

AVAILABLE

The  
**TEMPLES**  
Company  
(912) 538-7000

## Emerald Oak Plaza - Vidalia, GA

124 Mose Coleman Dr.  
Vidalia, GA 30474

(Latitude, Longitude)  
(32.20357, -82.35663)



- Located just off US Hwy 280 near Lowe's and Wal-Mart Supercenter.
- Other tenants include 24 Seven Fitness, US Army and Kid's Klubhouse.
- Near AmericInn and Hampton Inn.

### AVAILABLE SPACES:

1,200 square feet (20' x 60')

### DEMOGRAPHICS:

	5 miles	10 miles	20 miles
<b>2025 Population:</b>	18,798	27,677	59,804
<b>2025 Households:</b>	7,408	10,765	22,194
<b>2025 Median HH Income:</b>	\$49,897	\$53,943	\$51,844

### TRAFFIC COUNTS:

Street:	Daily Count
<b>US 280:</b>	19,500

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

**The Temples Company**  
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(912) 538-7000  
[www.thetemplescompany.com](http://www.thetemplescompany.com)



#### ASKING LEASE RATE:

Address	Size	Dimensions	Rent	CAM, Taxes & Insurance	Monthly Rent
124 Mose Coleman Drive	1,200 s.f.	20' x 60'	\$10.00 per square foot	\$2.08 per square foot	\$1,000.00 + 208.00 = \$1,208.00

