



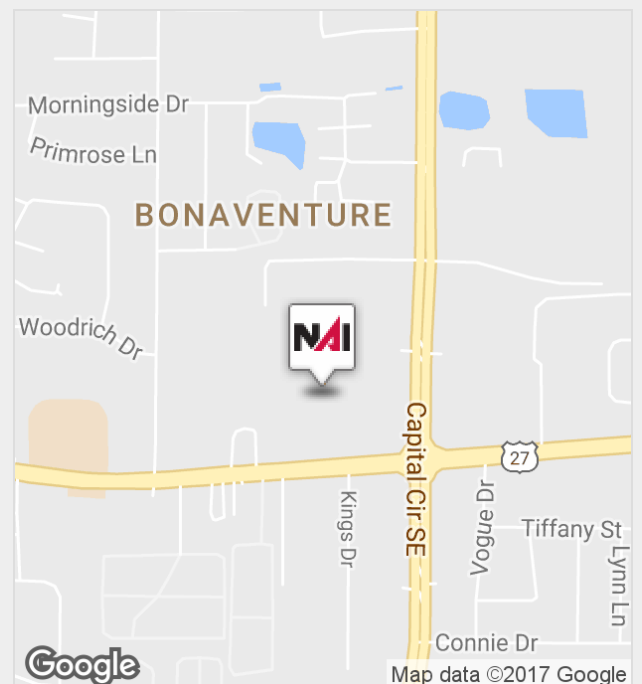
2990 Apalachee Parkway

Tallahassee, Florida 32301

Property Features

- Outparcel available for sale on corner of Apalachee Pkwy & CCSE
- Daily Traffic Count: CCSE: 36,000, Apalachee Pkwy: 27,000
- Great signage and access on CCSE and Apalachee Parkway with active retail surrounding the center
- Tallahassee, Florida's Capital City, is home to Florida State University, Florida A&M University, and Tallahassee Community College. With over 70,000 college students and the seat of state government, Florida is the 4th largest state in the nation. Leon County is a vibrant and young population with a median age of 29.3.

Sale Price: \$695,000



For more information:

Frank L. Langston, CCIM

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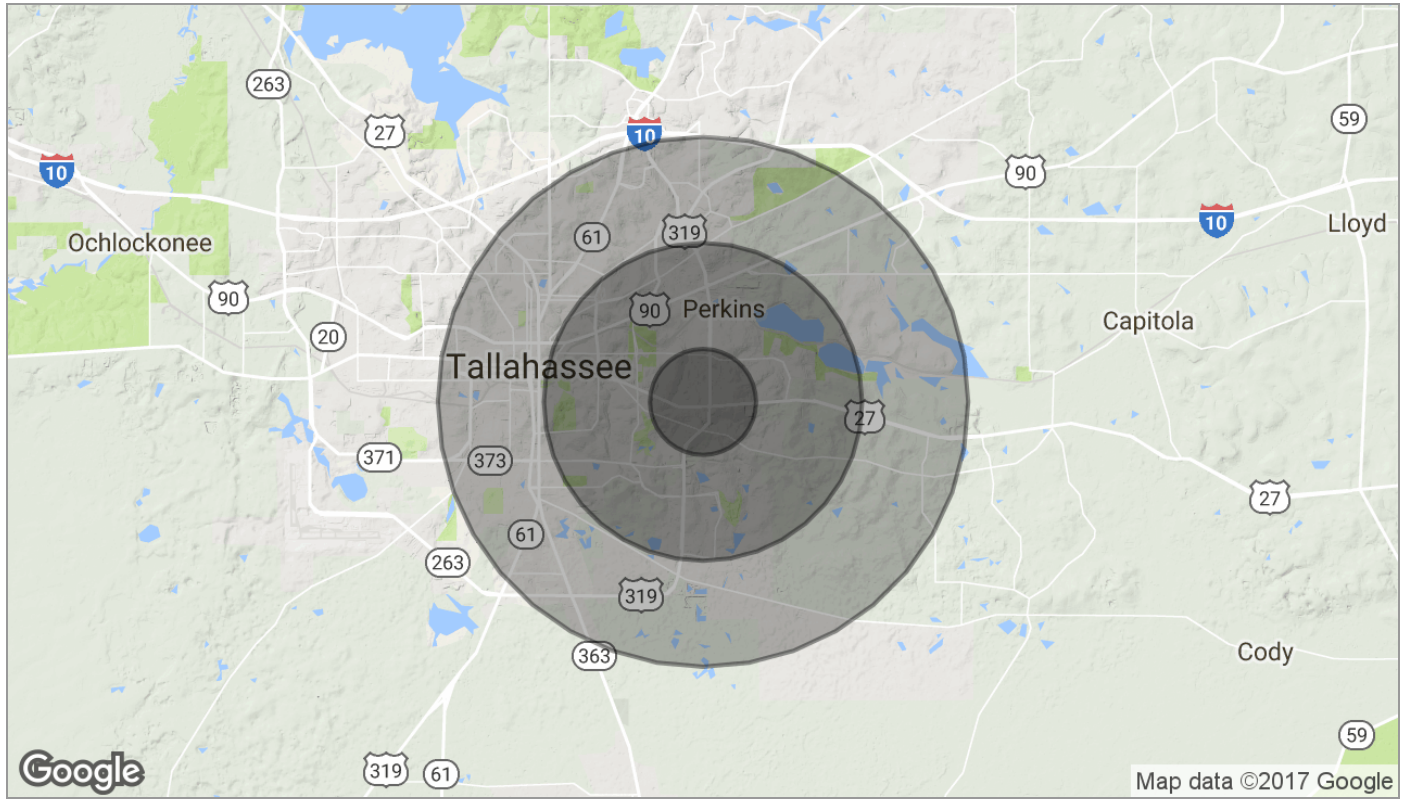
NAI TALCOR

