



EXECUTIVE SUMMARY

CROSS CREEK SHOPPING CENTER

1210 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301

**OFFERING SUMMARY**

Available SF:	2,400 SF
Lease Rate:	\$16 SF/yr (NNN)
Building Size:	192,000 SF
APN:	31-04-20-020-0000, 31-04-20-016-0000, 31-04-20-021-0000

PROPERTY OVERVIEW

Unit E is currently available for Lease.

LOCATION OVERVIEW

Cross Creek Shopping Center is a 192,000-square-foot retail center located at the highly trafficked intersection of Apalachee Parkway and Capital Circle SE in Tallahassee, Florida. Anchored by Home Outlet, Dollar Tree, Planet Fitness, and the Leon County Supervisor of Elections, the center also features a strong mix of retailers and restaurants, including Beef 'O' Brady's, Hopkins Eatery and Capital Seafood. The property has five points of road access and traffic counts exceeding 73,000 vehicles per day.

[Click Here for Zoning Information](#)

Lewis Buford
850.591.6363
lewis@tlgproperty.com

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





ADDITIONAL PHOTOS
CROSS CREEK SHOPPING CENTER
1210 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



Lewis Buford
850.591.6363
lewis@tlgproperty.com

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





RETAILER MAP

CROSS CREEK SHOPPING CENTER

1210 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



Lewis Buford
850.591.6363
lewis@tlgproperty.com

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

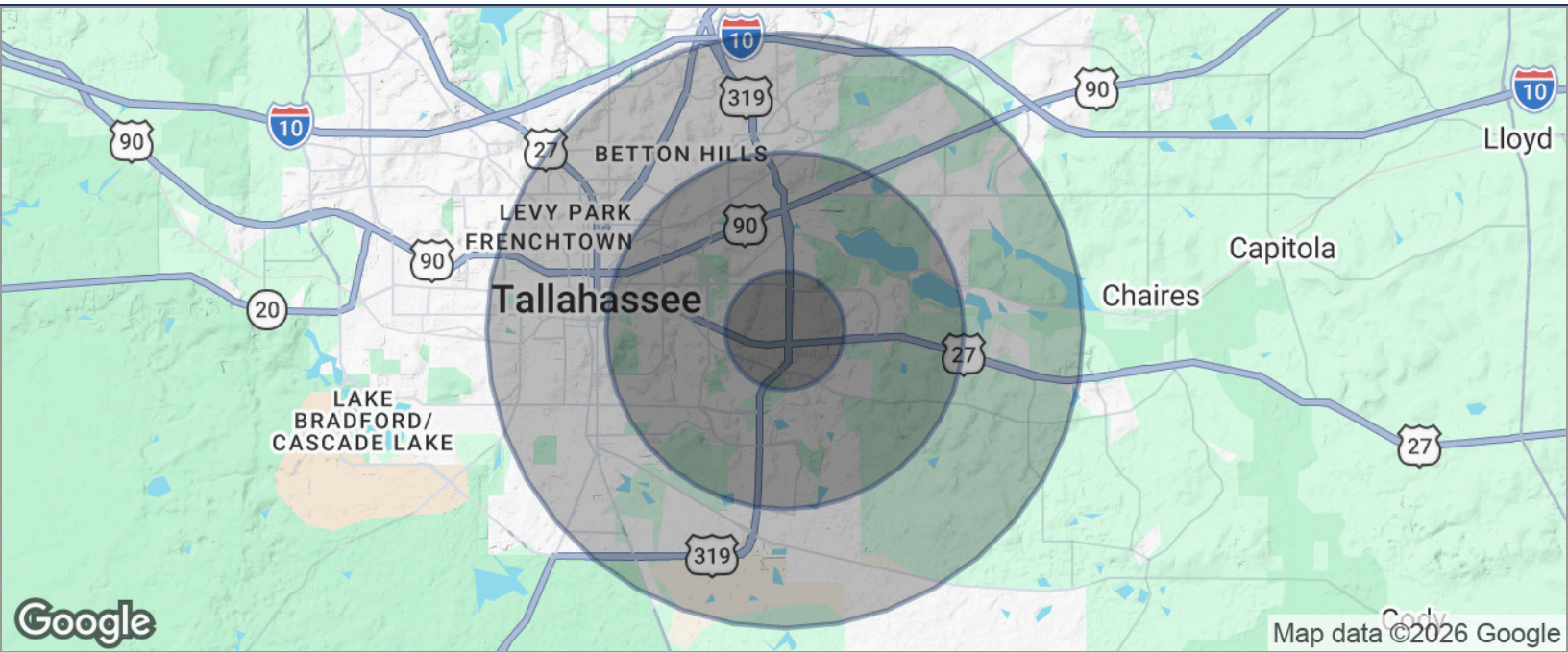




DEMOGRAPHICS MAP

CROSS CREEK SHOPPING CENTER

1210 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,350	40,233	99,516
MEDIAN AGE	29.4	33.2	33.6
MEDIAN AGE (MALE)	27.4	31.4	32.5
MEDIAN AGE (FEMALE)	31.0	34.4	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,650	19,629	44,214
# OF PERSONS PER HH	2.0	2.0	2.3
AVERAGE HH INCOME	\$48,173	\$54,590	\$58,186
AVERAGE HOUSE VALUE	\$124,942	\$193,397	\$224,841

* Demographic data derived from 2020 ACS - US Census

Lewis Buford
850.591.6363
lewis@tlgproperty.com

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

