

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](http://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. 2123AP





## 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.

