



EXECUTIVE SUMMARY

OAKLAND PLAZA

2176 CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$2,950,000
Cap Rate:	6.0%
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. Plaza is 100% occupied.

LOCATION OVERVIEW

The plaza fronts Capital Circle SE and is only minutes to the Southwood community.

[Click Here for Zoning Information](#)

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





ADDITIONAL PHOTOS

OAKLAND PLAZA

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RETAILER MAP

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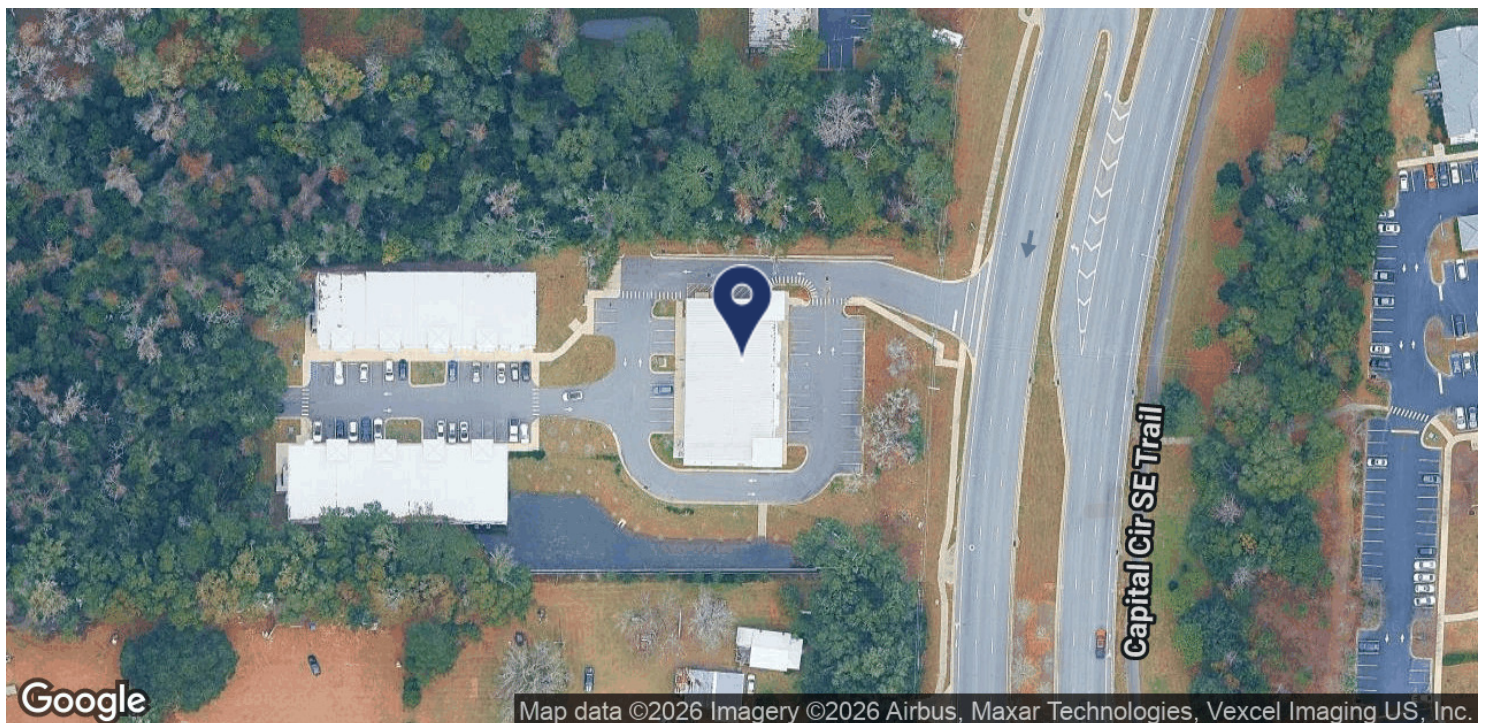
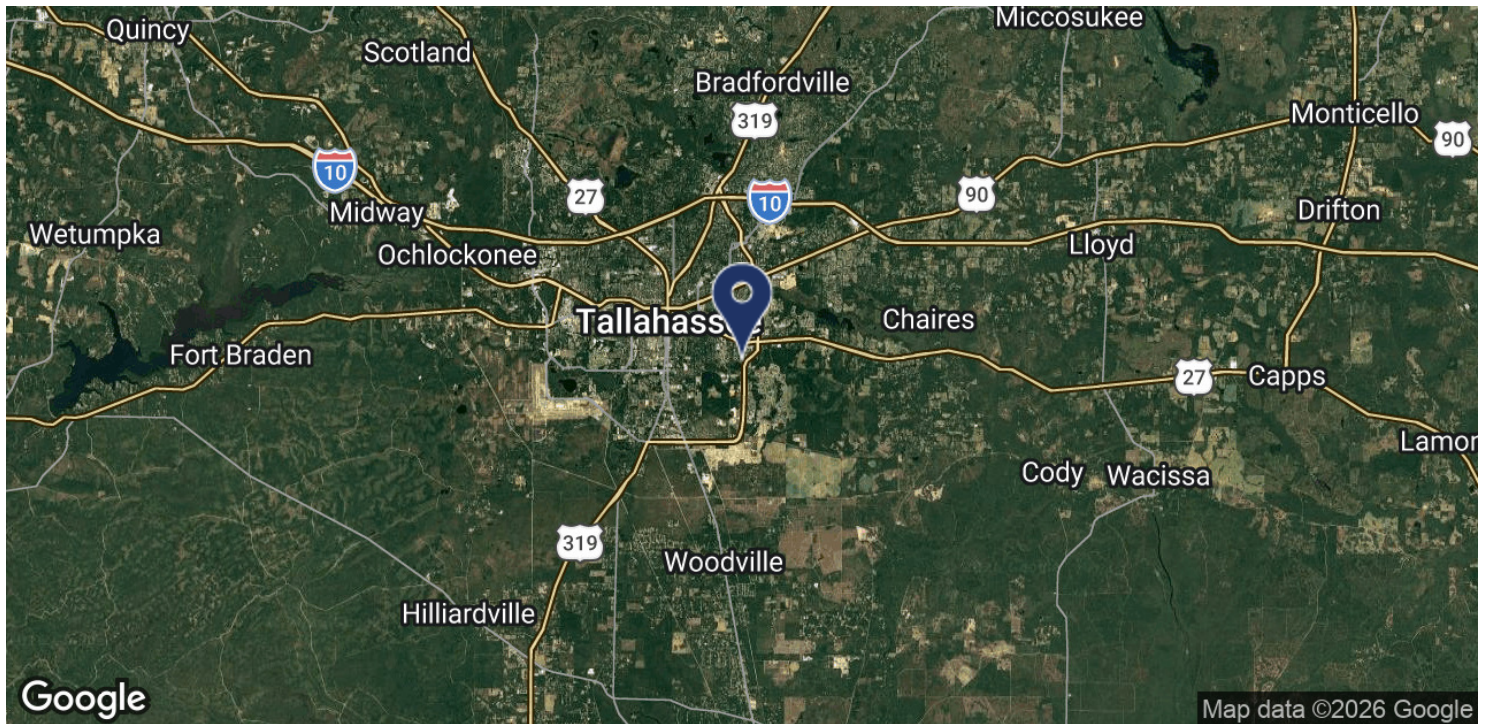




