

Inland Port Shopping Center

1408 Tallahassee Highway
Bainbridge, GA 39819
Lat 30.887, Long -84.567

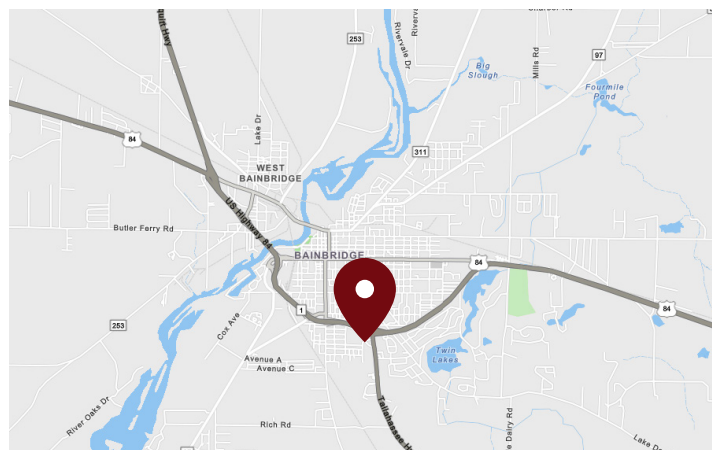
FOR LEASE



1,600 - 26,000 SF UNDER DEVELOPMENT

PROPERTY HIGHLIGHTS

- Inland Port is a prominent 40,000 SF Walmart shadow anchored shopping center along Tallahassee Highway, the main retail corridor in Bainbridge.
- New development in Phase II offers an exceptional opportunity to join a well-established commercial hub with spaces ranging from 1,600 SF to 26,000 SF.
- Strategically positioned in front of Walmart, adjacent to Home Depot and within close proximity to a new Publix currently under development.
- Inland Port provides a diverse mix of national tenants, including Petsense, Cato, Rent-A-Center, Beef 'O' Brady's, Firehouse Subs, H&R Block and Cricket Wireless.
- Traffic Count (on Tallahassee Highway): 10,220 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,061	15,326	19,103
Daytime Population	4,527	16,564	19,747
Total Households	1,905	5,853	7,401
Avg. HH Income	\$71,650	\$70,067	\$69,396

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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Suite	Tenant	Size
A	San Marcos Mexican Restaurant	4,000
B-C	J3 BBQ	3,600
D	1st Franklin	1,600
E	Bainbridge Tobacco & Vape	1,600
F	Petsense	5,200
G	Cato	3,900
H-1	AVAILABLE (8/1/2025)	1,600
H-2	H&R Block	1,600
1	Rent-A-Center	4,000

Suite	Tenant	Size
J	Beef O'Bradys	3,200
L	Firehouse Subs	1,600
M	Cell Medix	1,600
N	Sky Nails	1,600
O	Cricket Wireless	2,400
Phase II	Proposed Inline Shops	±26,000
TOTAL		37,500

