

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

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

Brice Square Shopping Center

Vidalia, GA



TENANT ROLL:

Space	Tenant
1	Belk
2	Hibbett Sports
3	Cricket Wireless
4	Lendmark
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

