



EXECUTIVE SUMMARY

# CRAWFORDVILLE CENTER

2000 CRAWFORDVILLE HIGHWAY, CRAWFORDVILLE, FL 32327



## OFFERING SUMMARY

<b>Available SF:</b>	4,000 SF
<b>Lease Rate:</b>	\$14.00 SF/yr (Plus \$3.00 NNN)
<b>Year Built:</b>	2008
<b>Building Size:</b>	26,777 SF
<b>Wakulla County APN:</b>	18-3S-01W-000-04496-000

## PROPERTY OVERVIEW

Crawfordville Center is a 26,777 sf retail strip center with a great tenant mix! Come join Dollar Tree, Maurice's, Hibbett Sports, and more. 4,000 SF available for lease.

## LOCATION OVERVIEW

Located in the most populated area in Wakulla County on Crawfordville Highway (Hwy 319) in Crawfordville, FL, across the street from Super Walmart.

**Laurie Blank**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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ADDITIONAL PHOTOS

## CRAWFORDVILLE CENTER

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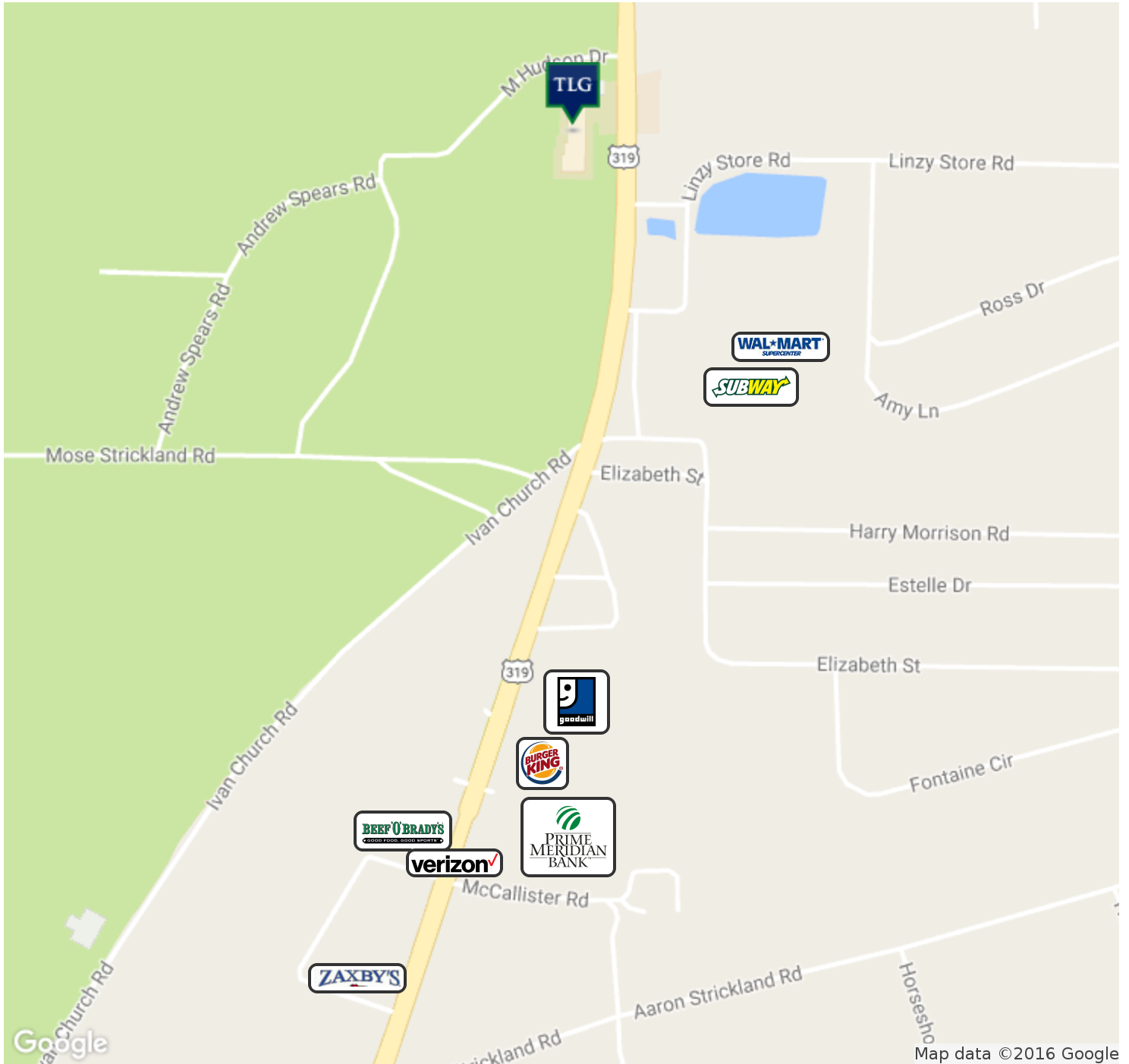
Unit A	Dollar Tree	8,000 SF
Unit B	Maurices	5,000 SF
Unit C	Hibbet Sports	5,000 SF
Unit D	Hungry Howie's	1,500 SF
Unit E1	Nail Salon	1,600 SF
Unit E2	Cricket Cellular	1,600 SF
Unit G	Available Restaurant/Retail	4,000 SF