1018 Thomasville Road, Suite 200A,
Tallahassee, FL 32303

850 224 2300

naitalcor.com

Cross Creek Shopping Center

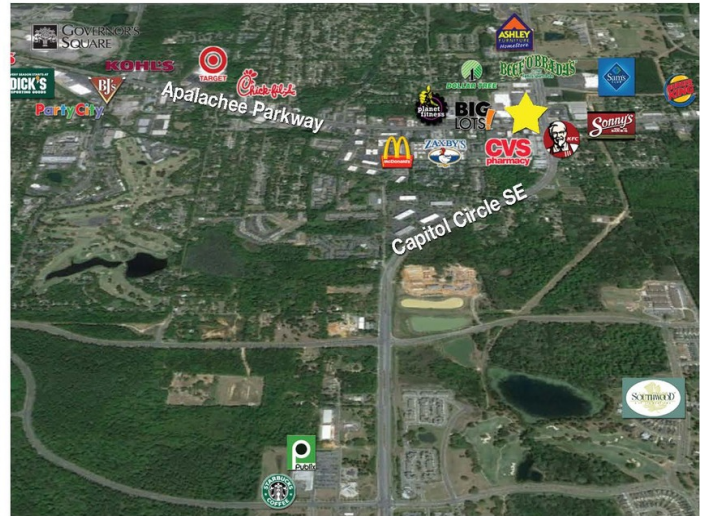


Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,353	40,057	100,148
MEDIAN AGE	29.0	32.9	33.2
MEDIAN AGE (MALE)	27.2	31.1	32.1
MEDIAN AGE (FEMALE)	30.5	34.1	34.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,674	19,486	43,880
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$47,629	\$54,121	\$57,273
AVERAGE HOUSE VALUE	\$129,188	\$190,644	\$221,535
Race	1 Mile	3 Miles	5 Miles
% WHITE	57.7%	58.7%	56.3%
% BLACK	29.7%	32.7%	36.1%
% ASIAN	4.3%	3.9%	3.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	2.0%	1.1%	1.1%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	7.8%	5.4%	4.7%

* Demographic data derived from 2010 US Census

For Sale

Cross Creek Shopping Center



Cross Creek Shopping Center

265,000 +/- SF

- National Tenants:
Rooms To Go, Dollar Tree,
Planet Fitness, CiCi's Pizza, Beef O'Brady's,
and Sally Beauty Supply
- 3 Outparcels:
KFC, Pep Boys and Haverty's Furniture Store

- Distance from:
Super Walmart - 0.8 miles
Governors Square Mall - 1.8 miles
State Capitol Bldg. - 4.3 miles