



EXECUTIVE SUMMARY

OAKLAND PLAZA

2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$2,950,000
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.

LOCATION OVERVIEW

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

[Click Here for Zoning Information](#)

Bryan Cureton
850.545.3687
bryan@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





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



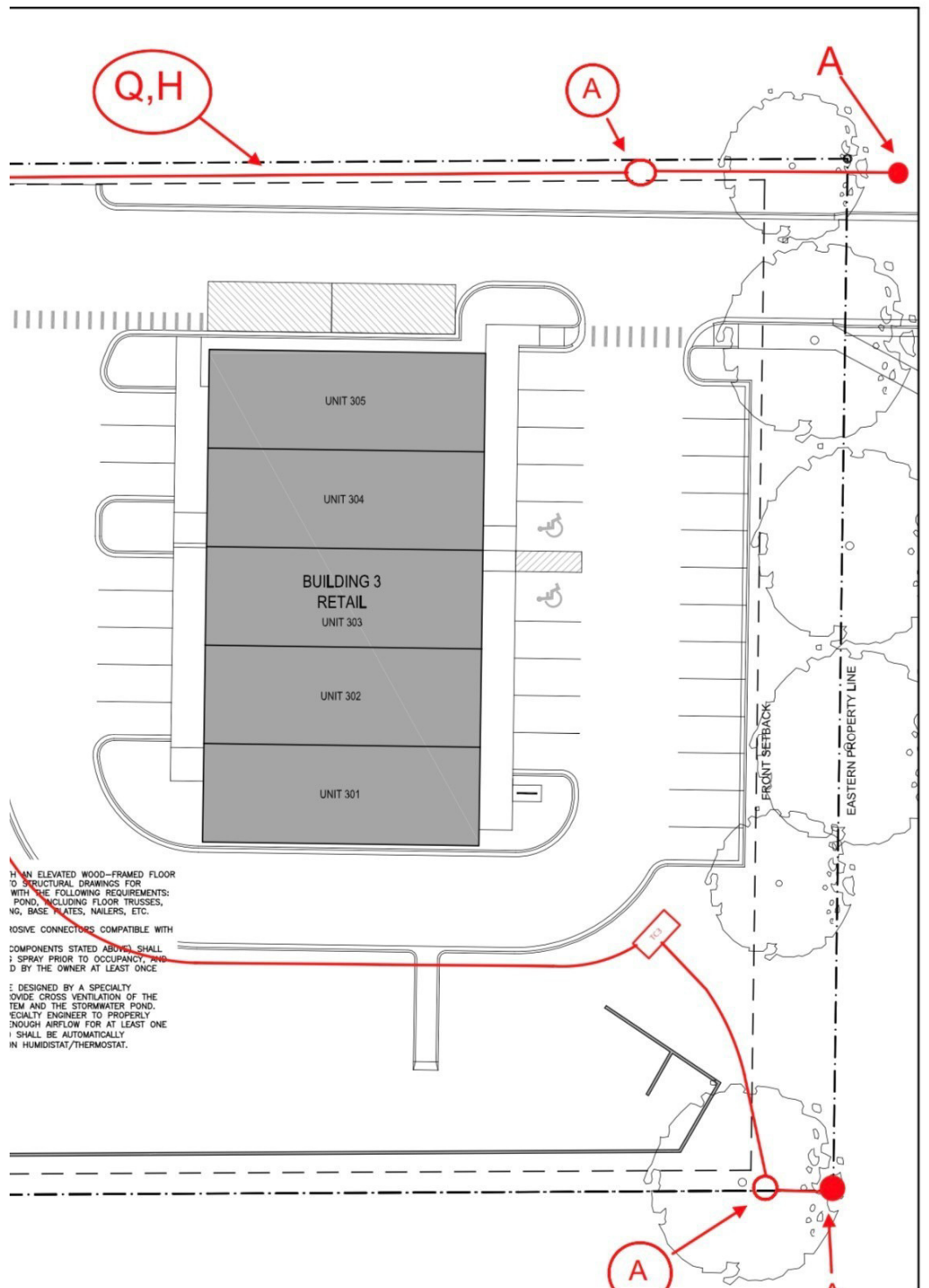
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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.



