

FOR LEASE



Property Highlights

11,868 SF former Rite Aid at the intersection of E Lamar Street and W Forsyth Street in the heart of Americus, GA. Building is already configured with a drive thru.

Site Info:

2.13 acres, Zoned C-1 (Sumter County), 79 parking spaces, 4 full access points, Property Taxes in 2018 were \$8,329.90

Area Highlights:

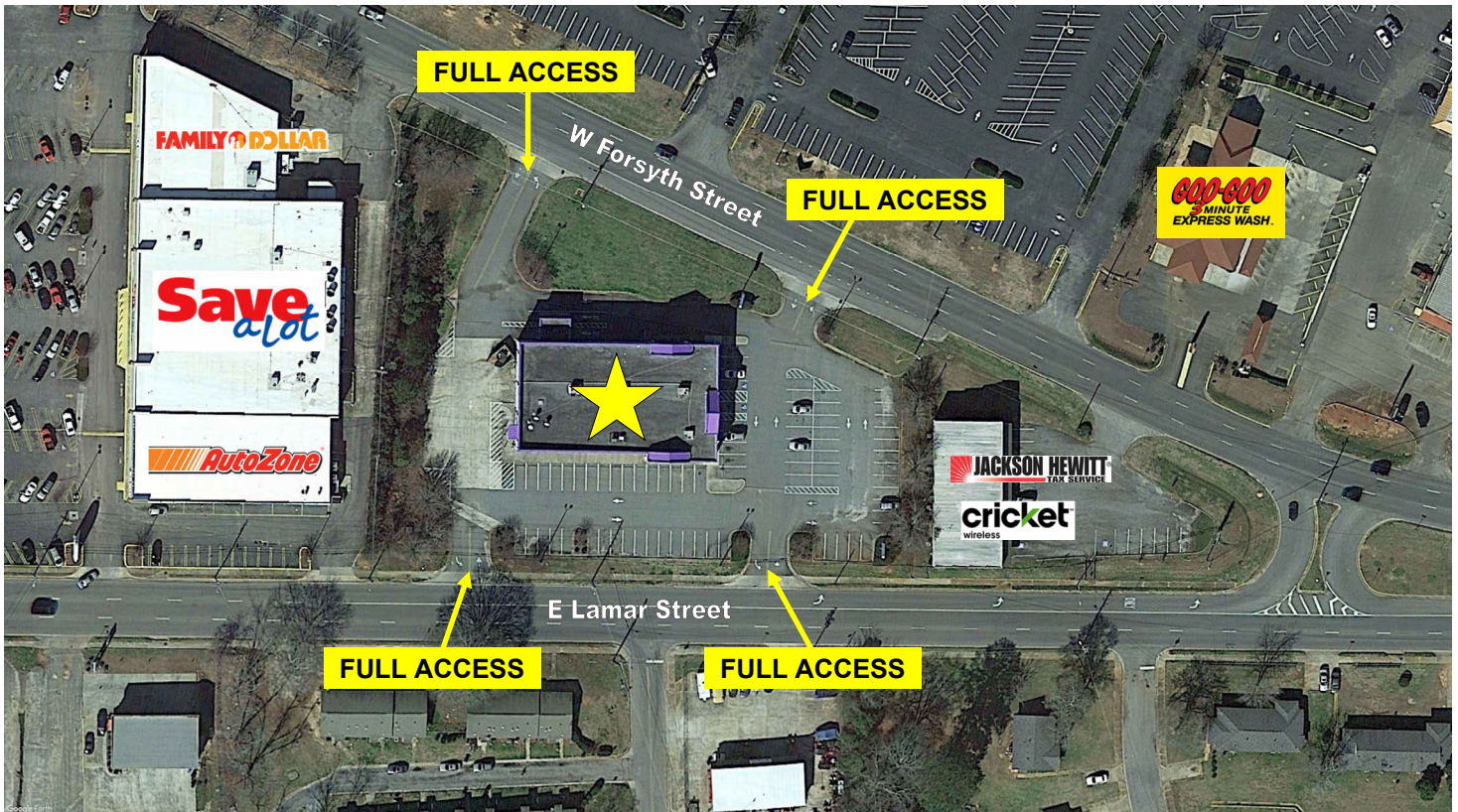
Property is located in the heart of the Americus shopping district Across from Americus Village Mall (Belk, Dollar General, etc.) 2 minutes away from Georgia SW State University (3,128 students) Fantastic exposure with daily traffic counts of 27,900 VPD Phoebe Sumter Medical Ctr (28,420 annual ER visits) 2 miles away

