

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

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

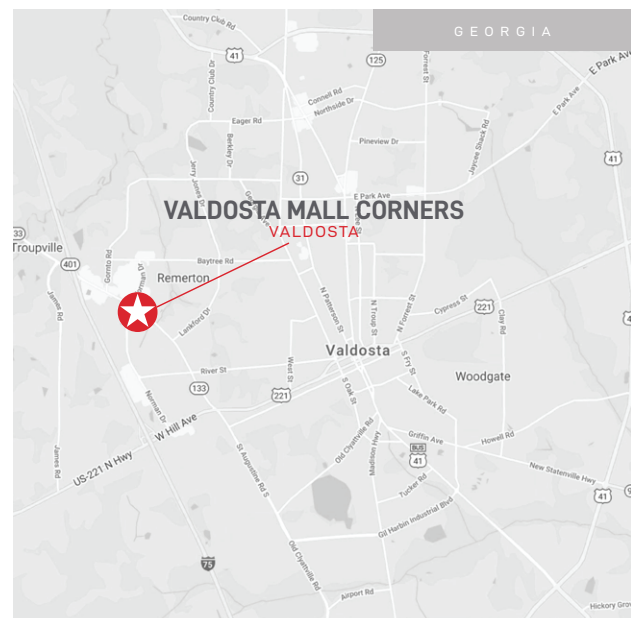
40,000 +/- GA DOT daily traffic count

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 2025 | 5,167 | 31,478 | 67,075 |
| Projected Population 2030 | 5,401 | 32,260 | 68,485 |
| Average Household Income | \$44,065 | \$70,316 | \$70,524 |



CONTACT

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| SUITE | TENANT | SQ. FT. |
|------------|------------------------------------------------------|---------|
| 1 | Enterprise | 1,200 |
| 2 | Barlow and Bowen | 1,200 |
| 3 | AVAILABLE | 1,200 |
| 5 | Southern Shores Seafood | 4,000 |
| 6A | Kirkland's | 17,000 |
| 6B | Family Dollar | 10,000 |
| 7 | Wingstop | 2,000 |
| 8 | It's Fashion | 3,000 |
| 9 | US Nails | 3,000 |
| 10 | Cato | 7,000 |
| 11A | Tractor Supply Co. | 27,300 |
| 11B | Hobby Lobby | 59,684 |
| 11C | Goodwill | 32,741 |
| A-1 | KidsStreet Urgent Care and MainStreet Family Care | 1,925 |
| A-2 | Aspen Dental | 1,075 |
| B | Aspen Dental | 3,500 |
| OP1 | Panda Express | |
| OP2 | Cookout | |
| OP4 | 7 Brew | |
| TOTAL GLA: | | 175,825 |

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