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





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

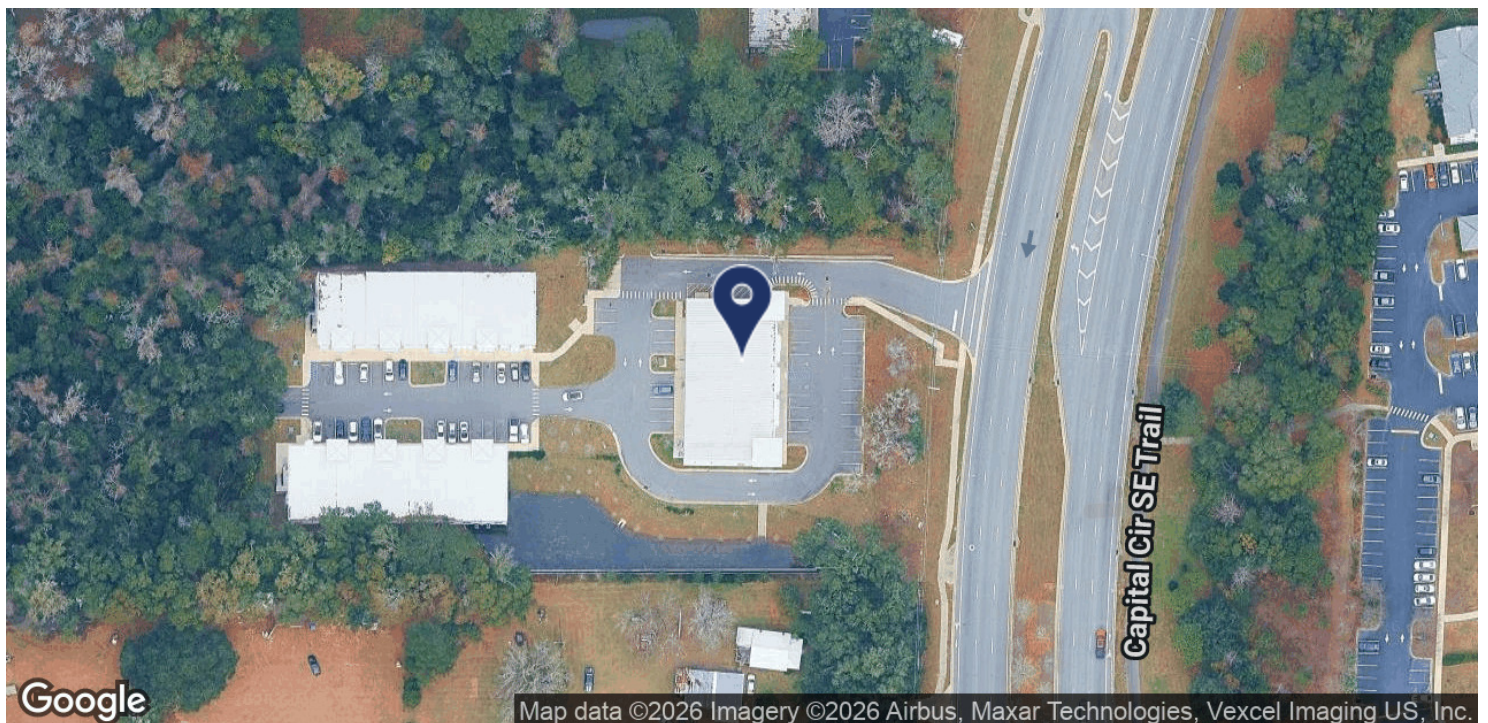
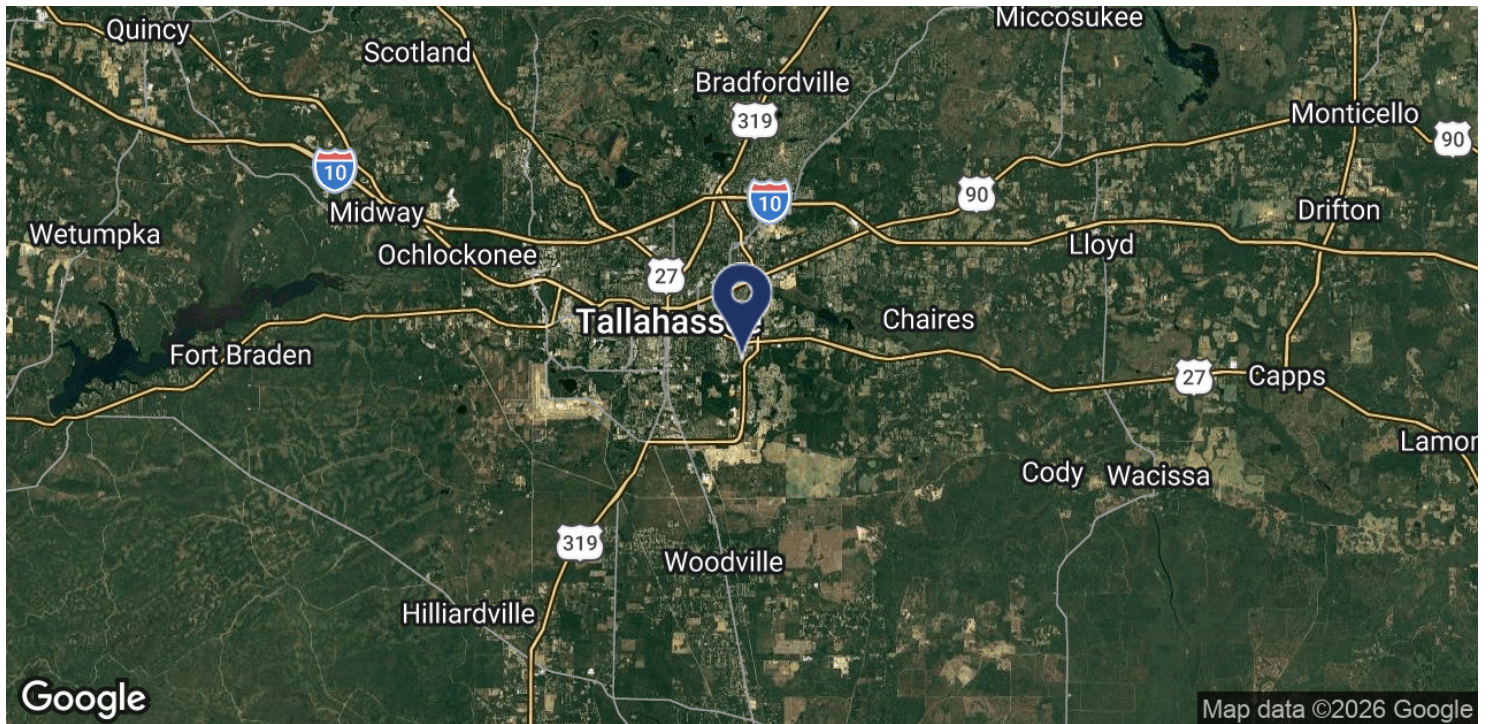




