



EXECUTIVE SUMMARY

CRESCENT PARK

720 CAPITAL CIRCLE NE, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	1,400 sf
Lease Rate:	\$16.00 sf plus \$2.50 CAM
Lot Size:	1.86 Acres
Year Built:	1988
Building Size:	9,520 sf
APN:	11-33-20-005-0000
Zoning:	CP (Commercial Parkway)

PROPERTY OVERVIEW

Retail space available at Crescent Park plaza fronting Capital Circle NE. Neighboring retailers include Lucky Goat Coffee, Ology Brewing, Gaines Street Pies, Capital Lanes Bowling Center, and more.

Average daily traffic exceeds 43,000!

LOCATION OVERVIEW

Centrally located on Capital Circle NE, just North of Park Avenue. Less than two miles to Apalachee Parkway.

[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 CRESCENT PARK

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RETAILER MAP

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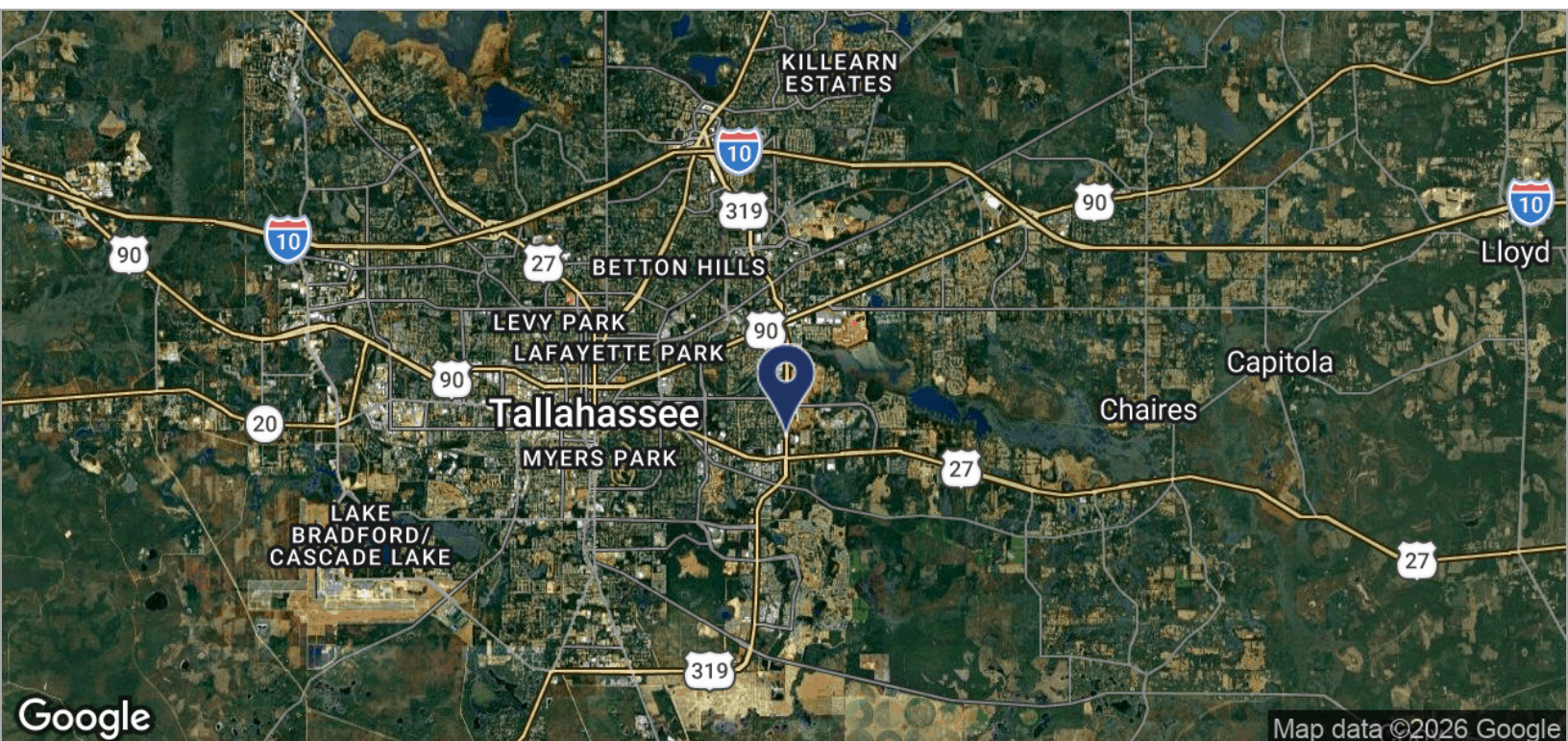
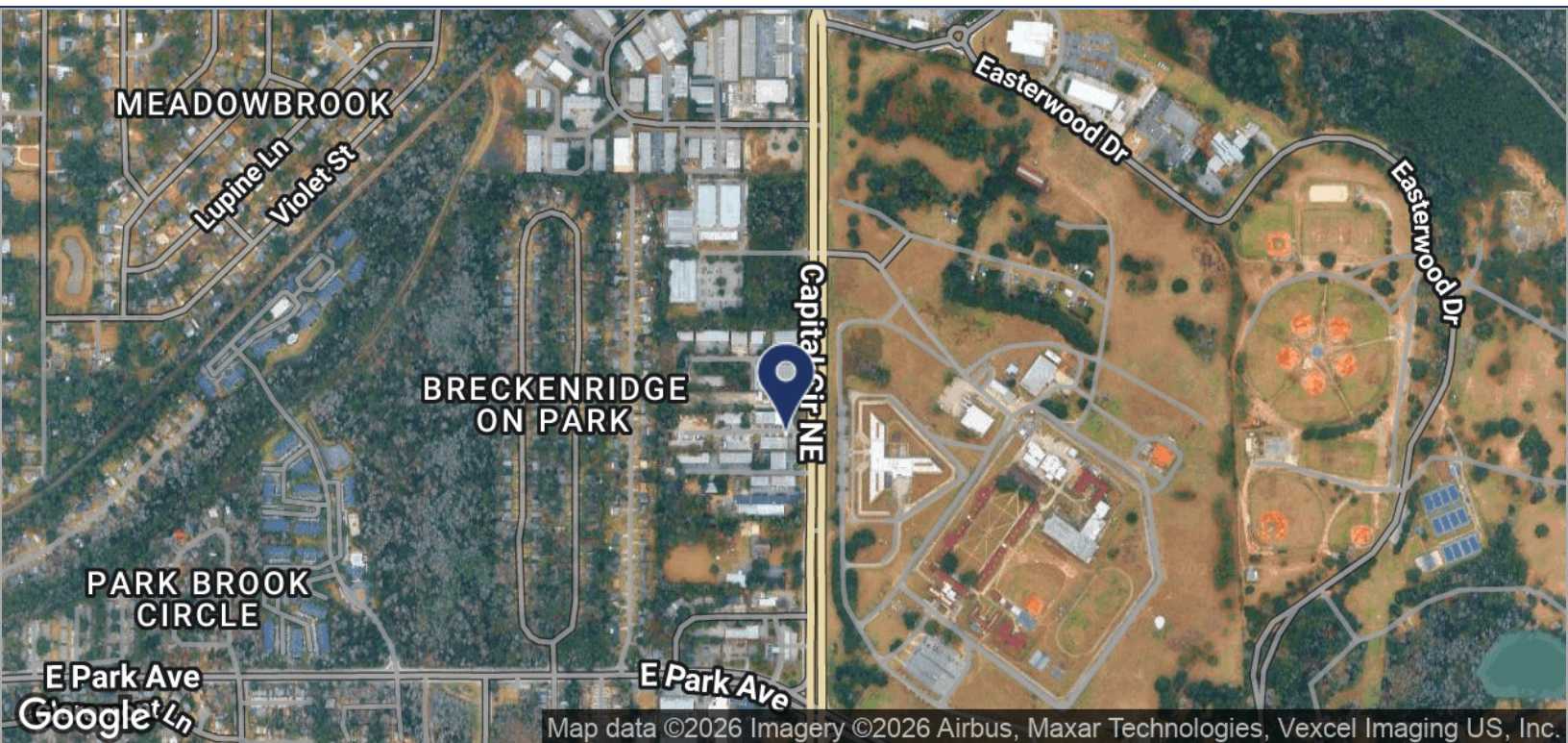