LOCATION MAP

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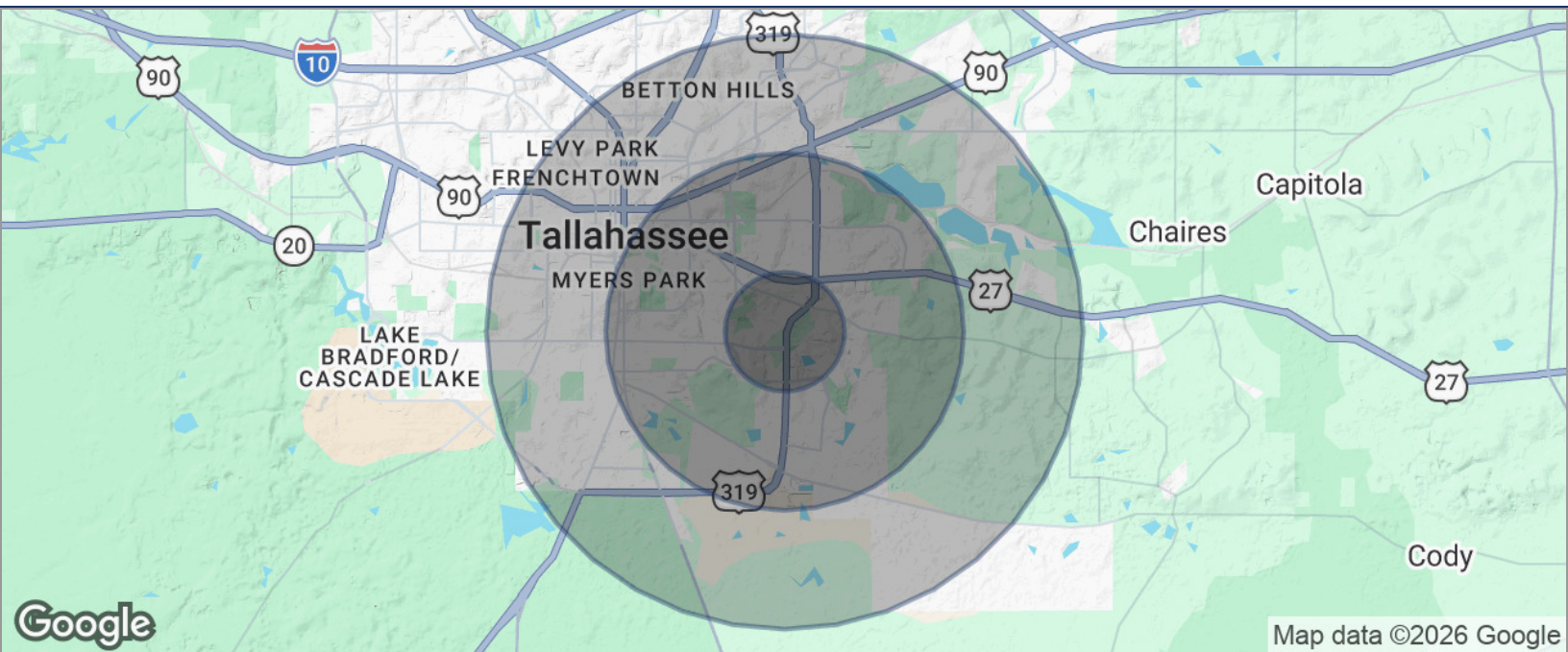




DEMOGRAPHICS MAP

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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

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