



## PROPERTY OVERVIEW

- » Retail space for lease: 3,826 SF
- » BakerSmith Corners is a 114,470 SF Winn Dixie anchored center and is well positioned on North Valdosta Road
- » Located within 1 mile of Valdosta State University (11,200+ students) and is 2 miles from the South Georgia Medical Center (2,600+ employees)
- » Combined traffic counts of 54,100 vehicles per day
- » Major tenants include: bealls Outlet, Waffle House, Winn Dixie, Planet Fitness



## DEMOGRAPHICS

|                | 3 Mile   | 5 Miles  | 10 Miles |
|----------------|----------|----------|----------|
| Population     | 50,960   | 77,157   | 105,156  |
| Households     | 20,552   | 29,961   | 39,874   |
| Daytime Pop.   | 20,570   | 33,791   | 40,696   |
| Ave. HH Income | \$67,562 | \$70,007 | \$73,436 |



| UNIT | TENANT         | SF        |
|------|----------------|-----------|
| 100  | beall's Outlet | 21,351 SF |
| 200A | Available      | 3,826 SF  |
| 200B | Wingstop       | 2,178 SF  |
| 300  | Winn-Dixie     | 66,328 SF |
| 400  | Planet Fitness | 20,296 SF |
| OP 1 | Waffle House   | 1,487 SF  |
| OP 2 | Franks-A-Lot   | 1,008 SF  |

