

PINEHILL TERRACE

2201 US HWY 41 N, TIFTON, GA 31794



PROPERTY INFORMATION

49,615 sf shopping center anchored by Food Lion

Strategically located in the NE quadrant of I-75 and Hwy 41

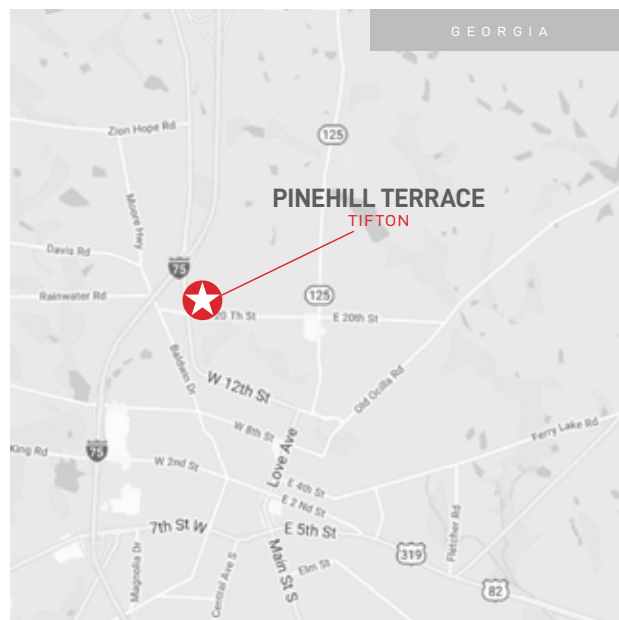
7,700 +/- GA DOT daily traffic count

Adjacent to Tift Regional Medical Center

Retailers include: Your Pie, Kumon, and Waffle House

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	4,735	23,527	29,937
Projected Population 2025	4,652	23,734	30,247
Average Household Income	\$65,115	\$56,408	\$61,077



CONTACT

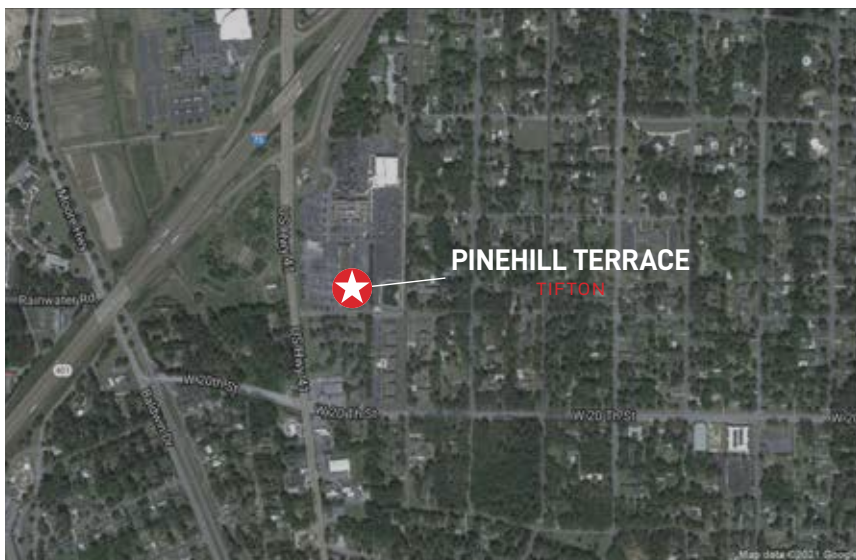
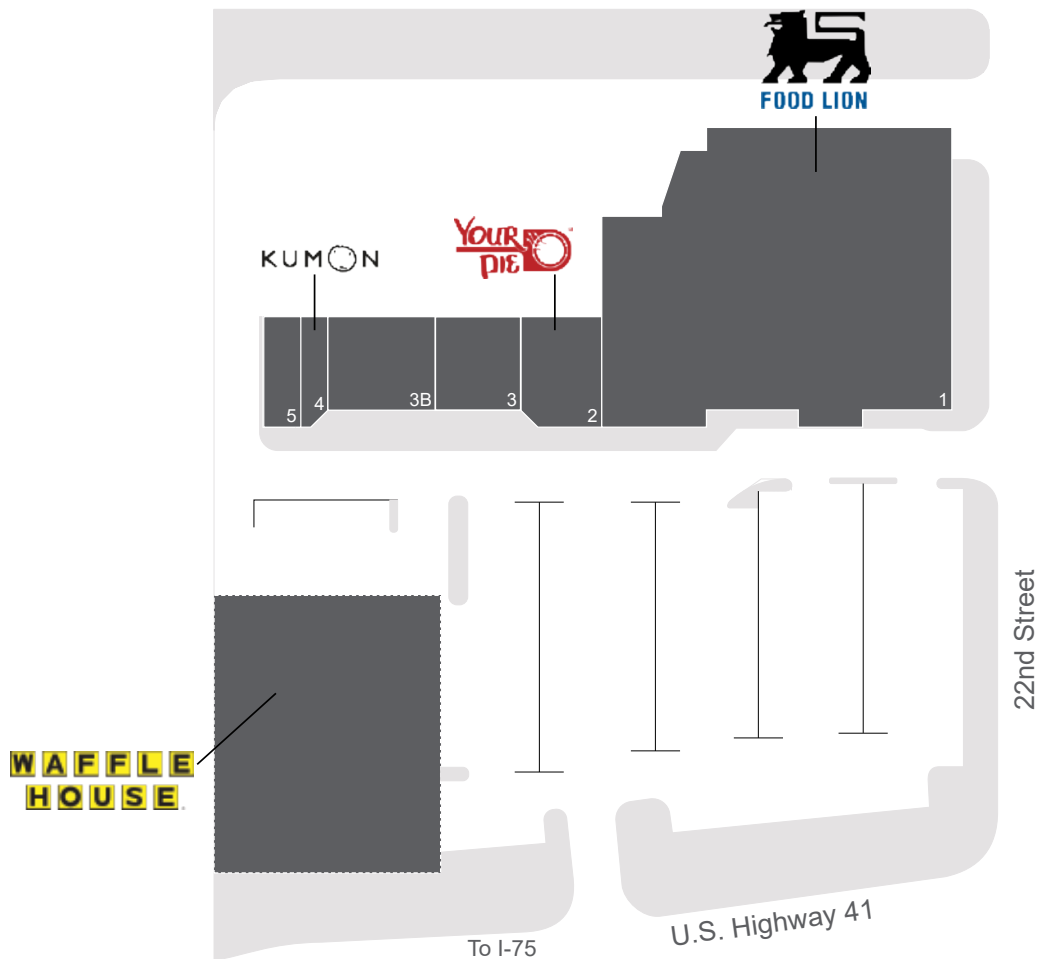
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STAFFORD

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SUITES

SUITE	TENANT	SQ. FT.
01	Food Lion	36,865
02	Your Pie	2,775
03B	Mediacom	4,200
03	Allergy & Asthma Clinic of Georgia	3,000
04	Kumon Math & Reading Center	1,375
05	Barnes Healthcare	1,400
OP1	Waffle House	
TOTAL GLA:		49,615

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