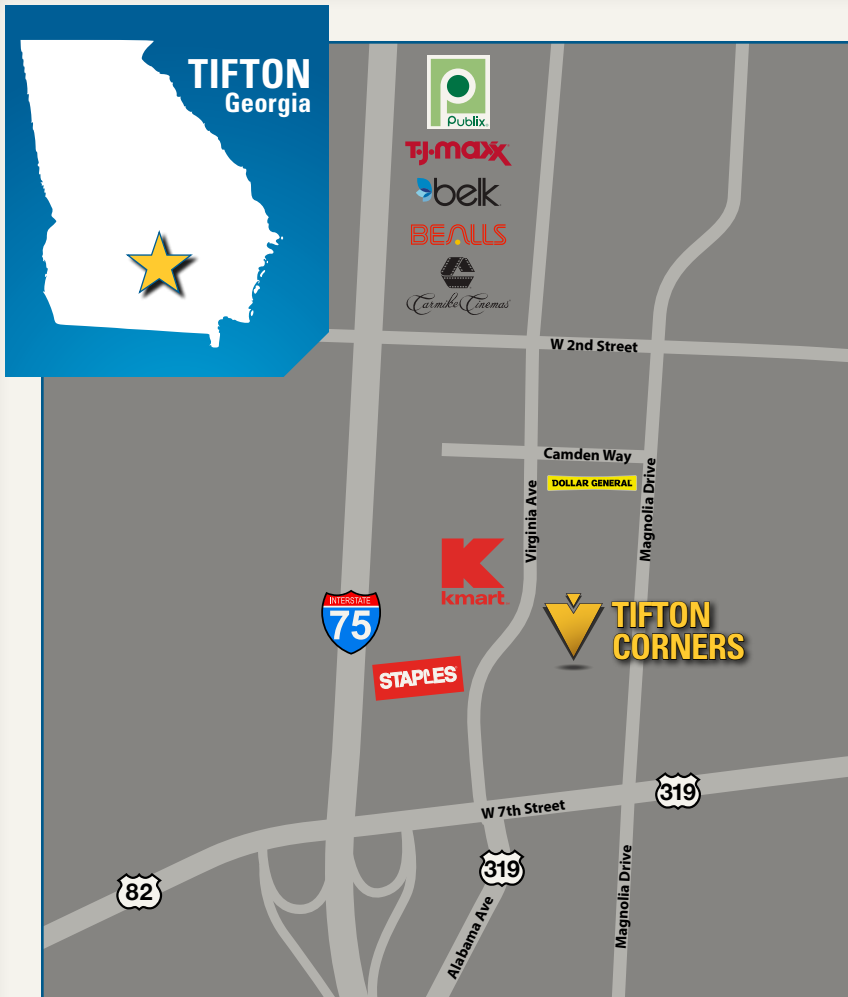


RETAIL SPACE FOR LEASE

Available Now/Aggressive Terms

TIFTON CORNERS

Tifton, Georgia



PROPERTY OVERVIEW

LOCATION

121 Virginia Avenue South
Tifton, Georgia 31794

GLA

186,629 sf

AREA AVAILABLE

4,620 sf +/-

ANCHORS

Big Lots!, Tractor Supply Co. and Dollar Tree

POPULATION 2017

3 mi: 23,490

5 mi: 29,258

10 mi: 42,090

MEDIAN HH INCOME 2017

3 mi: \$33,552

5 mi: \$35,896

10 mi: \$38,691

VPD

21,180/vpd Tifton Corners

42,270/vpd I-75

TIFTON CORNERS

Tifton, Georgia

SUMMARY & INDEX



TENANT INDEX

1.	Plantation 59	5,800 sf
2.	Rancheros Fresh Grill	3,000 sf
3.	Fast Copy	2,025 sf
4.	Beauty Alliance	2,400 sf
5.	Lendmark Financial	2,025 sf
6.	Tractor Supply Co	25,478 sf
7/8.	Brady's Best Buy	10,500 sf
9.	Citi Trends	12,000 sf
10.	Family Ventures	1,600 sf
11.	Dollar Tree	21,992 sf
12.	Save A Lot	26,424 sf
13.	Hibbett Sports	8,250 sf
14.	Big Lots	30,817 sf
15.	Box Drop	7,421 sf
16.	AVAILABLE	4,620 sf
17.	Restech	1,000 sf
18.	Vapor Store	1,000 sf
19.	Loan South Finance	1,000 sf
20.	Liberty Tax	1,000 sf
21.	Metro PCS	1,000 sf
22.	King Buffet	6,800 sf
23.	FDA	1,200 sf
24.	Nail USA	1,200 sf
25.	Anytime Fitness	6,600 sf



PROPERTY SUMMARY

The Property is located in the Virginia Avenue retail corridor that runs parallel to I-75 and features Tifton Mall (Belk, JC Penney, TJ Maxx, Beall's Outlet and Carmike Cinemas), Publix Plaza, Super Kmart and Staples. Property has outstanding access and visibility from I-75. Traffic counts are strong in the immediate area with 21,180 vehicles per day at the intersection of US Hwy 82 and US Hwy 319 just east of Virginia Avenue.

Tifton serves a large trade area that extends over 20 miles in all directions. The nearest retail offerings of any comparable size are in Albany, Georgia, approximately 40 miles west of Tifton and Valdosta, which is 40 miles to the South.

