



# Shops at Wal-Mart - Fitzgerald, GA

116 Benjamin Hill Drive West  
 Fitzgerald, GA 31750

(Latitude, Longitude)  
 (31.69237, -83.24608)



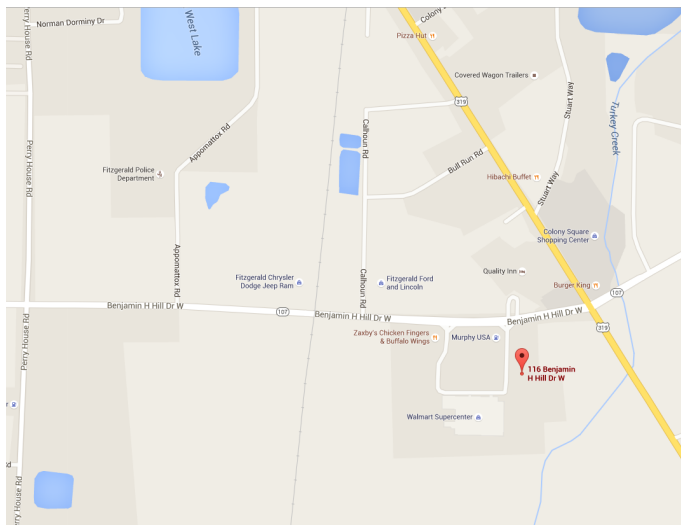
## AVAILABLE SPACES:

- 1,200 square feet (15' x 80')
- 1,680 square feet (21' x 80')
- 3,200 square feet (40' x 80')

### The Shops at Wal-Mart are:

- In the heart of Fitzgerald's retail market.
- Located on GA Hwy 107, which is the bypass for Fitzgerald.
- Anchored by Wal-Mart Supercenter and other tenants include Cato, Shoe Show, and Alltel Wireless.
- Close to Industrial Park and large employers.

Fitzgerald is the county seat of Ben Hill County.



## DEMOGRAPHICS:

	5 miles	15 miles
2016 Population:	15,245	28,220
2016 Households:	5,876	10,666
2016 Median HH Income:	\$28,713	\$32,494

## TRAFFIC COUNTS:

Street:	Daily Count
Benjamin Hill Drive West:	6,240
US Hwy 129 & 319:	10,900

*Please contact our office for additional information.*

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\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 1921JUN



**TENANT ROLL:**

Space	Suite	Tenant	Size (s.f)
A-1	16	Cato	4,360
A-2	15	Personal Finance	2,000
A-3	14	Shoe Show	2,800
A-4	13	Vacant	1,680
A-5	12	Medical Office	2,400
A-6	11	Cricket	1,600
A-7	10	Puckett's Place Diner	1,600
A-8	9	Nail Spa	1,600
A-9	8	Kobe	1,600
A-10	7	Vacant	1,200
A-11 & 12	5 & 6	Vacant	3,200
A-13	4	MediaCom	2,800
A-14 & 15	2 & 3	El Patron	2,400
A-16	1	Supermarket Spirits	3,760

**ASKING LEASE RATE:**

Space	Size	Dimensions	Rent Per Square Foot	CAM, Taxes & Insurance	Rent Per Month
A-4 (Suite 13)	1,680 s.f.	21' x 80'	NEGOTIABLE	\$1.98	NEGOTIABLE
A-10 (Suite 7)	1,200 s.f.	15' x 80'	NEGOTIABLE	\$1.98	NEGOTIABLE
A-11 & 12 (Suite 5 & 6)	3,200 s.f.	40' x 80'	NEGOTIABLE	\$1.98	NEGOTIABLE

