

VALDOSTA MALL CORNERS

1000 ST. AUGUSTINE ROAD, VALDOSTA, GA 31601



PROPERTY INFORMATION

175,825 sf regional shopping destination less than one mile off of I-75

1+/- acre build-to-suit outparcel opportunity

Anchored by Kirkland's, Hobby Lobby, Goodwill, and Tractor Supply Co.

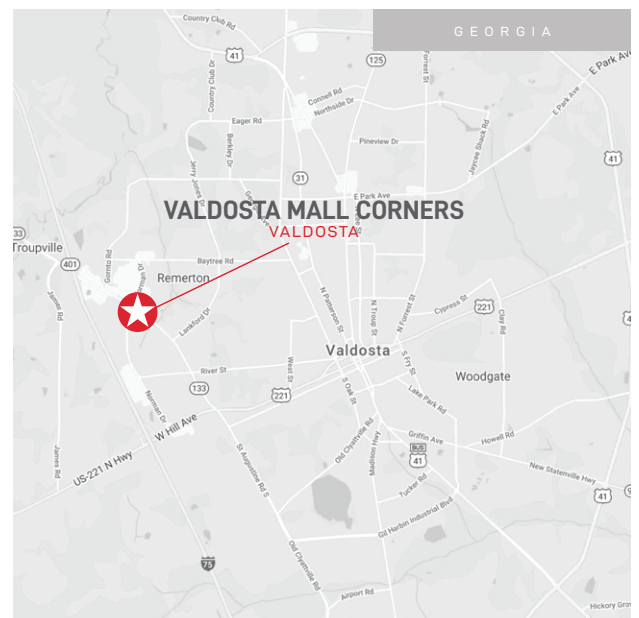
25,900+/- GA DOT daily traffic count

Located at a major intersection with four points of access

Adjacent to the Valdosta Mall, Chick-fil-A, Lowe's, and Best Buy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	4,760	31,003	67,158
Projected Population 2025	5,023	33,328	71,362
Average Household Income	\$42,949	\$62,702	\$61,911



