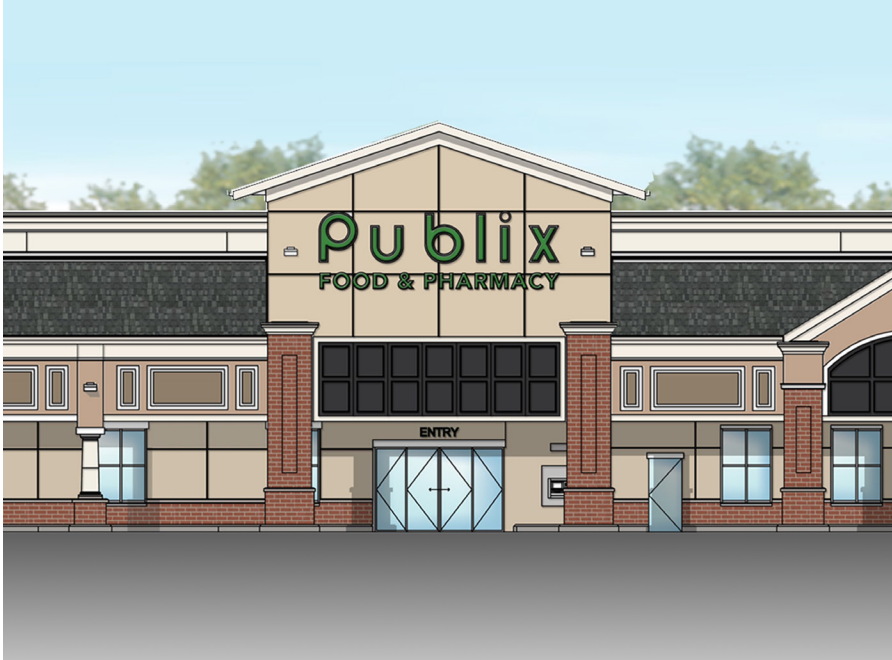


Publix #1656 - Oak Valley

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

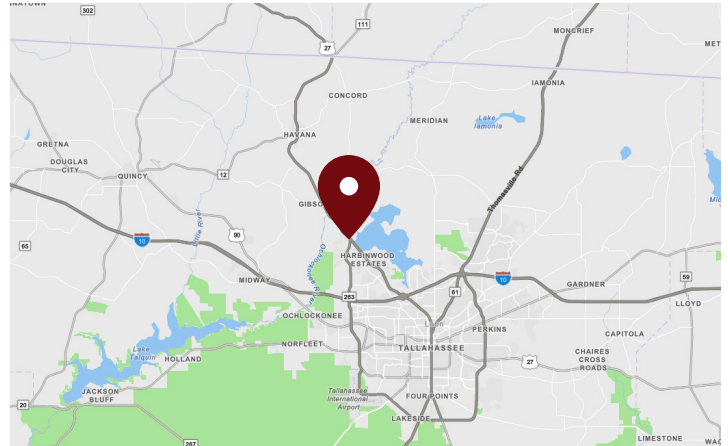
UNDER DEVELOPMENT



1,200 SF & ±0.59 - ±1.0 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Redeveloping in 2021
- Tallahassee Market
- Publix-Anchored Center
- 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
- ±1.0 Acre Outparcel Available
- ±0.59 Acre Outparcel Available



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,310	15,871	39,430
Daytime Population	2,333	12,695	34,684
Total Households	890	6,214	15,185
Avg. HH Income	\$76,733	\$79,264	\$72,434

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

Jamie Golomb

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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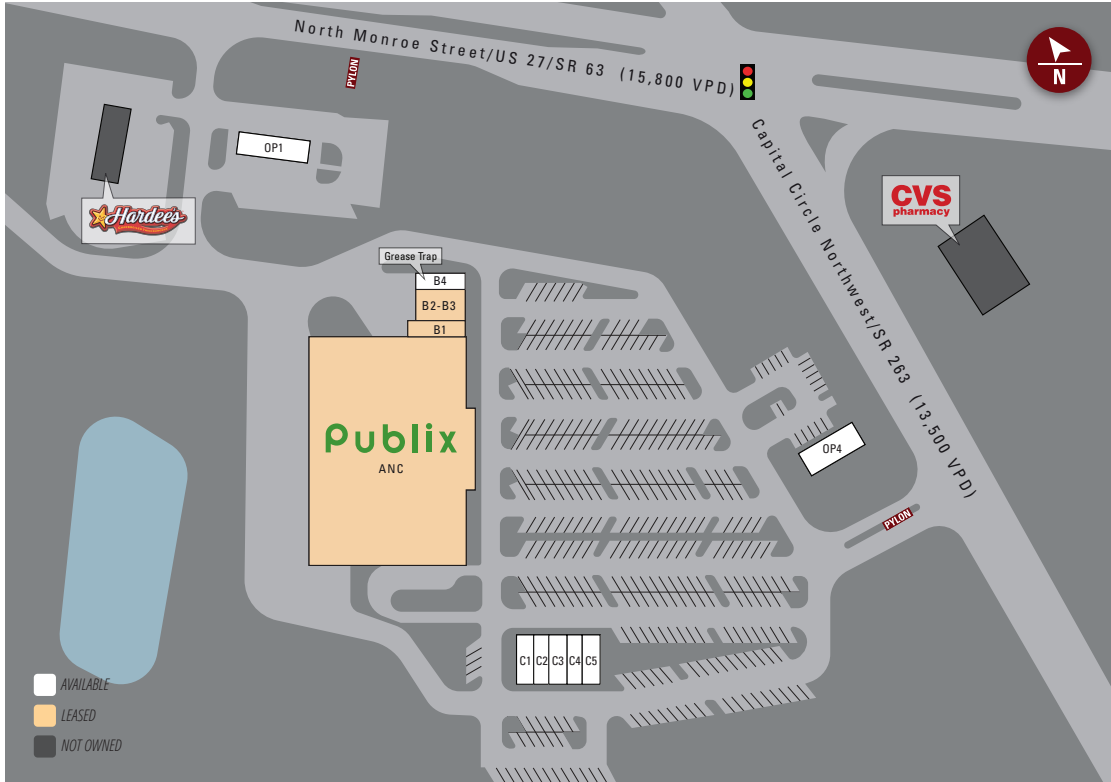
Crossman & Company

