

## Valdosta Commons

501 North Irwin Avenue, Ocilla, GA 31774

### LEASING INFORMATION

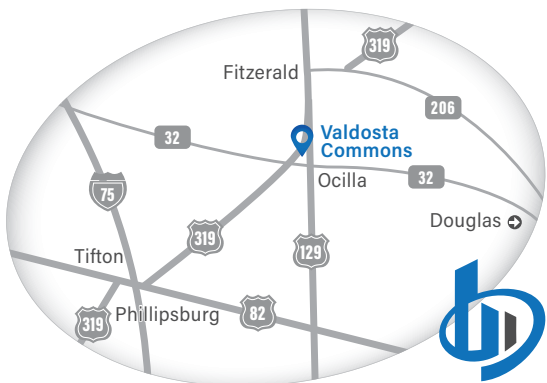
|               |                                      |
|---------------|--------------------------------------|
| Rental Rate   | \$15.00 - \$20.00 /SF/Yr             |
| Year Built    | 2007                                 |
| Property Type | Retail Shop                          |
| Building/GLA  | 21,004 SF                            |
| Parking       | ---                                  |
| Intersection  | North Irwin Avenue and Hudson Street |
| Traffic Light | No                                   |
| Traffic Count | 4,196 CPD                            |

### LEASING CONTACT

Beau Moultrie

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### LOCATION MAP



### DEMOGRAPHICS

| Radius      | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------|----------|----------|----------|
| Population  | 2,451    | 4,515    | 4,750    |
| Household   | 883      | 1,524    | 1,626    |
| Avg. Income | \$44,018 | \$49,551 | \$49,432 |



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## CENTER HIGHLIGHTS

- Highly visible retail center anchored by Piggly Wiggly
- Two blocks from Irwin County Hospital
- Great location for local or regional retail, restaurants and service users
- Property is the only anchored shopping center in Ocilla

## LEASING INFORMATION

| STE | Tenant               |
|-----|----------------------|
| A   | Available (1,200 SF) |
| B   | Available (1,200 SF) |
| C   | Available (1,200 SF) |

|   |                      |
|---|----------------------|
| D | Available (1,200 SF) |
| E | Piggly Wiggly        |
| F | Available (9,180 SF) |

|      |                               |
|------|-------------------------------|
| G    | Irwin County State Bank       |
| OP H | Available Outparcel (1.08 AC) |