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **196,600**

EST. # OF VISITS ANNUALLY

 **2.6 Million**

AVG. VISITS / CUSTOMER

 **13.5**

AVG. LENGTH-OF-STAY / VISIT

 **39 MIN**

TOP 3 DAYS

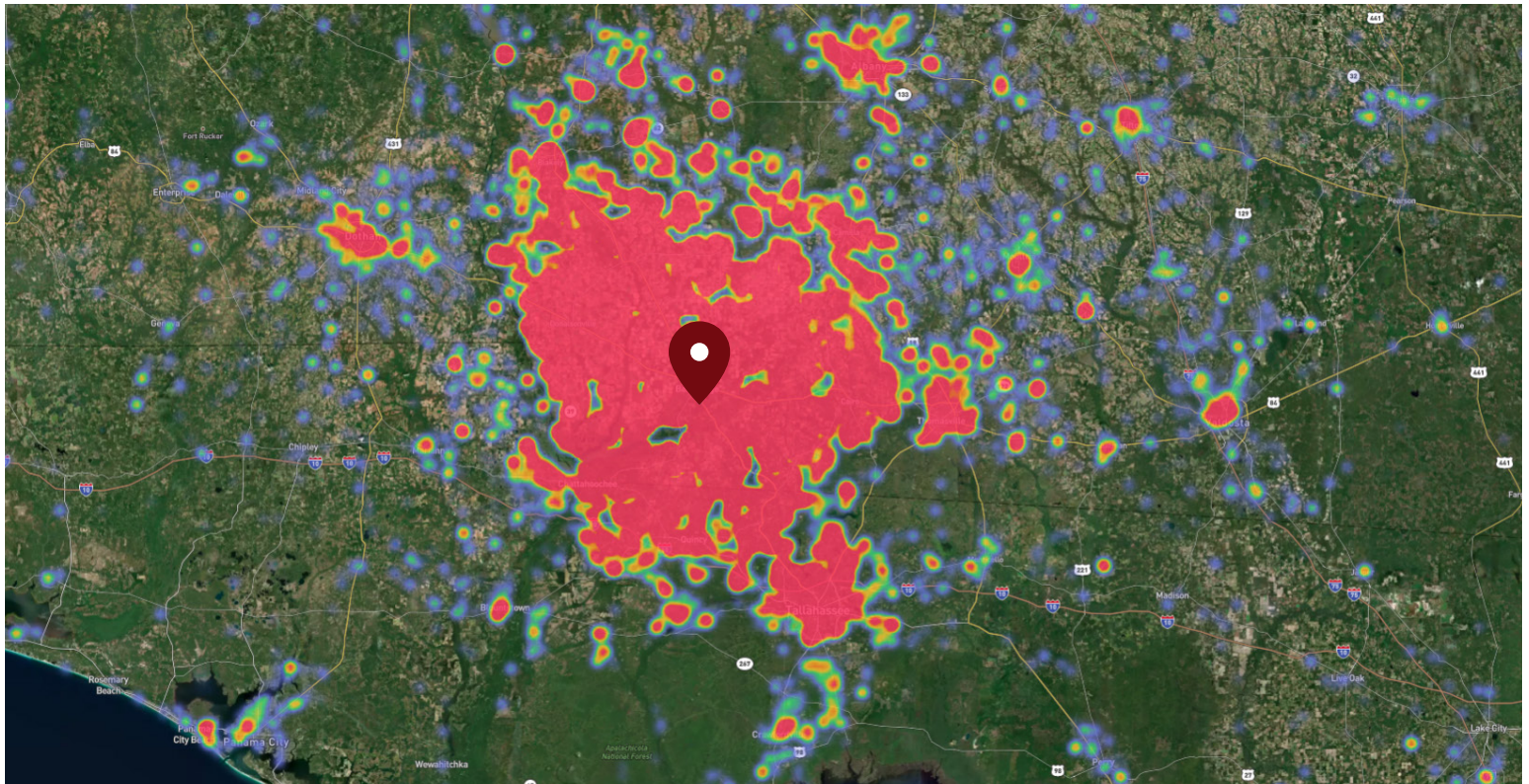
	# OF VISITS
 Saturday	466,105
Friday	452,690
Sunday	393,470

TOP 3 HOURS

	# OF VISITS
 5-6 PM	428,683
6-7 PM	424,775
12-1 PM	422,386

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2024 - January 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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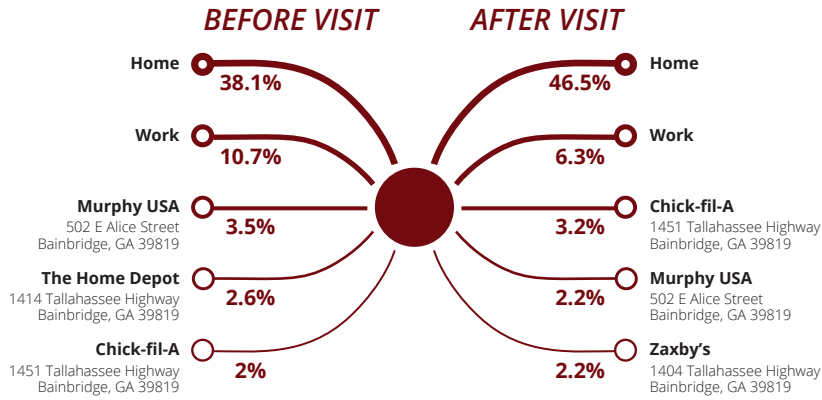