LOCATION MAPS

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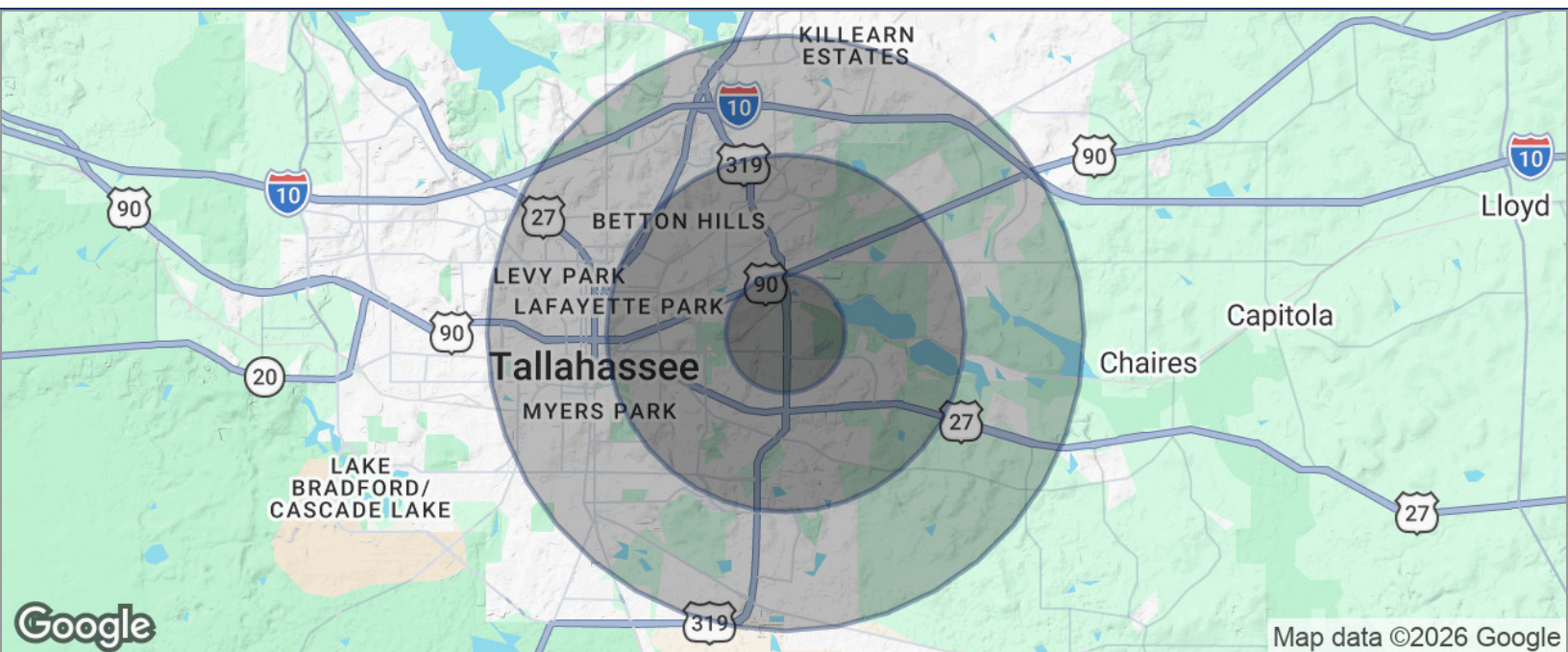




DEMOGRAPHICS MAP

CRESCENT PARK

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,359	43,187	111,677
MEDIAN AGE	32.4	34.6	33.8
MEDIAN AGE (MALE)	30.5	33.2	32.8
MEDIAN AGE (FEMALE)	34.0	35.6	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,160	21,208	49,111
# OF PERSONS PER HH	2.0	2.0	2.3
AVERAGE HH INCOME	\$56,141	\$58,379	\$60,984
AVERAGE HOUSE VALUE	\$190,644	\$220,663	\$236,542

* Demographic data derived from 2020 ACS - US Census

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