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FOR LEASE

Former Movie Theatre at Tifton Mall

458 Virginia Ave N | Tifton, GA 31794

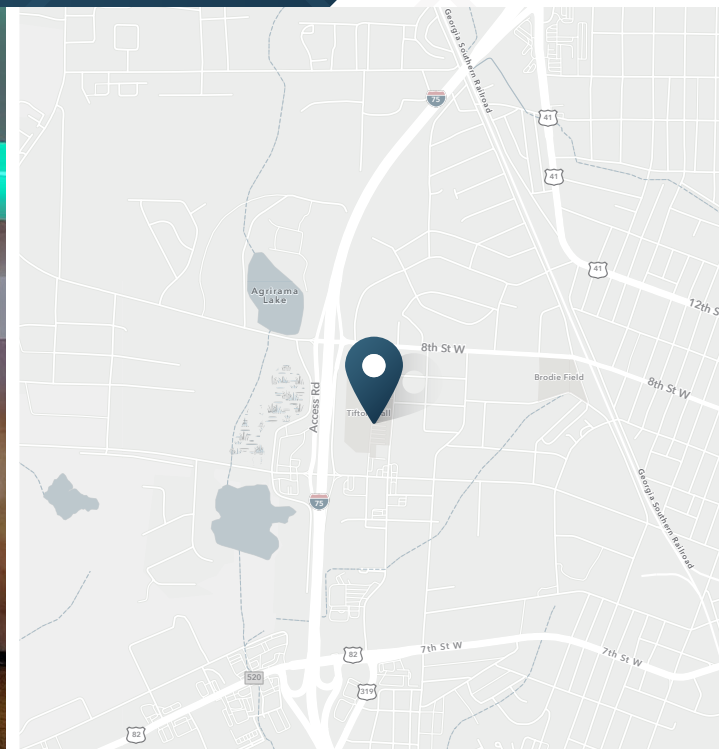


Former Movie Theatre at Tifton Mall

458 Virginia Ave N | Tifton, GA 31794



FOR LEASE



17,400 SF

Available

Contact
Broker

Rate

Watch Video Now

ABOUT THE PROPERTY

- Join T.J.Maxx, Belk, Bealls, Ollie's Bargain Outlet, Hibbett Sports at Tifton Mall
- Situated directly next to the Publix-Anchored Center (Ranked in 83rd percentile for Georgia)
- Shares access with Publix that generates an average of 105,000 customers per month
- Visible from I-75
- **Move-In Ready Movie Theatre Available (17,400 SF)**

