



PRE-LEASING OR GROUND LEASE

**1102 E LAMAR STREET
AMERICUS, GEORGIA 31709
SUMTER COUNTY**

**BUILDING LEASE RATE:
\$32/SF, NNN
GROUND LEASE RATE:
CALL AGENT**



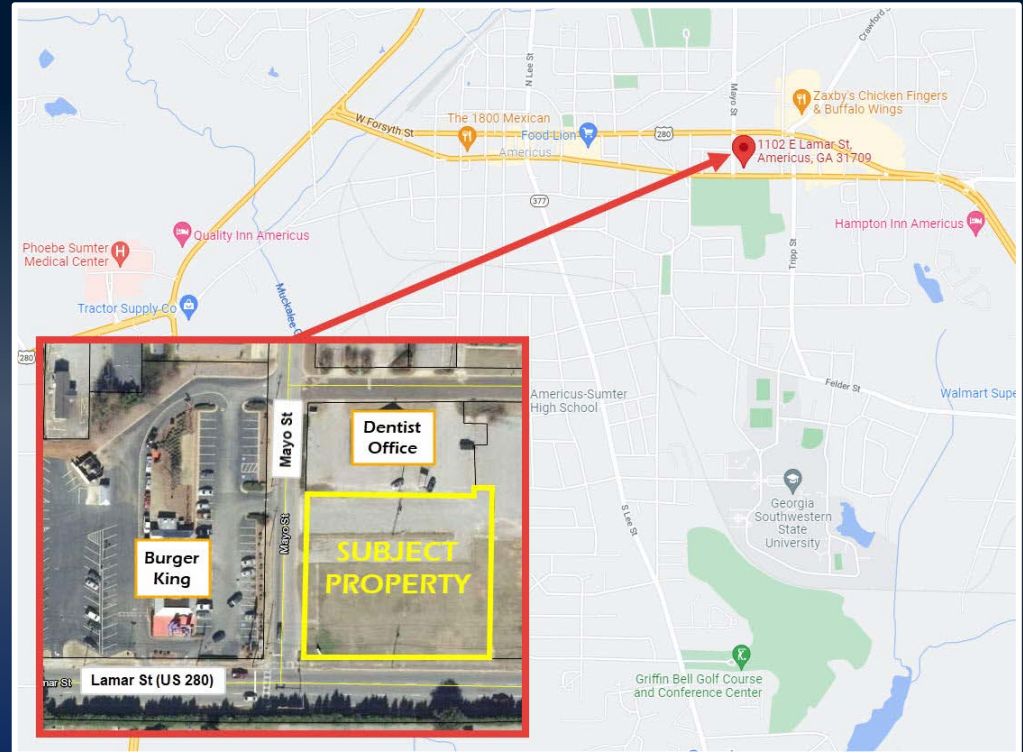
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PROPERTY INFORMATION

- .98 acre with existing GDOT-approved curb cut
- Proposed building size 8,368 SF (size may be modified; contact Agent for details)
- Potential co-tenants to include Papa John's Pizza
- All utilities to site
- Located at the corner of Lamar Street (US 280) and Mayo Street
- Easy access from Georgia Southwestern State University, South Georgia Technical College, Jimmy Carter Regional Airport and Phoebe Sumter Medical Center

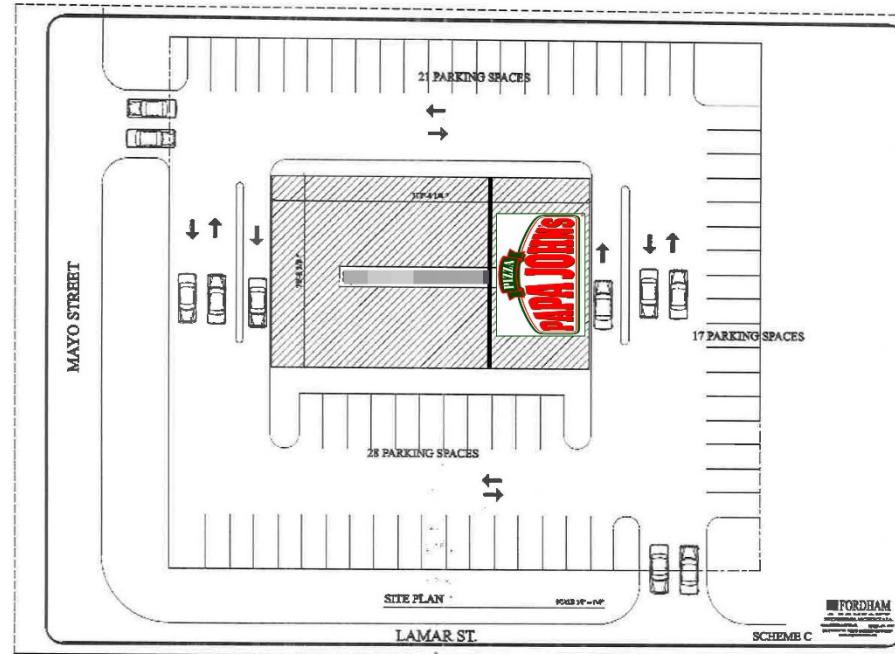


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PROPOSED SITE PLAN

Proposed Site Plan (subject to change)



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SURVEY/ DEMOGRAPHICS

Traffic Counts: (GDOT 2020 Published Data estimate)

Lamar Street – 11,600 vpd

Forsyth Street – 12,800 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	6,101	18,708	22,409
2026 Population Estimate:	5,846	17,984	21,568
2021 Households:	2,561	7,191	8,293
2026 Households Estimate:	2,459	6,916	7,981
2021 Average HH Income:	\$48,133	\$53,901	\$54,658
2026 Average HH Income Estimate:	\$52,020	\$58,984	\$60,002



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