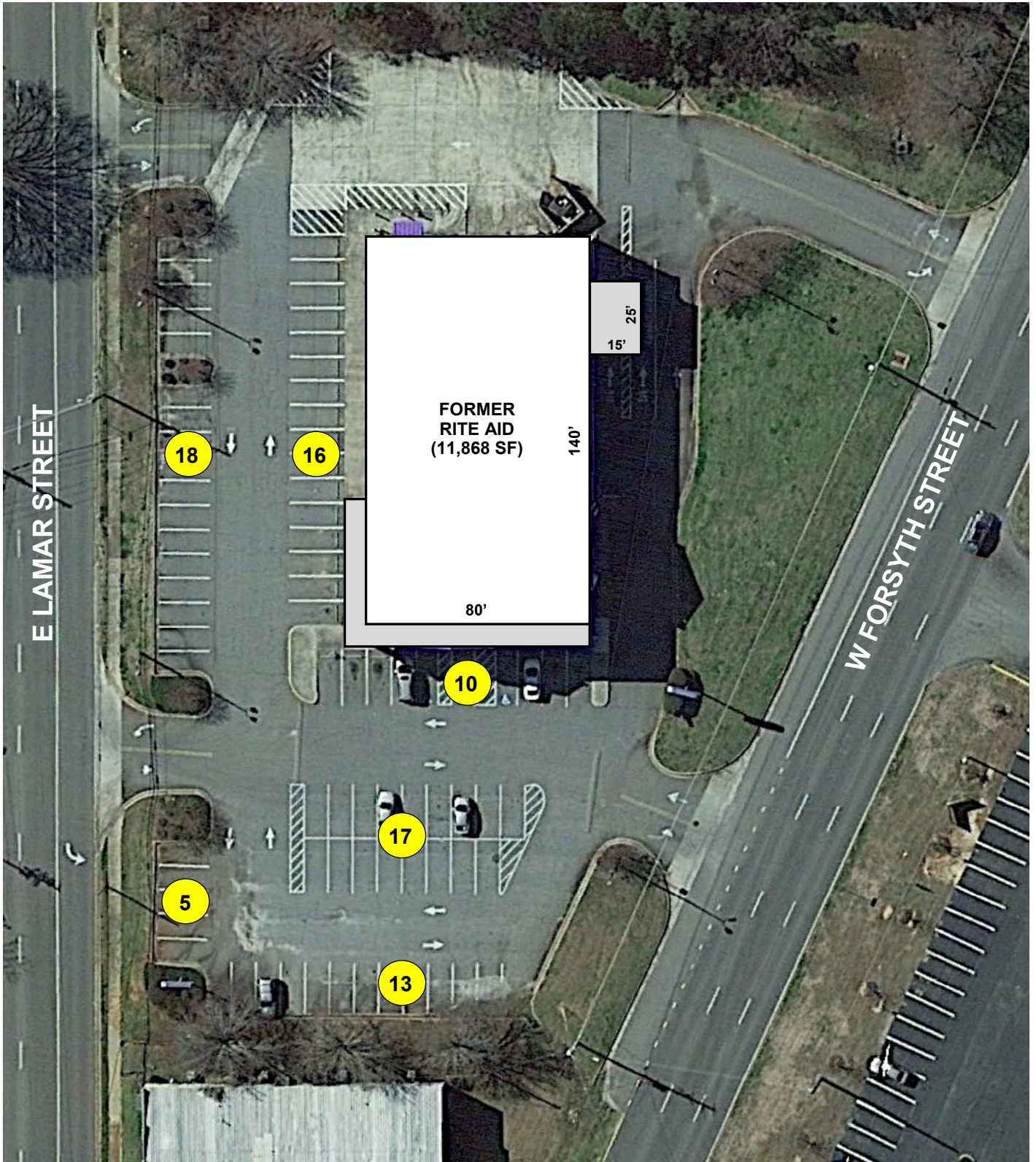
TRAFFIC COUNTS

14,100 VPD - W Forsyth Street
 13,800 VPD - E Lamar Street (east of site)
 12,200 VPD - E Lamar Street (west of site)

	1-mile	3-mile	5-mile
Total Population	6,101	18,927	22,408
Daytime Employees	2,807	9,756	10,582
Avg HH Incomes	\$43,826	\$46,671	\$47,322

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





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