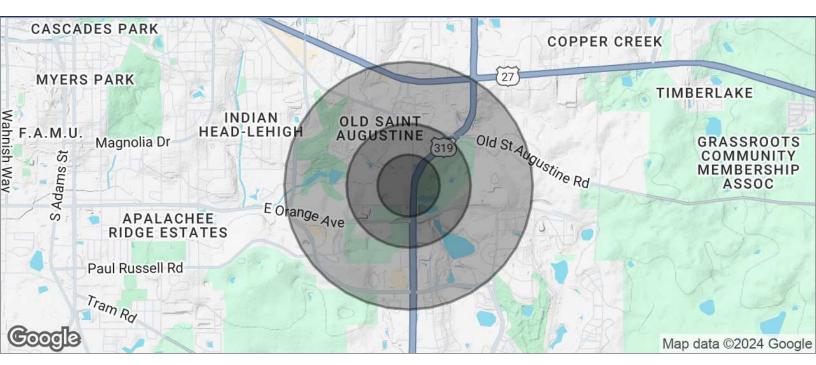


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DEMOGRAPHICS MAP OAKLAND PLAZA 2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



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

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