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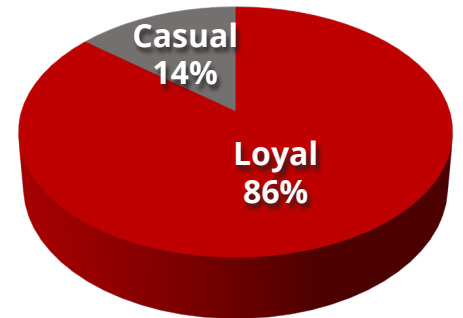
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CUSTOMER JOURNEY - TOP 5 PLACES

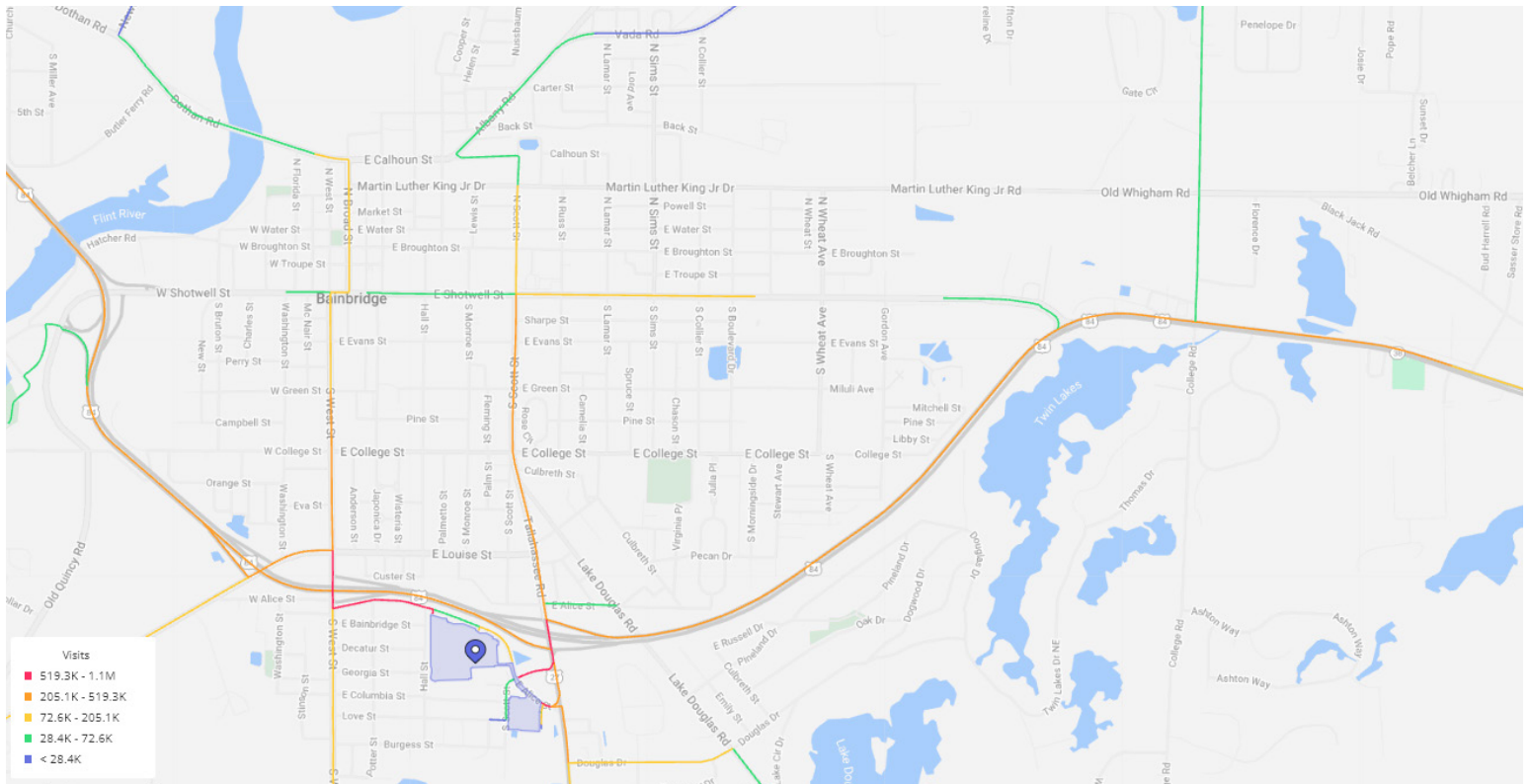