LOCATION MAP

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

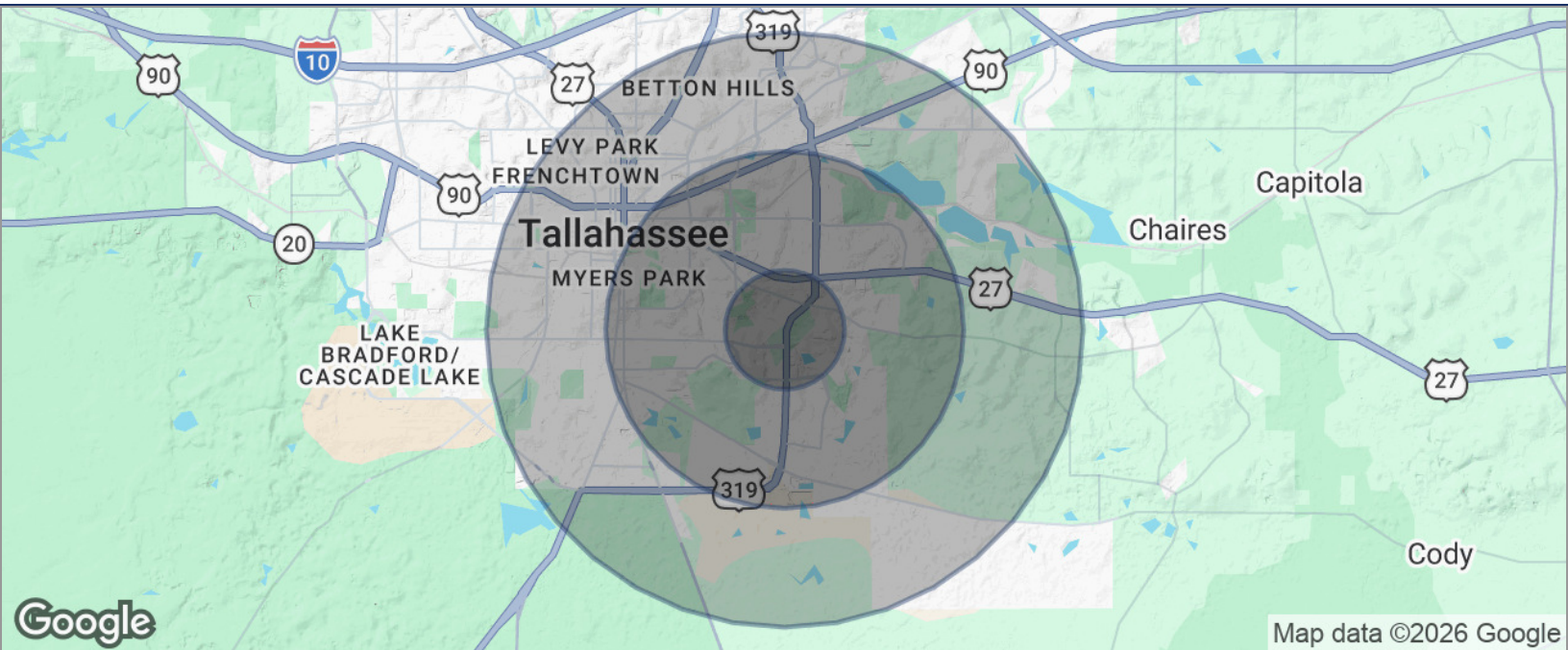




DEMOGRAPHICS MAP

OAKLAND PLAZA

2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

