



PROPERTY OVERVIEW

- » Retail Space Available: 1,600 SF | 1,600 SF Coming Available
- » Tifton Corners is a 186,629 SF shopping center located on Virginia Avenue, parallel to I-75, in Tifton, GA
- » The center is the largest multi-tenant shopping center serving a broad trade area, has direct visibility from I-75 and has signalized access off of Virginia Ave
- » Combined traffic count of 89,480 vehicles per day
- » Tifton Corners attracts over 220,000 visitors per year
- » Tenants include: Tractor Supply Co., Dollar Tree, Hibbett Sports, Citi Trends

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	23,999	30,046	42,951
Households	8,878	11,208	10,019
Daytime Pop.	29,486	35,500	46,022
Ave. HH Income	\$56,970	\$60,256	\$63,399



UNIT	TENANT	SF
1	Plantation 59	5,800
2	Surcheros	3,000
3	Tifton Nutrition	2,000
4	Salon Centric	2,400
5	Lendmark Financial	2,400
6	Tractor Supply Co	25,478
7/8	Brady's Best Buy	10,500
9	Citi Trends	12,000
10	Coming Available Oct. 2026	1,600
11	Dollar Tree	21,992
12	Cost Kutter Grocery	26,424
13	Hibbett Sports	8,250
14	Ross Dress for Less	30,817
15	BoxDrop	7,421
16	Fireworks	4,620
17	Res Tech Repairs	1,000
18	Vapor Store	1,000
19	Loan South Finance	1,000
20	Jackson Hewitt	1,000
21	Metro PCS	1,000
22	King Buffet	6,800
23	FDA	1,200
24	Nail USA	1,200
25A	Available	1,600
25B	Branch's Vet	5,000



