

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

Azalea Place - Baxley, GA

119 Azalea Road
Baxley, GA 31513

(Latitude, Longitude)
(31.76465, -82.30719)



AVAILABLE SPACES:

1,320 square feet

Office Layout:

- Waiting Room
- 3 Private Offices
- Storage/File Area

- 19,560 square foot center near Wal-Mart Supercenter
- Other area tenants include:
 - O'Reilly Auto Parts
 - Advance Auto Parts
 - Taco Bell
 - Zaxby's
 - Coastal Pines Technical College
- Pylon Sign on US Hwy 341



DEMOGRAPHICS:

	5 miles	15 miles
2025 Population:	9,767	26,618
2025 Households:	3,702	10,247
2025 Median HH Income:	\$41,448	\$47,088

TRAFFIC COUNTS:

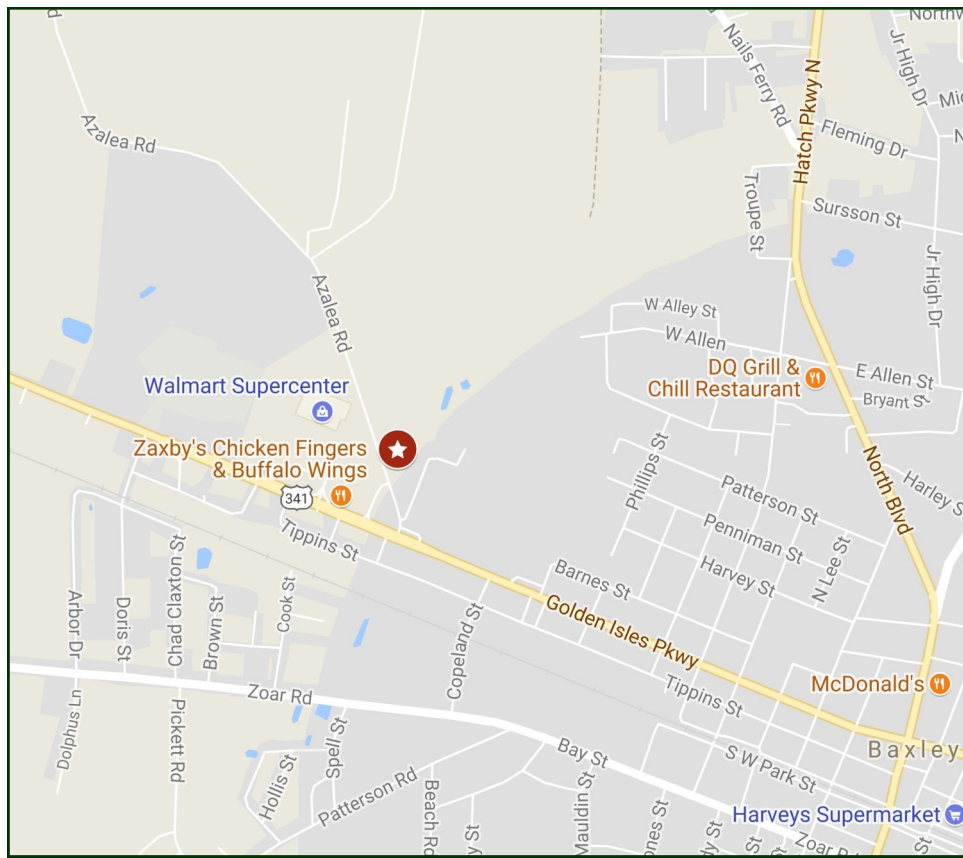
Street:	Daily Count
US Hwy 341	15,100

**Only one
space
remaining!!!**

***Please contact our office for
additional information.***

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* 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. 2511NOV



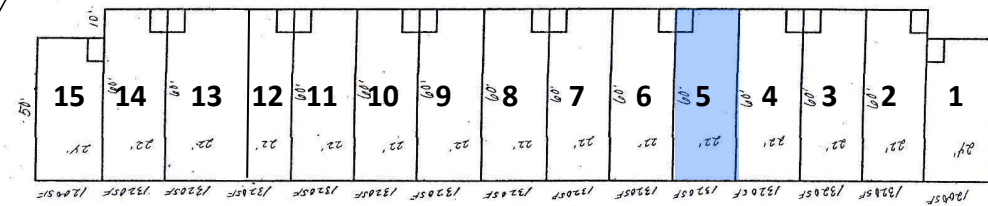
TENANT ROLL:

Suite	Tenant	Size (s.f)
1 - 2	Ankle & Foot Associates	2,520
3	Smoke Shop	1,320
4	Always & Alexis	1,320
5	Available	1,320
6 - 10	Tequilas Restaurant	6,600
11 - 12	Innovation Therapy & Wellness	2,280
13	Kobe Sushi & Hibachi	1,680
14	Cricket Wireless	1,320
15	Holt's Sweet Shop	1,200

ASKING LEASE RATE:

Suite	Size	Dimensions	Rent	Monthly Rent
5	1,320 s.f.	22' x 60'	\$13.00 per square foot gross	\$1,430.00 per month

Azalea Place Shopping Center



Azalea Road