

AVAILABLE

**The  
TEMPLES  
Company**

(912) 538-7000

## Shops at Vidalia Center - Vidalia, GA

East First Street  
Vidalia, GA 30474

(Latitude, Longitude)  
(32.21486, -82.40692)

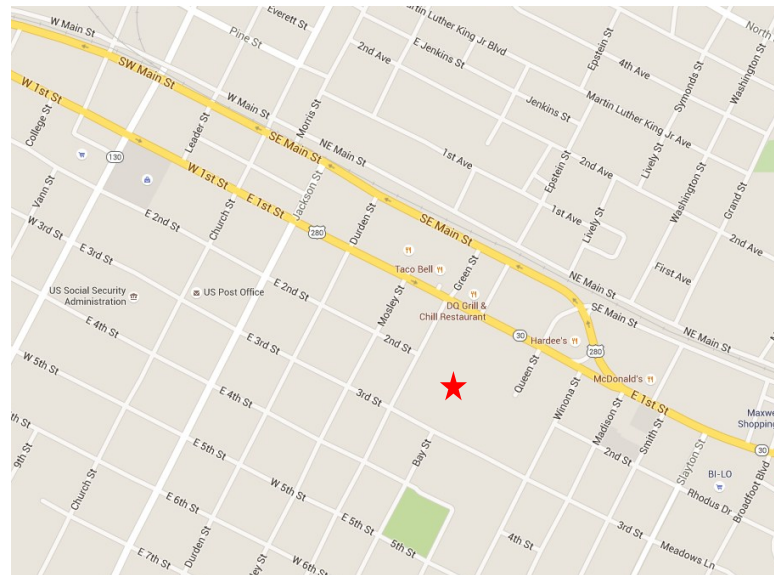


### AVAILABLE SPACES:

8,066 SF (varies)

8,700 SF

- Vidalia Center is located in the heart of the retail area in Downtown Vidalia.
- High visibility and traffic counts on US Hwy 280.
- Anchor tenants include:
  - Save-A-Lot
  - Dollar General
  - It's Fashion Metro
  - Rent-A-Center



### DEMOGRAPHICS:

	3 miles	10 miles	20 miles
2025 Population:	12,655	27,857	55,090
2025 Households:	4,995	10,716	21,319
2025 Median HH Income:	\$60,278	\$61,372	\$59,023

### TRAFFIC COUNTS:

Street:	Daily Count
US 280 (East Bound)	12,900
US 280 (West Bound)	11,300

*Please contact our office for  
additional information.*

**The Temples Company**  
PO Box 405  
301 Mosley Street (30474)  
Vidalia, GA 30475  
(912) 538-7000  
[www.thetemplescompany.com](http://www.thetemplescompany.com)

\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2406MAY



Space	Tenant
1	Papa John's
2	Save-A-Lot
3	Planet Fitness
4	Priceless Beauty Supply
5	New Nails
6	Senior Prime Benefits
7A	Bamboo Express
7B	World Finance
8	Rent-A-Center
9	Anytime Fitness
10	Dollar General
11	It's Fashion Metro
12	Vacant (8,066 s.f.)*
13	Vacant (8,700 s.f.)
14	Subway
15	The Hughston Clinic
16	Security Finance
17	Ameris Bank & Trust ATM

#### ASKING LEASE RATE:

Space	Address	Size	Dimensions	Rent	CAM, Taxes & Insurance	Monthly Rent
12*	601-A East First Street	8,066 s.f.	Varies	\$3.95 per square foot "as-is"	\$0.92 per square foot	\$2,655.06 + 618.39 = \$3,273.45
13	625 East First Street	8,700 s.f.	Varies	\$4.95 per square foot	\$0.92 per square foot	\$3,588.75 + 667.00 = \$4,255.75

