

Proposed Outparcel for Sale



450 Norman Dr, Valdosta, GA 31601

±1.25 Acre Outparcel Available



**Outparcel size is an approximate measurement and is to be officially measured at a later date.



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Property Highlights

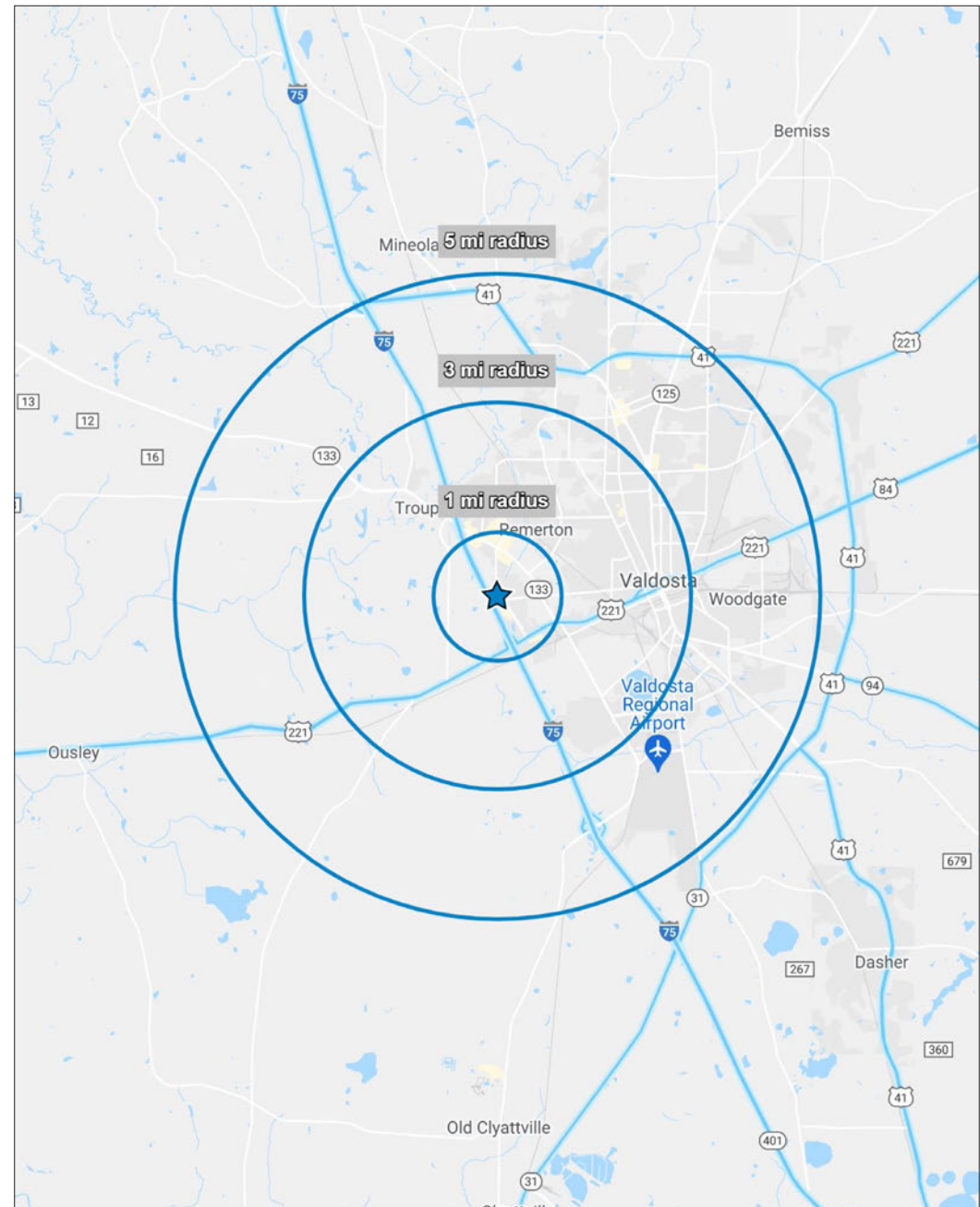
- Great exposure and accessibility from Interstate 75
- Center has three points of access, two of which are signalized intersections
- Close proximity to primary retail node in Valdosta that contains a mix of national and regional retailers
- Near Valdosta State University with an enrollment of 11,270 students
- Wild Adventures, a major economic generator in the region, is approximately 10 miles south of the subject site
- Zoning: C-H (Highway Commercial)

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,769	26,515	63,862
Households	1,119	10,130	24,066
Employees	4,095	30,288	66,679
Average HH Income	\$28,837	\$45,916	\$47,422

Traffic Counts

Norman Dr	14,000 AADT
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The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.



**CONTACT A TEAM MEMBER
FOR MORE INFORMATION**

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