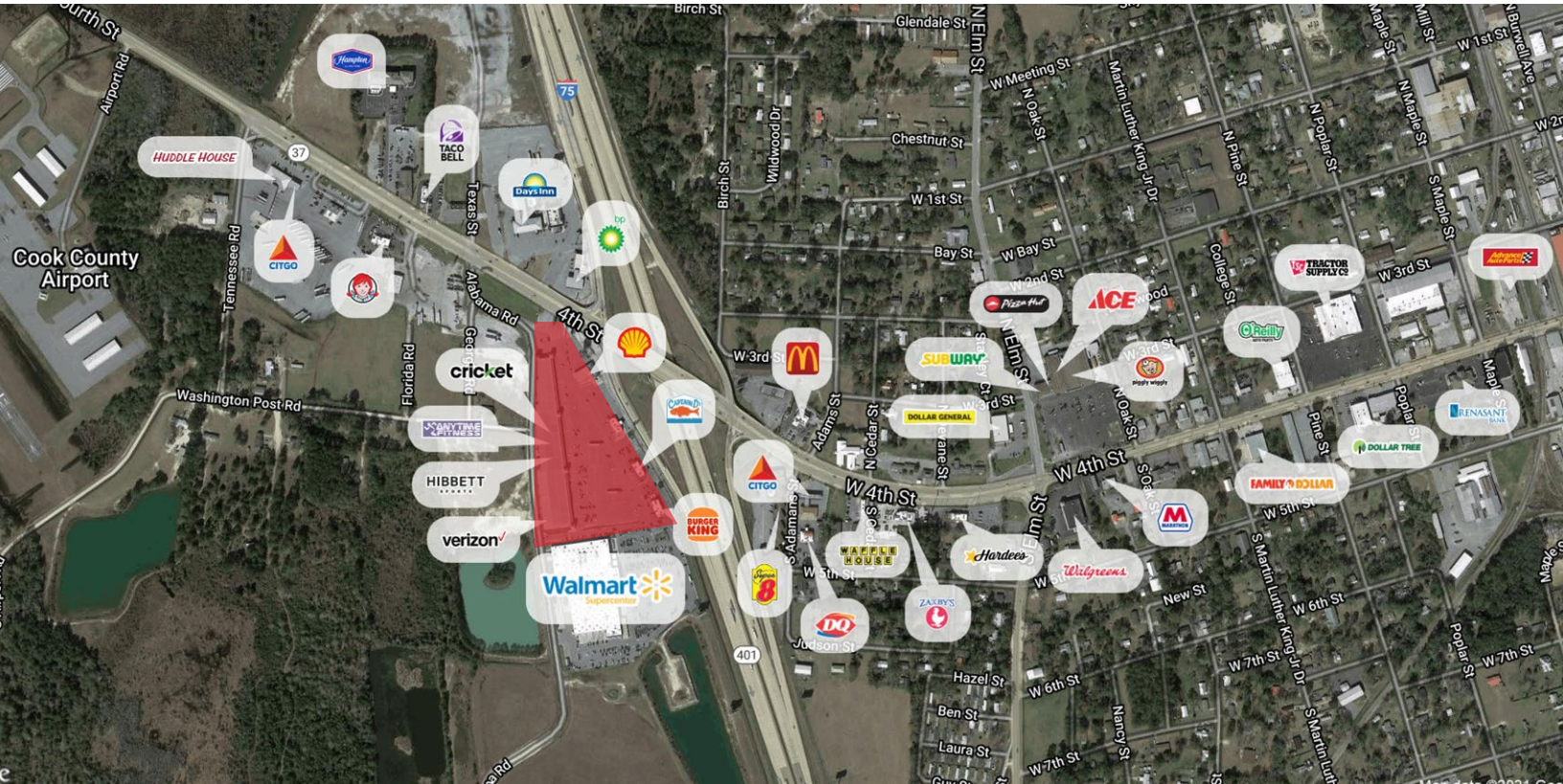


KING FROG CENTER

1221 WEST 4TH STREET, ADEL, GA 31620



PROPERTY INFORMATION

91,550 SF center at a well developed I-75 exit between Tifton and Valdosta

Steps away from Walmart Supercenter

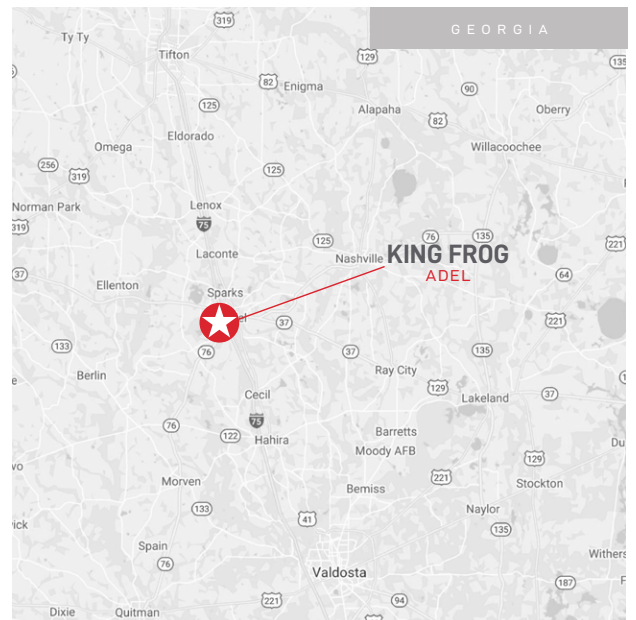
Anchored by King Frog Clothing (regional destination with 40+ years onsite)

2,700 feet of frontage on I-75

50,000 +/- daily traffic count

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population 2020	1,997	8,049	10,943
Projected Population 2025	2,100	8,284	11,254
Average Household Income	\$39,209	\$51,153	\$53,197



CONTACT

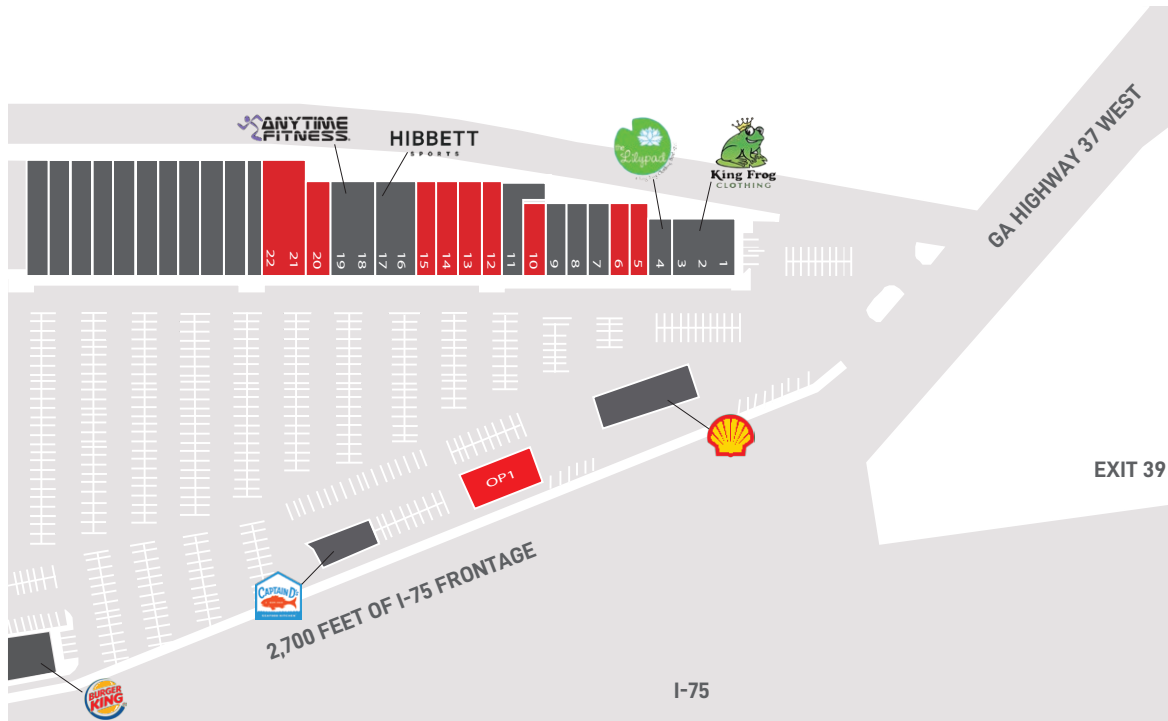
Nick Addison c / 404.214.9934 e / nickaddison@staffordprop.com

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SUITES

SUITE	TENANT	SQ. FT.
1-3	King Frog Clothing	5,250
4	Lilypad	1,750
5	AVAILABLE	2,150
6	AVAILABLE	2,150
7	Suncrest Home Healthcare	2,150
8	Cricket Wireless	2,150
9	World Finance	2,150
10	AVAILABLE	2,150
11	Williams Investment	2,750
12	AVAILABLE	2,750
13	AVAILABLE	2,750
14	AVAILABLE	2,750
15	AVAILABLE	2,750
16-17	Hibbett Sports	5,500
18-19	Anytime Fitness	5,500
20	AVAILABLE	2,750
21	AVAILABLE	3,350
22	AVAILABLE	3,350
OP1	AVAILABLE OUTPARCEL	
TOTAL GLA:		45,166



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