

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

Brice Square - Vidalia, GA

2311-2317 East First Street
Vidalia, GA 30474

(Latitude, Longitude)
(32.20812, -82.38190)



Brice Square Shopping Center, located across from Meadows Regional Medical Center, includes:

- Belk
- Hibbett's
- Big Lots
- Citi Trends
- Tractor Supply
- Beall's Outlet
- Cricket Wireless
- Factory Connection
- Shoe Show
- Burger King
- Chick-fil-A

AVAILABLE SPACES:

3,560 square feet

4,275 square feet



DEMOGRAPHICS:

	5 miles	10 miles	25 miles
2025 Population:	17,956	27,642	58,823
2025 Households:	6,977	10,746	21,718
2025 Median HH Income:	\$54,985	\$53,906	\$52,084

TRAFFIC COUNTS:

Street:	Daily Count
First Street (US 280):	19,500



***Please contact our office for
additional information.***

The Temples Company
PO Box 405
301 Mosley Street (30474)
Vidalia, GA 30475
(912) 538-7000

www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 13JAN26

Brice Square Shopping Center

Vidalia, GA



TENANT ROLL:	
Space	Tenant
1	Belk
2	Hibbett Sports
3	Cricket Wireless
4	Landmark
5	KZ Nails
6	Marco's Pizza
7	Acceptance Insurance
8	Beltone Hearing Aid
9 & 10	Factory Connection
11	H&R Block
12	T98
13	VACANT
14	Beall's Outlet
15	VACANT
16	Shoe Show
17	Citi Trends
18	Big Lots
19	Tractor Supply
Outparcels	
Peoples Bank	
Chick-fil-A	
Burger King	
Firehouse Subs	

ASKING LEASE RATE:

Address	Size	Rent	CAM, Taxes & Insurance	Monthly Rent
2317 East First Street	4,275 s.f.	\$11.95 per s.f.	\$1.88 per s.f.	\$4,257.19 + \$669.75 = \$4,926.94
2311 East First Street, Suite B	3,560 s.f.	\$11.95 per s.f.	\$1.88 per s.f.	\$3,545.17 + \$557.73 = \$4,102.90