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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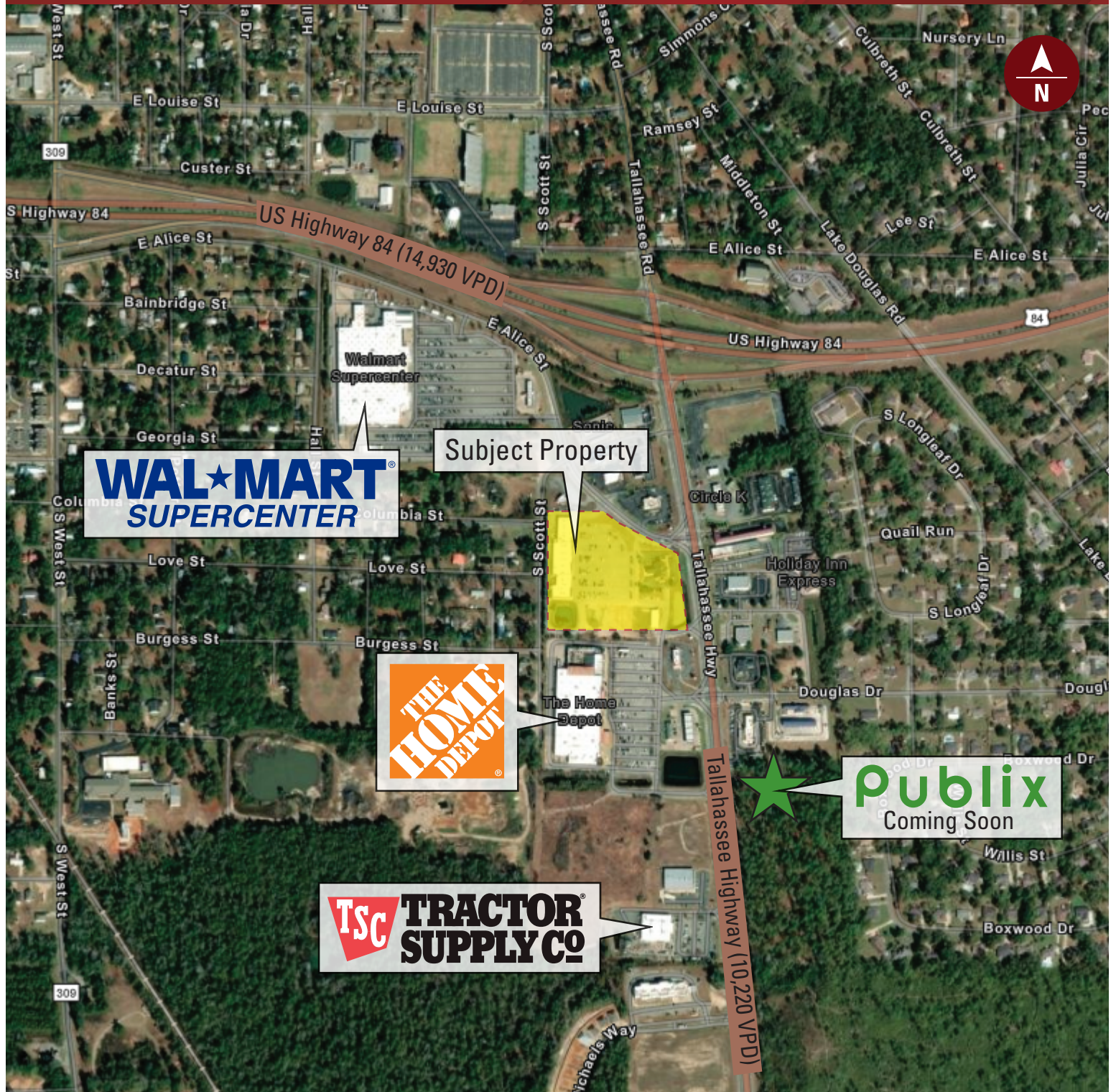


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