RETAILER MAP

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LOCATION MAPS

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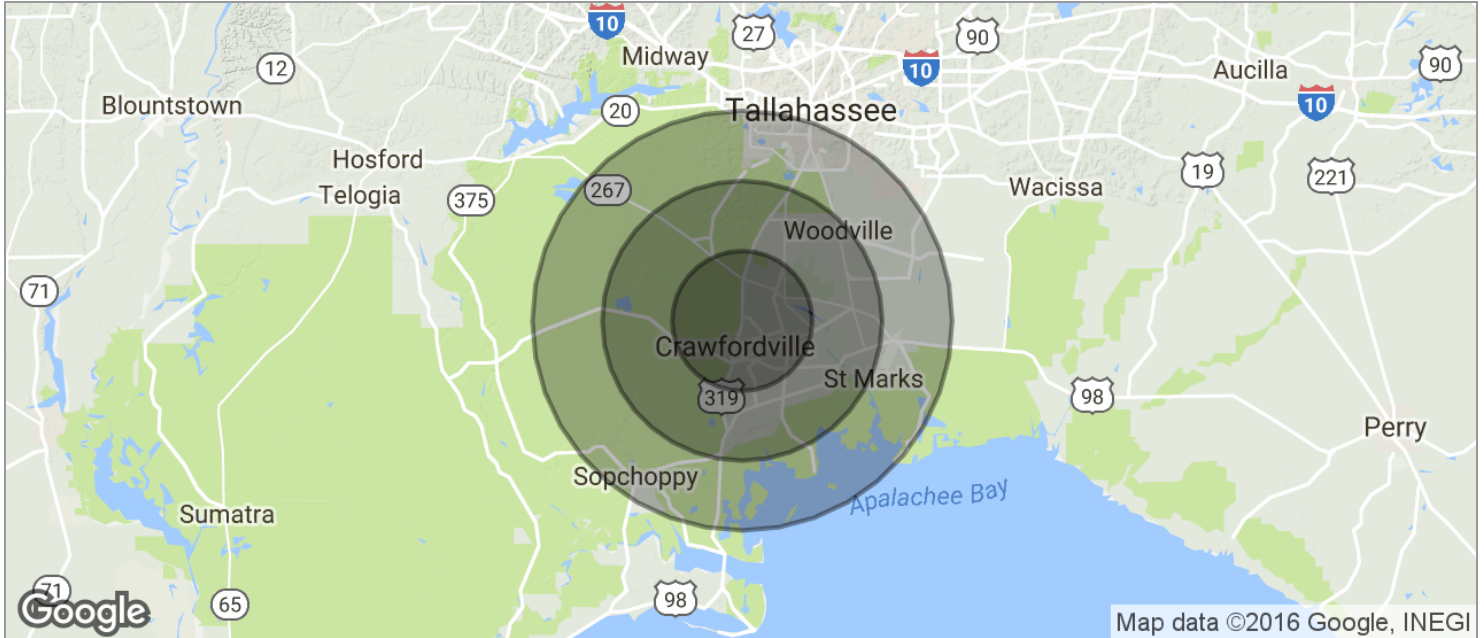




## DEMOGRAPHICS MAP

## CRAWFORDVILLE CENTER

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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	8,391	27,644	70,527
MEDIAN AGE	36.6	36.3	33.9
MEDIAN AGE (MALE)	35.9	35.0	32.2
MEDIAN AGE (FEMALE)	37.5	37.7	35.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	3,139	10,400	28,000
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$59,473	\$55,718	\$46,601
AVERAGE HOUSE VALUE	\$176,707	\$167,049	\$152,628

\* Demographic data derived from 2010 US Census

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