

AVAILABLE

The
TEMPLES
Company
(912) 538-7000

Claxton Square - Claxton, GA

North Duval Street
Claxton, GA 30417

(Latitude, Longitude)
(32.16892, -81.90209)



Claxton Square is:

- The main shopping center in Claxton and anchored by Galaxy Foods, CVS and Claxton Smiles.
- Located on US 301 near Advance Auto Parts, Verizon Wireless, Family Dollar, Farmer's Furniture and more.

AVAILABLE SPACE:

13,275 square feet

DEMOGRAPHICS:

	5 miles	10 miles	15 miles
2020 Population:	8,677	14,171	30,665
2020 Households:	3,229	5,274	10,919
2020 Median HH Income:	\$40,878	\$44,129	\$42,758

TRAFFIC COUNTS:

Street: Daily Count

N. Duval (US 301): 9,040

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



TENANT ROLL:

Tenant

CVS

Galaxy Foods

Vacant (13,275 s.f.)

The 411 Nutrition

Cricket

Main Moon

First Franklin

CM City

Claxton Smiles

Claxton Bank (outparcel)

ASKING LEASE RATE:

Address	Size	Dimensions	Rent	CAM, Taxes & Insurance	Monthly Rent
403 North Duval Street	13,275 s.f.		\$3.50 per s.f. "as-is"	\$1.41 per s.f.	\$3,871.88 + 1,559.82 = \$5,341.70

CAM - \$0.80 per s.f.; Taxes - \$0.43 per s.f.; Insurance - \$0.18 per s.f.

