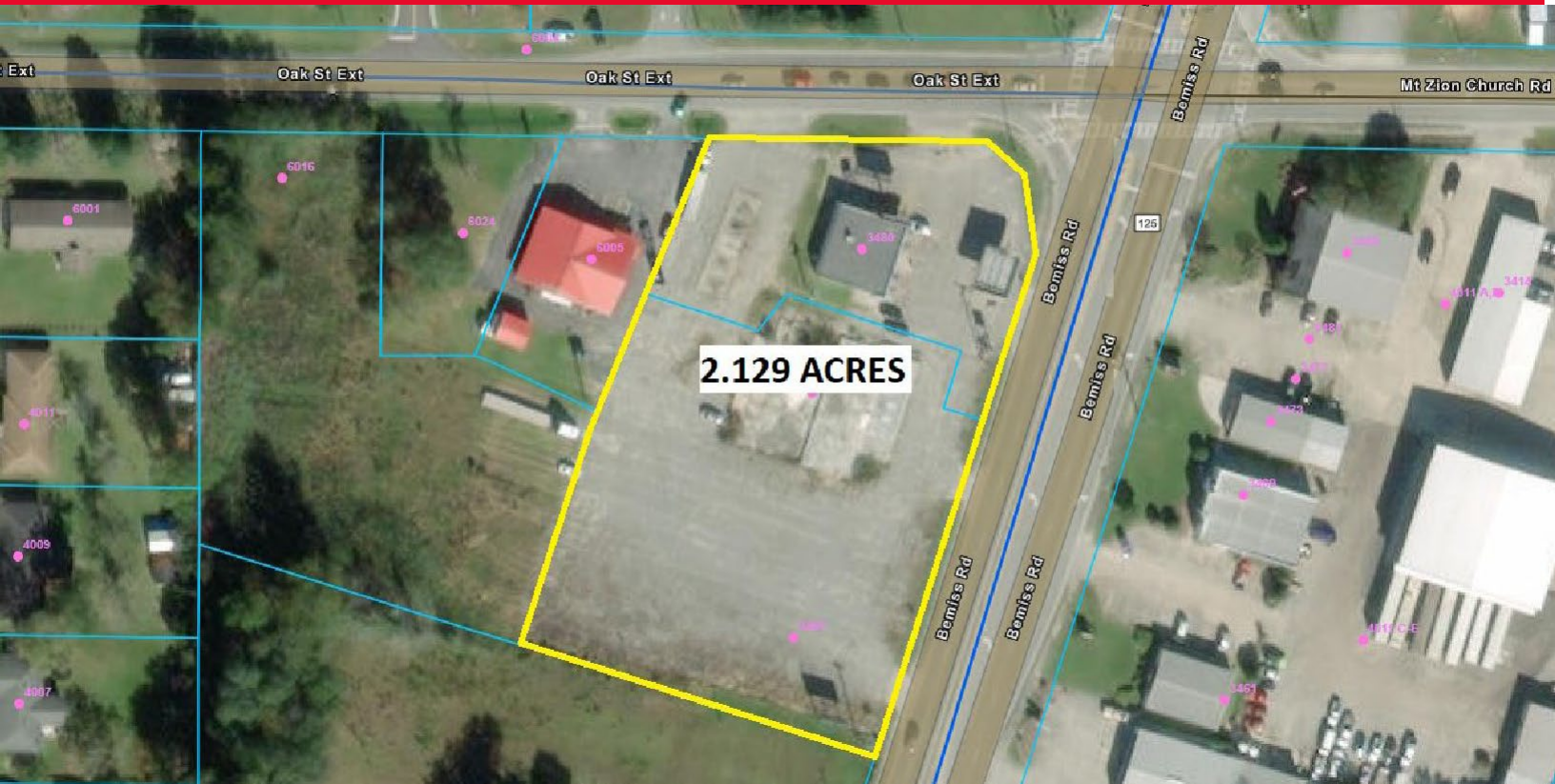


FOR SALE – 2.13-ACRE LOT

PRICE: \$775,000

3480 BEMISS RD

VALDOSTA, GA 31605



PROPERTY HIGHLIGHTS

High-Traffic, High-Visibility, High-Profile signaled hard-corner, commercial lot. Includes 2142-sf block building c.1976, sold as-is. Some use restrictions. 400' x ±232'. Five curb cuts, easy in & out. Zoned C-C. Superb redevelopment site in strong north Valdosta / Moody AFB sub-market. Bemiss Rd is the primary artery and connector between Valdosta and Moody AFB.

