

VIRGINIA SQUARE

144 SOUTH VIRGINIA AVE, TIFTON, GA 31794



PROPERTY INFORMATION

Located on the east side of Interstate 75

Anchored by Roses, O'Reilly Auto Parts Hub, and Harbor Freight

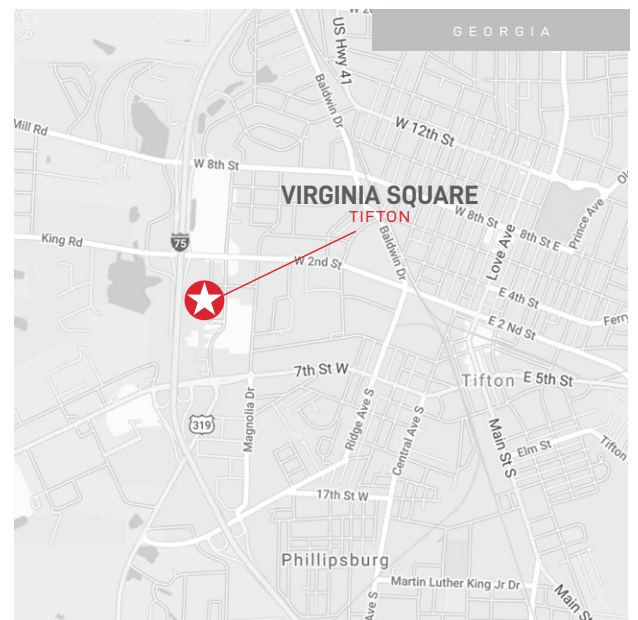
Signalized entrance with monument signage

Excellent visibility

7,340 +/- GA DOT daily traffic

DEMOGRAPHICS

| | 1 MILES | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| Population 2022 | 2,792 | 24,385 | 30,528 |
| Projected Population 2027 | 3,748 | 24,721 | 30,926 |
| Average Household Income | \$66,520 | \$67,837 | \$69,939 |



CONTACT

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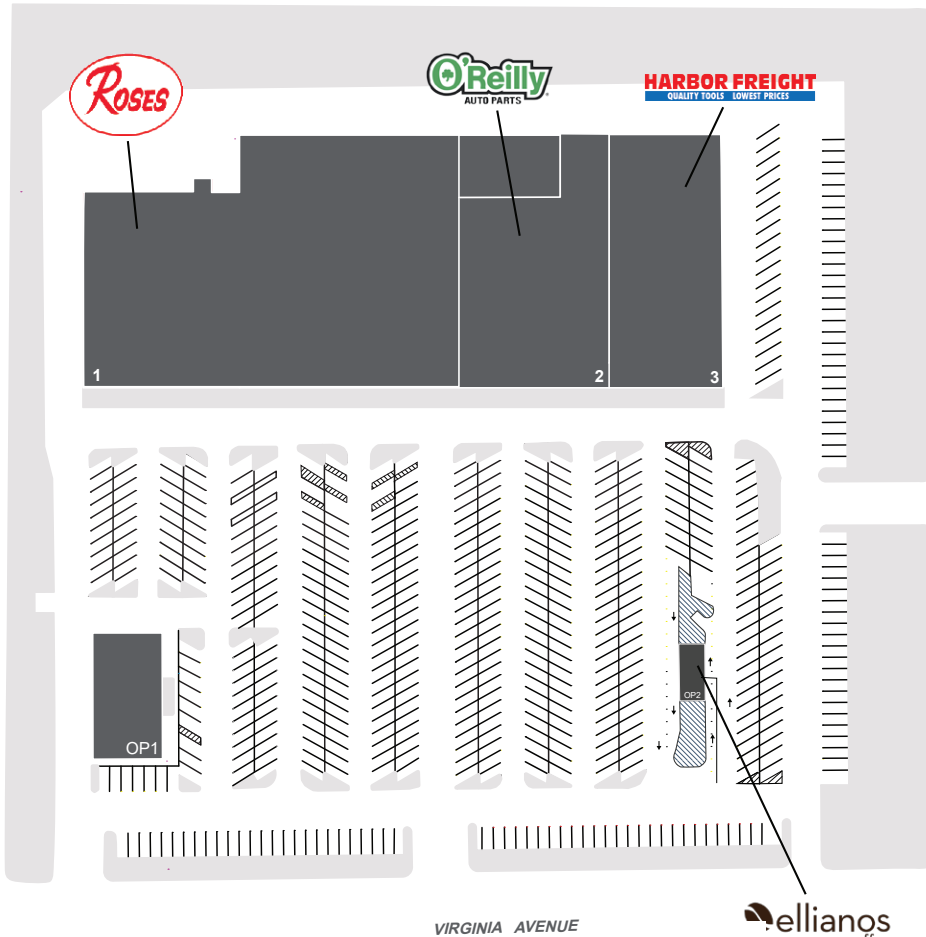
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INTERSTATE HIGHWAY 75



SUITES

| SUITE | TENANT | SQ. FT. |
|-------------------|-------------------------|---------------|
| 1 | Roses | 47,271 |
| 2 | O'Reilly Auto Parts Hub | 21,288 |
| 3 | Harbor Freight | 16,000 |
| OP1 | Beauty Supply | 5,500 |
| OP2 | Ellianos Coffee | 800 |
| TOTAL GLA: | | 90,959 |

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