

FOR LEASE - Liberty Square Shopping Center



PROPERTY DESCRIPTION

Liberty Square shopping center is a bustling 28,600 square foot retail center in the heart of thriving Evans, GA. We are located on Washington Road directly across from the Evans Walmart. Liberty Square is home to many restaurants and busy retailers that create a lot of foot traffic. We currently have a 2,400 square foot space available that has prominent signage on the building face. It is an open floor plan and move in ready for many retailers. The high traffic count, high foot traffic, and superb location in the heart of thriving Evans, GA makes this retail shopping center an ideal location for operating a successful business.

OFFERING SUMMARY

Lease Rate:	20.00 psf
Lease Type	NNN
Available SF	2,400
Lot Size:	4.75 Acres
Building Size:	28,600 SF
Zoning:	PUD



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Complete Highlights



PROPERTY HIGHLIGHTS

- Four full service restaurants on site
- Specialty retail shops on site
- High amount of foot traffic
- Over 29,000 cars per day on Washington Road
- 193 parking spaces
- Well maintained first class center
- 2 points of ingress / egress
- In the heart of thriving Evans, GA
- Surrounding national anchors include Super Walmart and Kroger



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Real Estate Company

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2,400 Square Foot Retail Space For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 square feet	Lease Rate:	\$20 psf

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Inline space	Available	2,400 SF	NNN	\$20.00 SF/yr	Former sports apparel and memorabilia store. This Space has an open floorplan with showroom, 2 ADA restrooms, office, and large storage room



