

82

82

Liberty Expressway

21,400 ADT

Dawson Rd - 20,700 ADT



2707 DAWSON RD | ALBANY, GA

ALBANY SQUARE

25,054 SF AVAILABLE



AERIAL



ALBANY SQUARE
PETSMART HOBBY LOBBY PartyCity SITE

ALBANY MALL
 belk Dillard's
 HIBBETT JCPenney
 OLD NAVY SHOE DEPT.
 CHUCK E. CHEESE'S

TJ-maxx
 SHOE STATION

CROSS STATION
 FOOD LION
 Ross
 Advanced Auto Parts
 HARVEYS
 bealls OUTLET
 JO-ANN
 Fabric and craft store

VERANDA MEDICAL GROUP

HARBOR FREIGHT TOOLS
BIG LOTS!

PET SUPERMARKET

DOLLAR GENERAL



Office DEPOT

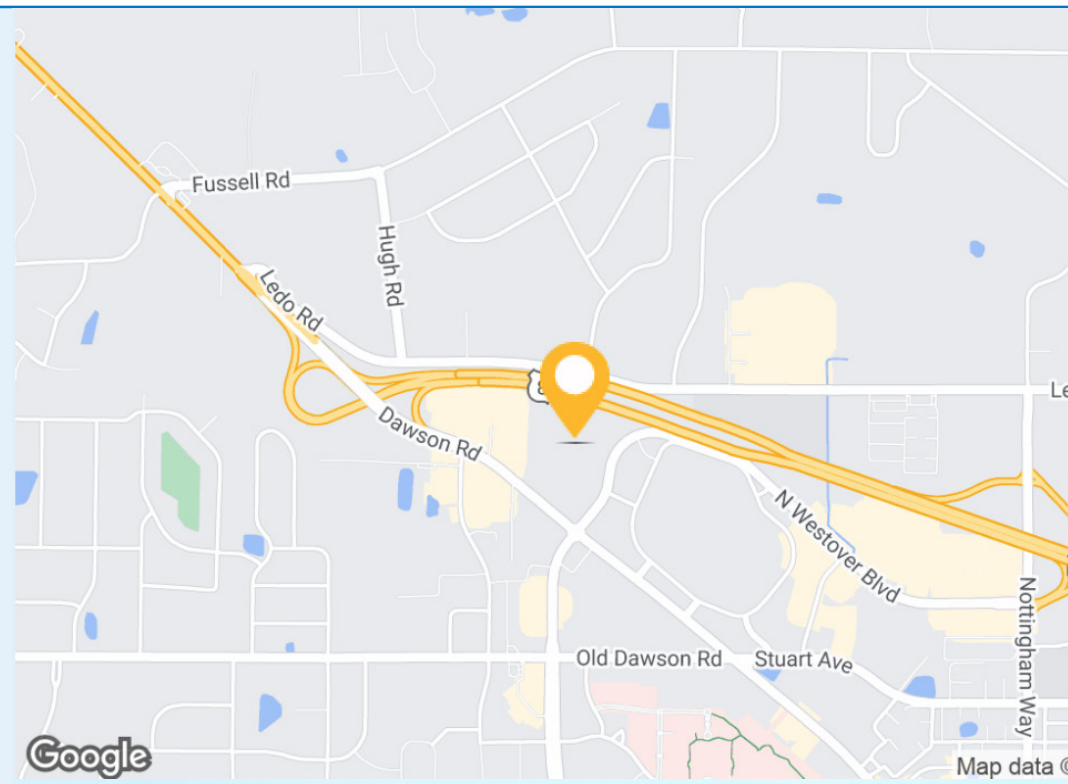
PROJECT DETAILS

ALBANY SQUARE • 25,054 SF AVAILABLE • RETAIL

AVAILABLE SPACE	25,054 SF Available
TRAFFIC COUNTS	20,600 Dawson Road ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> Shadow anchored by Publix and Target to the west and adjacent to Albany Mall to the east an 872,000 SF enclosed regional mall anchored by Belk, Dillards, and JCPenney National co-tenancy includes Hobby Lobby, PetSmart, Party City and TMobile Albany is the eighth - largest city in the state located in Dougherty County Marine Corps Logistics Base Albany is one of the area's largest employers which employs approximately 3,000 civilians & 400 Marines Publix is #8 of 201 in the state of Georgia according to Placer.ai in 2024