JOIN THESE RETAILERS

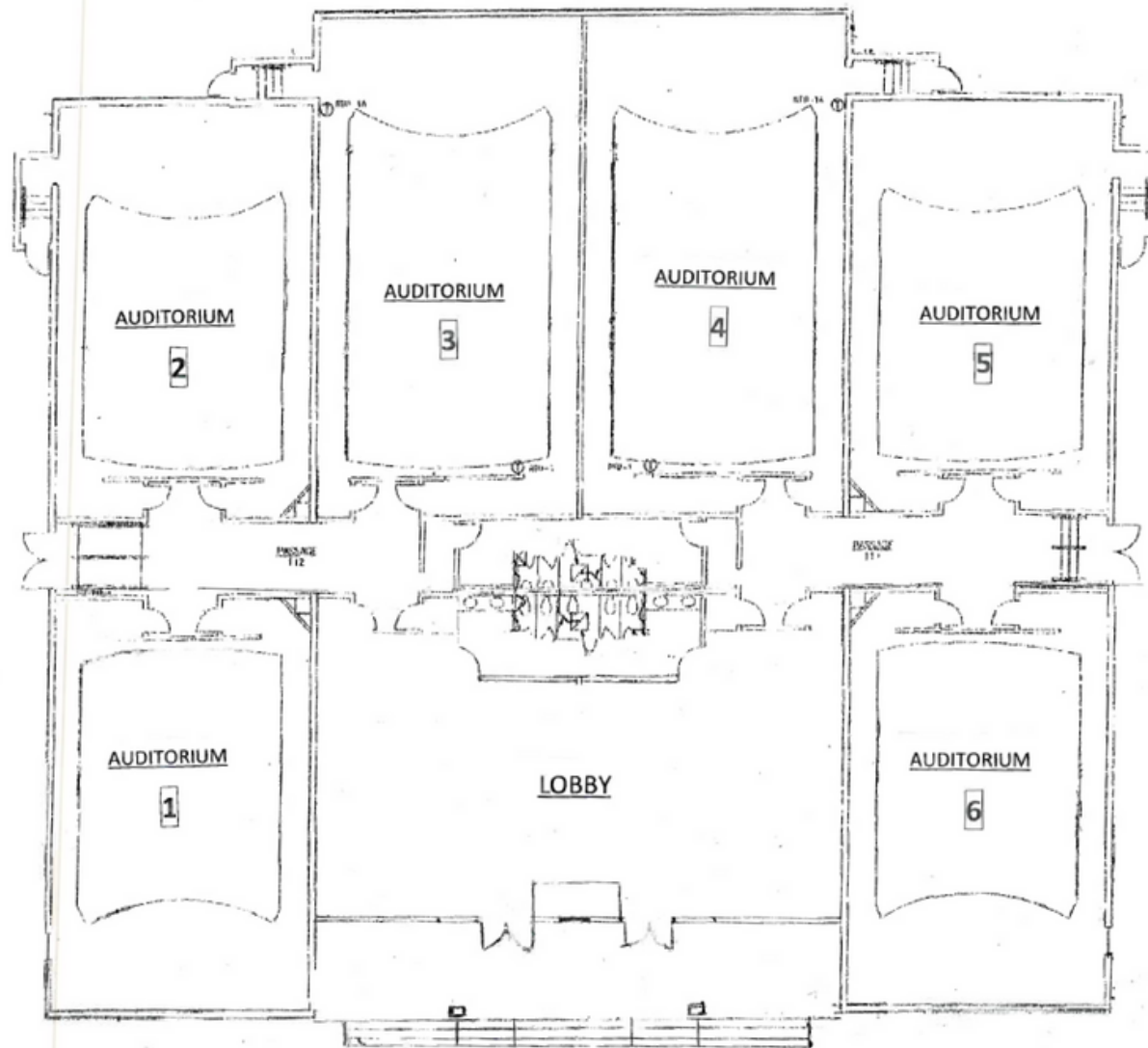


NEARBY RETAILERS



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Suite	Tenant	SF
1	Ollie's Bargain Outlet	34,102
2	Maurice's (Avail 2/1/25)	5,000
2A	Adore Nail Spa	2,236
3	Army	2,460
3A	Claire's Boutique	1,000
4	AVAILABLE	7,000
7	Belk	47,562
12	JD Boutique	4,100
13	Mall Office/Public Restroom	0

Suite	Tenant	SF
18	Beall's Outlet	20,000
20/21	Encore Shoes	9,350
23	AVAILABLE	700
23A	Subway	1,200
24	Hibbett Sports	3,800
26	GNC	1,750
27A	Bath and Body Works	2,704
604	AVAILABLE - WATCH VIDEO	7,667
606	Rainbow	7,194

Suite	Tenant	SF
610	TJ Maxx	24,000
612	Ashley Furniture	16,233
614	Ashley Furniture	4,767
Pad 29	Waffle House	OP
Pad 30	Huffman Tire	OP
Pad 31	TTown Wing and Deli	1,800
Pad 32	FORMER MOVIE THEATRE - WATCH VIDEO	17,400
Pad 33a	Bank of America	ATM
Pad 33b	AVAILABLE	200

Available Vacancies

10,500 AADT '23

W 2nd St

7,970 AADT '23



7,650 AADT '23

W 8th St

Virginia Ave N



Publix
Ranked in
83rd percentile
for Georgia

El Metate
AUTHENTIC MEXICAN RESTAURANT

Red Roof Inn

bek

claire's

OLLIE'S
GOOD STUFF CHEAP

Bath & Body Works

HIBBETT
SPORTS

SHOE DEPT.
ENCORE

bealls
OUTLET

Rainbow

Ashley
HOMESTORE

TJ-maxx

Osaka
Japanese Steak & Sushi

WAFFLE
HOUSE

bp

T-Town
Wing & Deli

Smile
Doctors

K

MAVIS
TIRES, BRAKES
WAX & MORE

Bistro

FIREHOUSE
SUBS

Krystal

TRUIST

Chicago
pizza & pasta



SITE: Tifton Mall

Ashley HOMESTORE
Rainbow
TJ-maxx
bealls
OLLIE'S
belk
Bath & Body Works
claires OUTLET
GNC
HIBBET SPORTS