BUILDING SF	2,142
LAND SF	2.13 ACRES
YEAR BUILT	c.1976
PARKING	75 SPACES
TRAFFIC COUNTS	28,400 VPD

SIGNAGE TYPE	PYLON
1-MILE (POP.)	4,648
3-MILE (POP.)	39,741
MED. INCOME	\$43,800
SPACE USE	RETAIL



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SCOTT ALDERMAN
President / Broker, First Commercial
Real Estate
229-561-1939
fcre@surfsouth.com

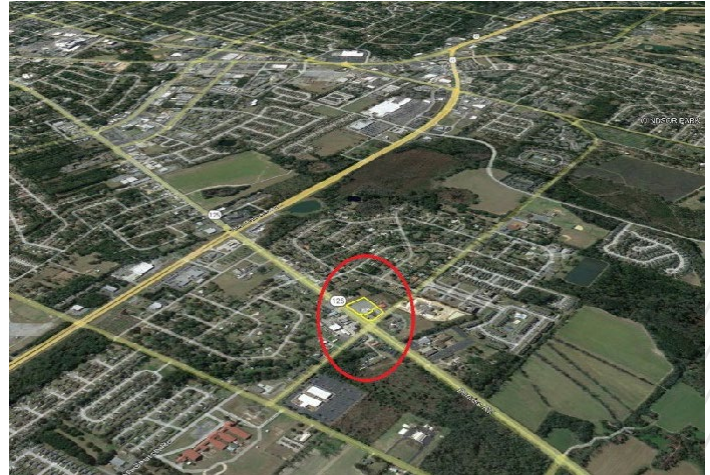
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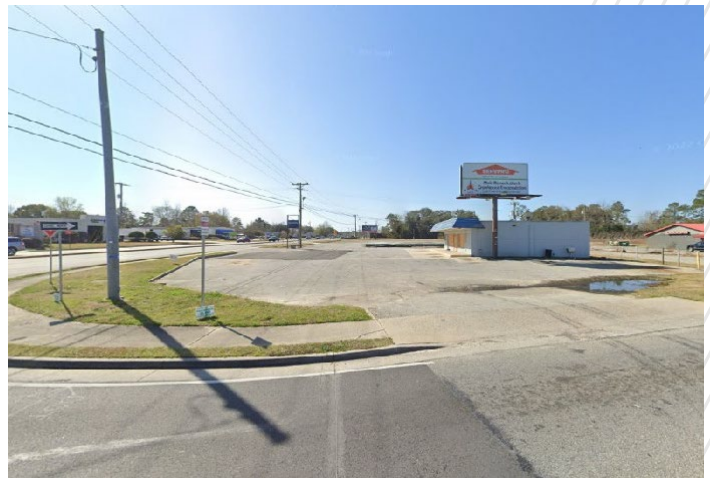
COMMUNITY AND MARKET SUMMARY

Valdosta-Lowndes County is one of the strongest tertiary markets in America. The 4-county MSA has a 2023 estimated population of 160,000, and is the hub market for 12 counties in South GA / North FL with ±500,000. A unique blend of community assets is the reason: Interstate 75, Moody AFB, Valdosta State University, Valdosta Technical College, GMC Community College, South GA Medical Center, the Gateway to Florida (15 miles), midway between Atlanta and Orlando, and a vibrant and diverse mix of local and regional industry. The community is known as Tiletown USA, Winnersville USA, and the Capital of South Georgia.



LEGAL INFORMATION

TAX PARCEL ID	0108-106,105
2023 RE TAXES	\$4,640
ZONING	C-C



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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