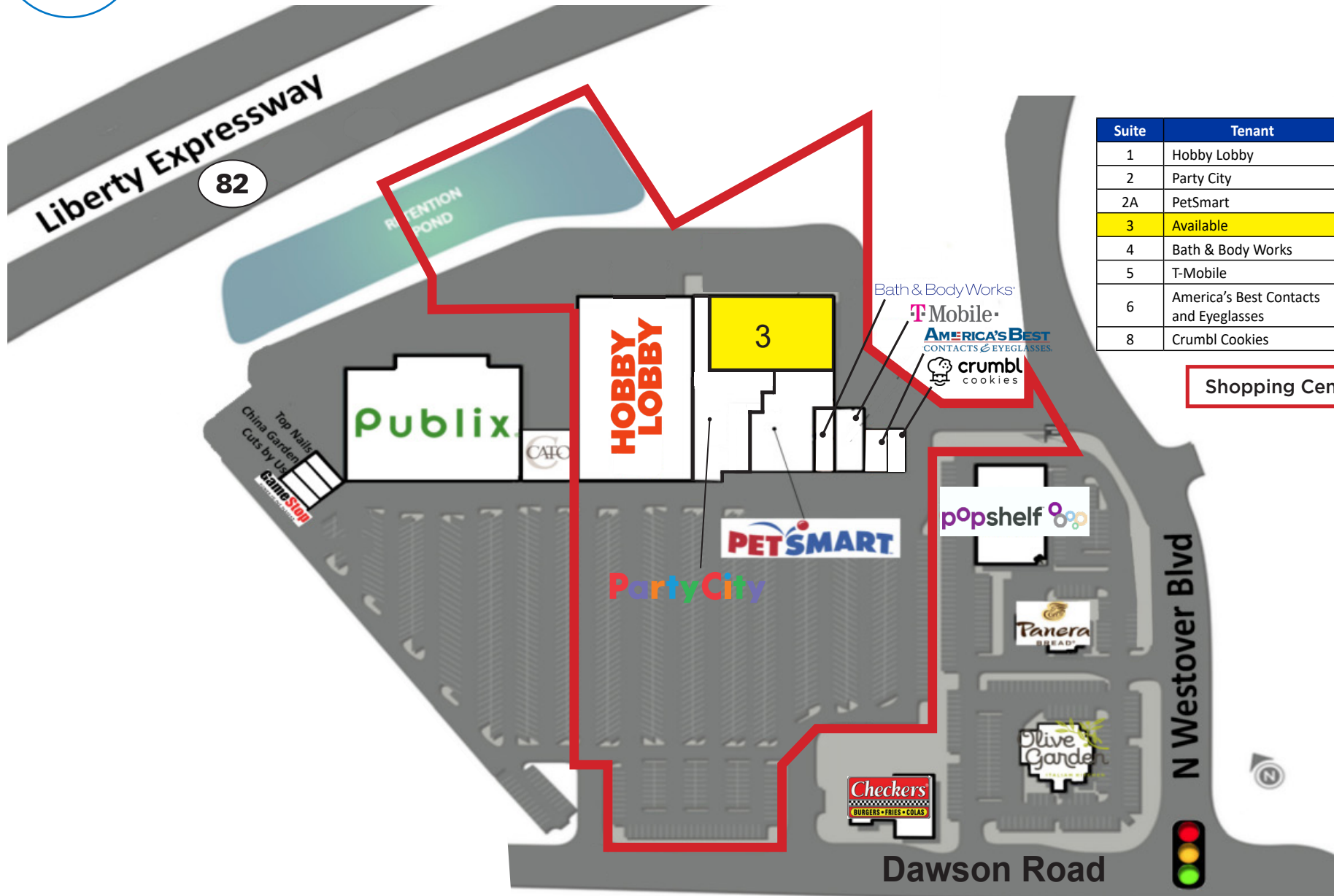
BUILDING SIZE	115,094 SF
COUNTY	Dougherty County
MARKET	Albany

	3 MILE	5 MILES	7 MILES
 TOTAL POPULATION	29,218	59,637	82,939
 DAYTIME POPULATION	15,261	32,620	41,106
 MEDIAN HH INCOME	\$82,445	\$69,619	\$63,441



SITE PLAN

ALBANY SQUARE • 25,054 SF AVAILABLE • RETAIL



Suite	Tenant	Space Size
1	Hobby Lobby	60,000
2	Party City	18,387
2A	PetSmart	12,512
3	Available	25,054
4	Bath & Body Works	3,240
5	T-Mobile	2,640
6	America's Best Contacts and Eyeglasses	2,880
8	Crumbl Cookies	1,440

Shopping Center