

VIRGINIA SQUARE

144 SOUTH VIRGINIA AVE, TIFTON, GA 31794



PROPERTY INFORMATION

Located on the east side of Interstate 75

Anchored by Roses and Harbor Freight

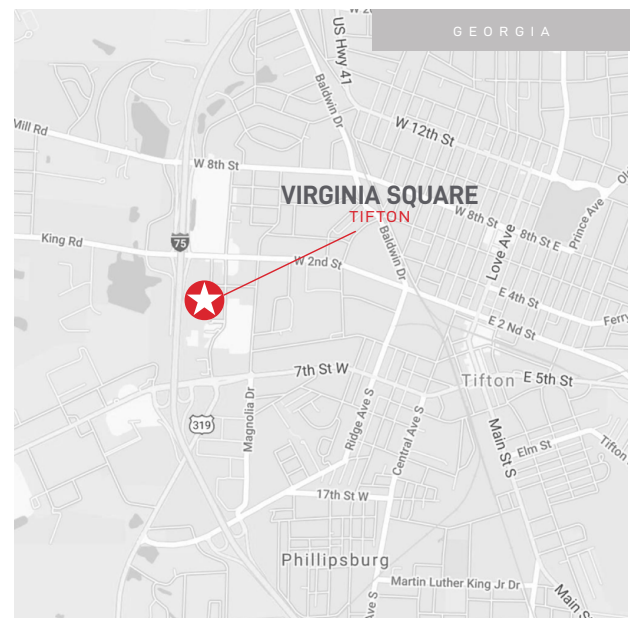
Signalized entrance with monument signage

Excellent visibility

7,340 +/- GA DOT daily traffic

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population 2020	3,209	24,070	29,823
Projected Population 2025	3,274	24,353	30,223
Average Household Income	\$61,224	\$55,230	\$58,981



CONTACT

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



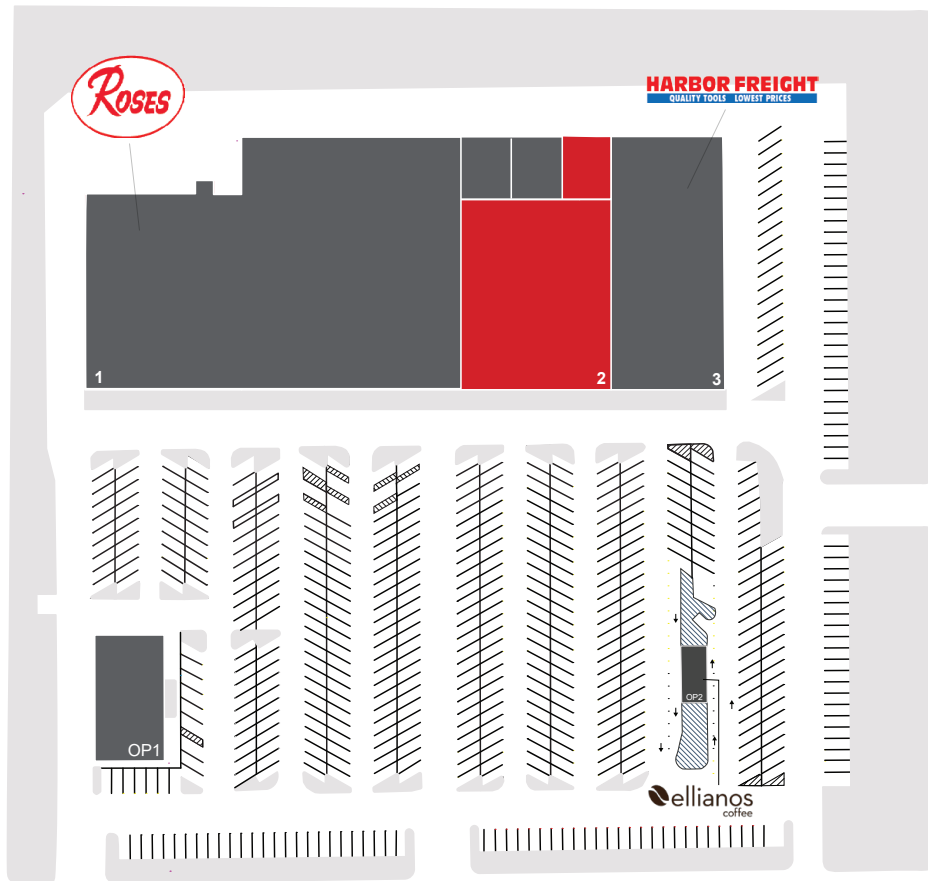
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INTERSTATE HIGHWAY 75



VIRGINIA AVENUE



SUITES

SUITE	TENANT	SQ. FT.
1	Roses	47,271
2	AVAILABLE	21,288
3	Harbor Freight	16,000
OP1	Beauty Supply	5,500
OP2	Ellianos Coffee	800
TOTAL GLA:		90,959

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