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Additional Photos



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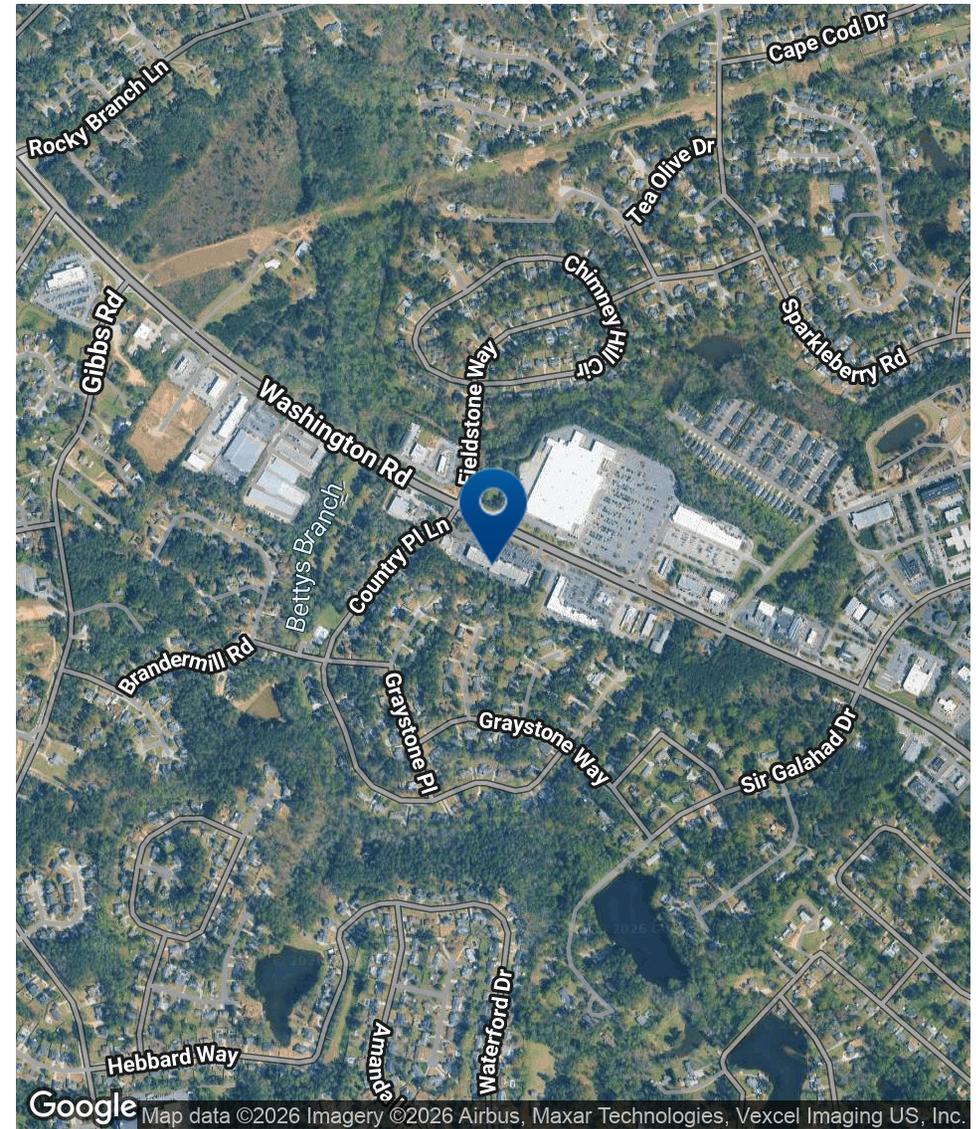
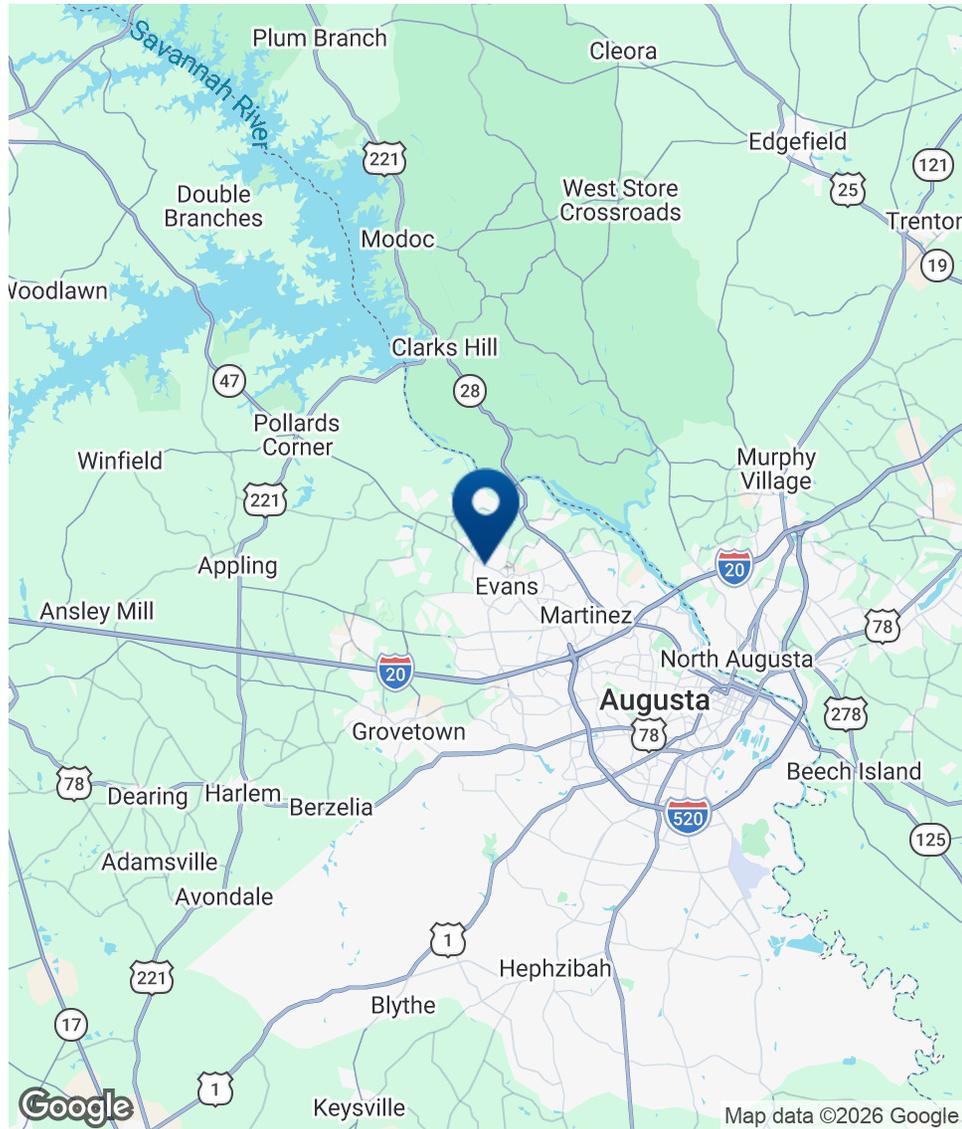
Thriving and Growing Evans, GA