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Lat 30.531, Long -84.362

SITE PLAN



Suite	Tenant	Size
ANC	Publix	55,472
B1	Publix Liquors	1,400
B2-B3	Grand Nail Lounge	2,400
B4	AVAILABLE - GREY SHELL	1,200
C1	AVAILABLE - VANILLA BOX	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



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	203,345
Saturday	186,374
Monday	155,581

OF VISITS

TOP 3 HOURS

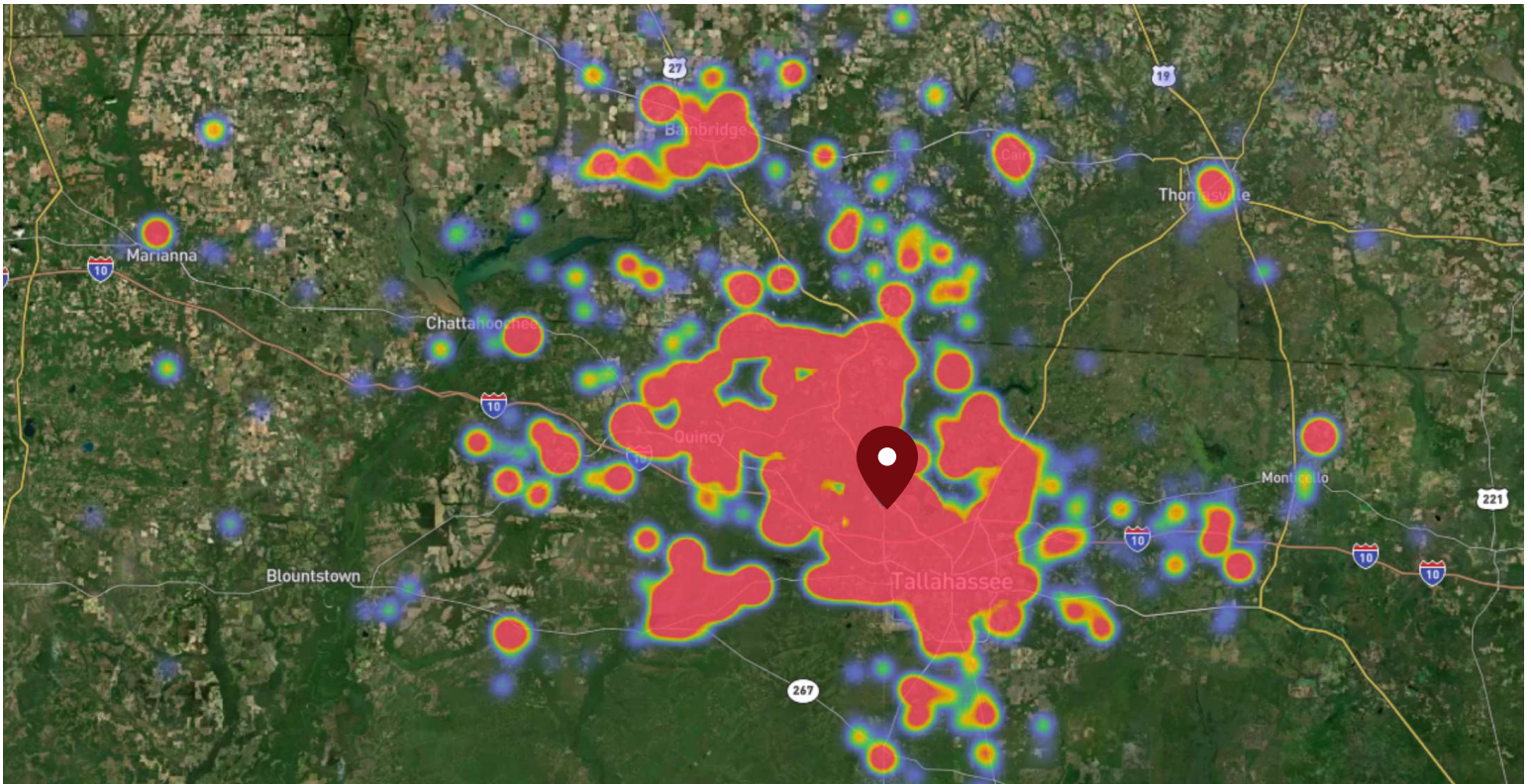


5-6 PM	226,275
4-5 PM	204,222
6-7 PM	196,653

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2020 - May 31, 2021

SITE VISIT DENSITY



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

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

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