CONTACT

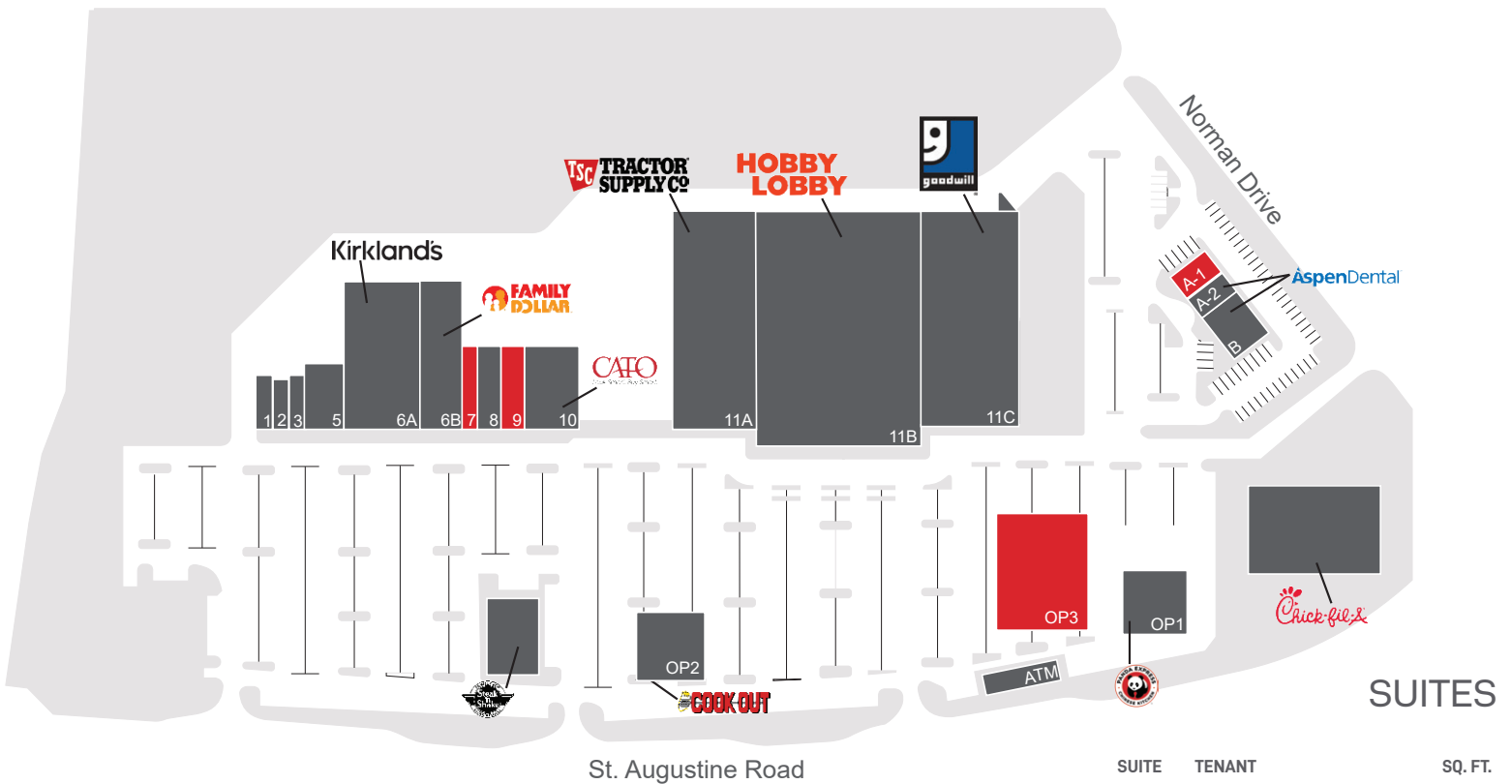
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SUITE	TENANT	SQ. FT.
1	Enterprise	1,200
2	Barlow and Bowen	1,200
3	US Nails	1,200
5	Southern Shores Seafood	4,000
6A	Kirkland's	17,000
6B	Family Dollar	10,000
7	AVAILABLE (FEBRUARY 2023)	2,000
8	It's Fashion	3,000
9	AVAILABLE	3,000
10	Cato	7,000
11A	Tractor Supply Co.	27,300
11B	Hobby Lobby	59,684
11C	Goodwill	32,741
A-1	AVAILABLE	1,925
A-2	Aspen Dental	1,075
B	Aspen Dental	3,500
ATM	Regions Bank ATM	
OP1	Panda Express	
OP2	Cookout	
OP3	AVAILABLE	
TOTAL GLA:		175,825

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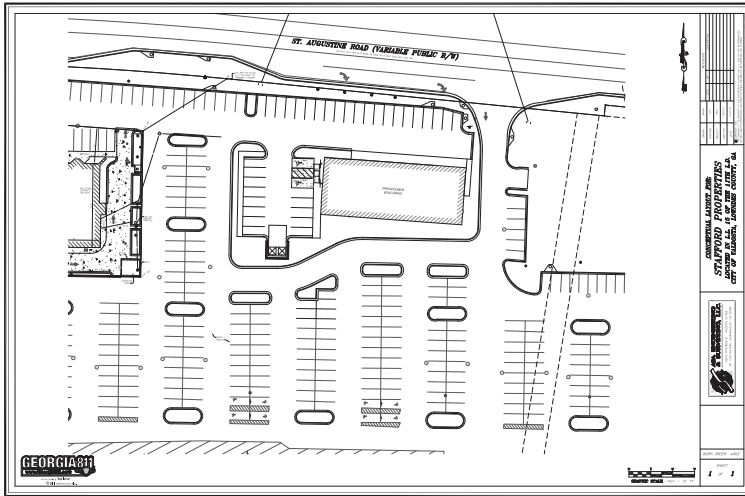


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