HARBOR FREIGHT
sears HOME IMPROVEMENT
ROSES

STAPLES
ZAXBY'S
petsense
golden corral
Hardee's
COUNTRY INN & SUITES
Comfort

Publix
Osaka
Japanese Steak & Sushi

BUICK
GMC

Badcock & more
HOME FURNITURE

McDonald's
KFC
Arby's
TACO BELL
RED LOBSTER
Checkers

BIG LOTS!
TRACTOR SUPPLY CO
DOLLAR TREE

Ford

CHRYSLER
Jeep
RAM

chili's

7,650 AADT '23

10,500 AADT '23

60,400 AADT '23

Whiddon Mill Rd

W 8th St

Virginia Ave N

W 2nd St

King Rd





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DEMOGRAPHIC HIGHLIGHTS

10 MINUTE DRIVE

28,954 Population	36,512 Total Daytime Population	\$78,308 Average Household Income
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15 MINUTE DRIVE

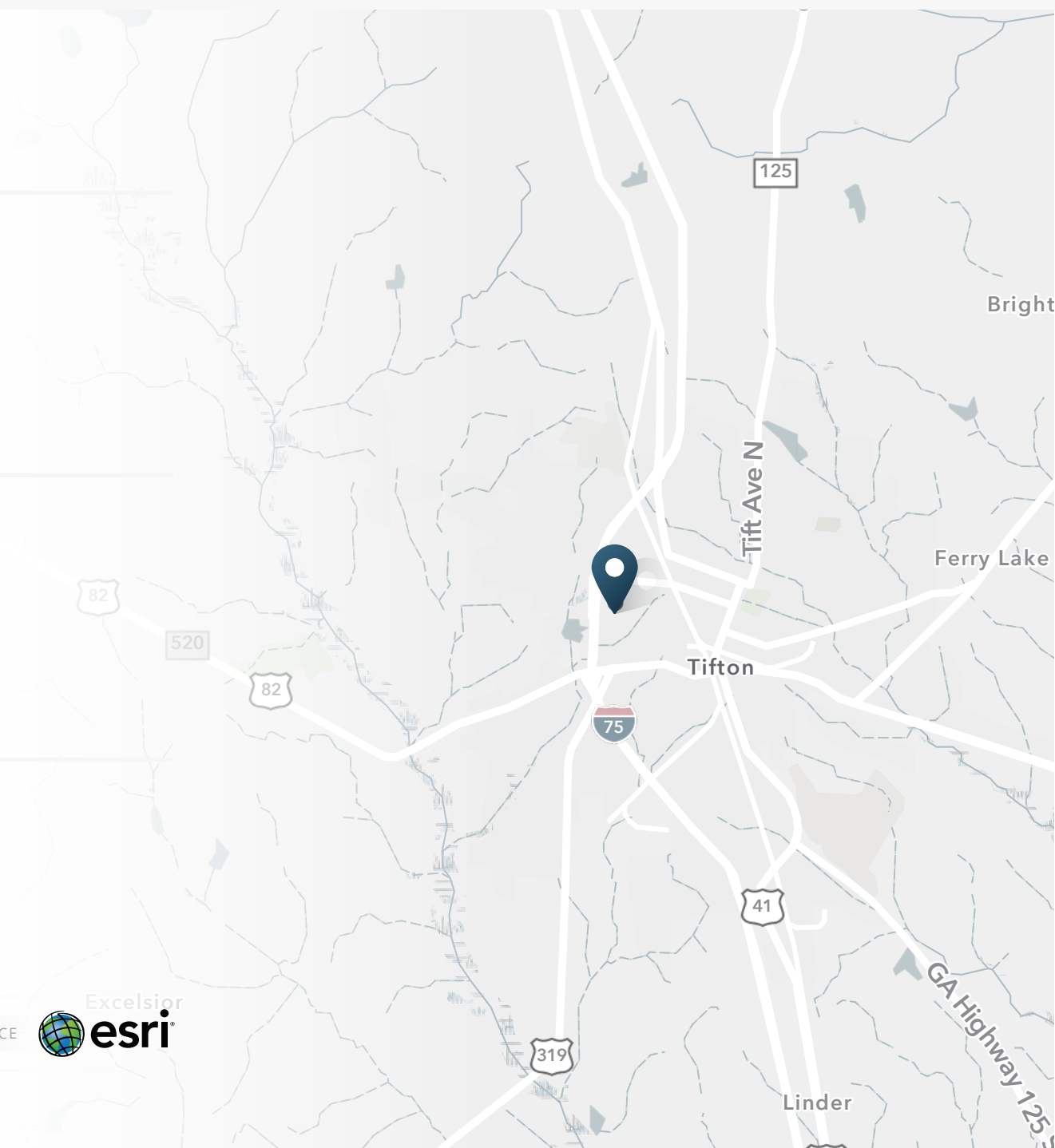
38,874 Population	45,509 Total Daytime Population	\$79,913 Average Household Income
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20 MINUTE DRIVE

48,942 Population	53,928 Total Daytime Population	\$77,464 Average Household Income
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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