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Location Map



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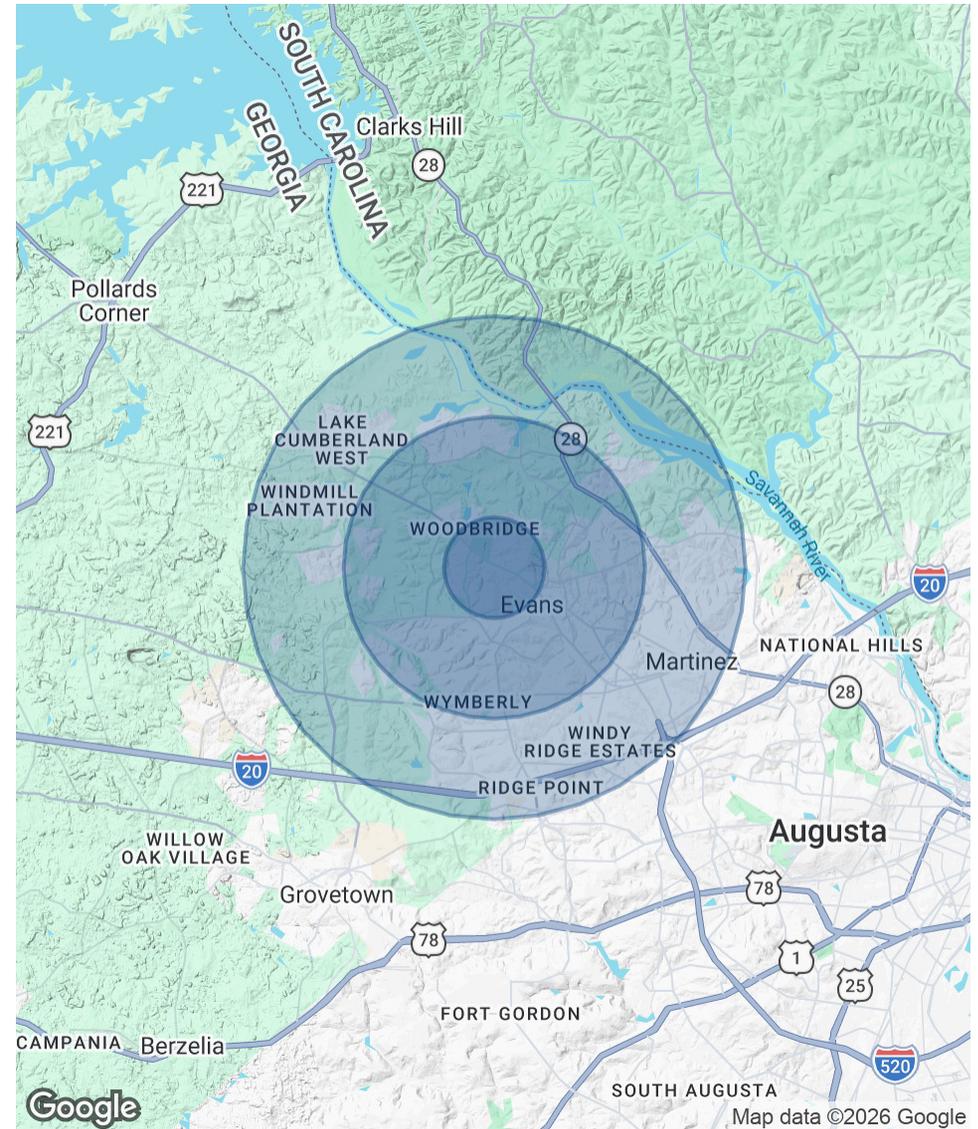
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,518	46,678	104,317
Average Age	38.6	40.3	39.4
Average Age (Male)	37.3	38.3	38.3
Average Age (Female)	39.5	41.8	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,906	17,054	40,422
# of Persons per HH	3.4	2.7	2.6
Average HH Income	\$108,343	\$97,272	\$89,897
Average House Value	\$254,266	\$230,213	\$235,658

2020 American Community Survey (ACS)



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