



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

1328 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601



OFFERING SUMMARY

| | |
|--------------------------------|---------------------|
| Ground Lease Rate: | \$250,000.00 / Year |
| Available Building SF: | 6,565 SF |
| Lot Size: | 1.44 Acres |
| Year Built: | 1974 |
| Zoning: | C-H |
| Traffic Count: | 24,439 |
| Parking Spaces: | 86 |
| Estimated Property Tax: | \$35,522.16 |
| APN: | 0081D 010 |

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Situated on the bustling "Main & Main" retail stretch of St. Augustine Road, just a few hundred feet from I-75. The area sees around 24,000 vehicles daily, offering excellent exposure while blending ease of access, steady customer flow, and strong surrounding retail presence—an ideal spot for restaurants or retail businesses. Neighbors include national chains (e.g. Chick-fil-A, Best Buy, Lowe's, Zaxby's), apartment complexes, and Valdosta Mall nearby.

Brad Parker
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363



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LOCATION MAP

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RETAILER MAP

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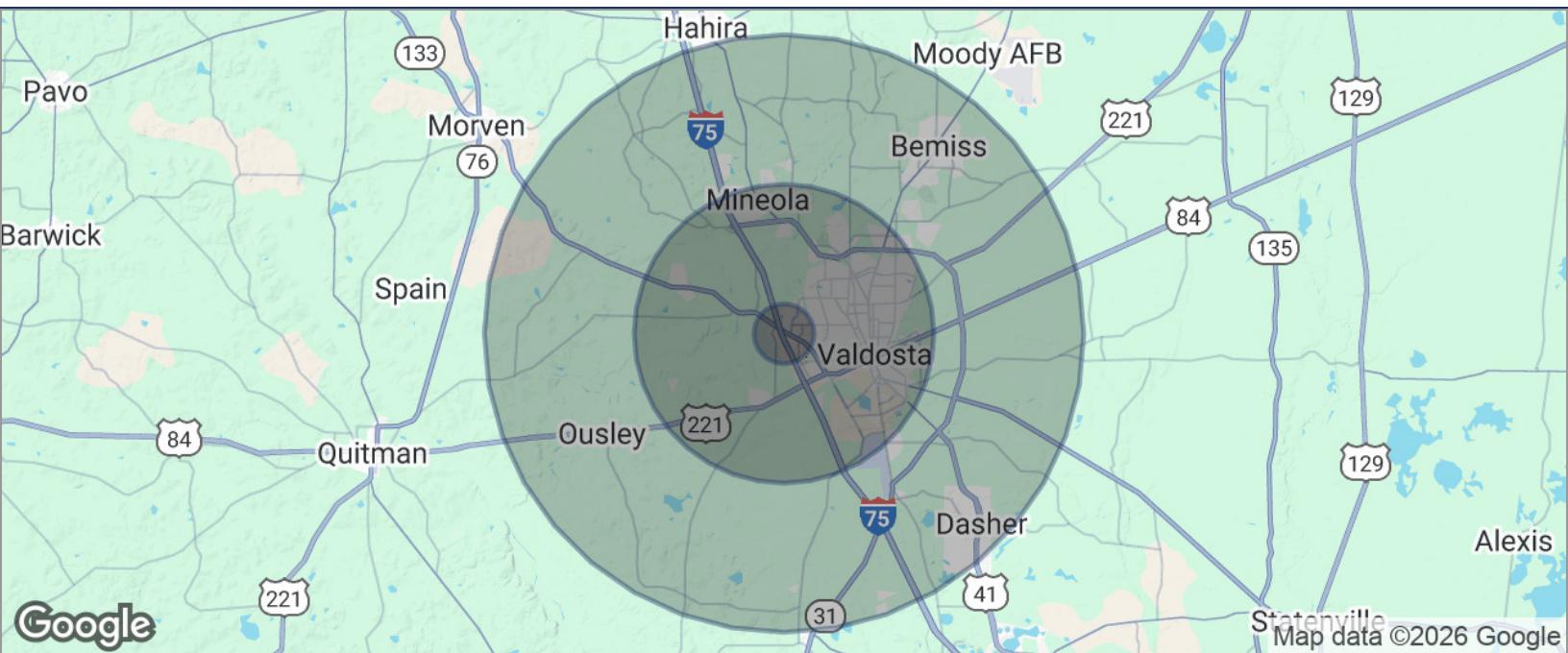
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



DEMOGRAPHICS MAP DENNY'S GROUND LEASE 1328 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 3,259 | 60,748 | 100,177 |
| MEDIAN AGE | 37 | 37 | 37 |
| MEDIAN AGE (MALE) | 37 | 36 | 36 |
| MEDIAN AGE (FEMALE) | 38 | 38 | 38 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 1,444 | 23,916 | 38,155 |
| # OF PERSONS PER HH | 2.3 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$53,858 | \$57,719 | \$65,783 |
| AVERAGE HOUSE VALUE | \$247,379 | \$223,006 | \$245,628 |

* Demographic data derived from 2020 ACS - US Census

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