

NORTHLAKE DRIVE

Valdosta, GA 31602



PROPERTY DESCRIPTION

Rare opportunity to lease a fully entitled, pad-ready drive-thru site on N Valdosta Road, located in one of Valdosta's most active commercial corridors. The available pad offers flexible build-to-suit options, with delivery tailored to tenant specifications, allowing users to customize design, layout, and level of landlord contribution.

The site benefits from significant horizontal improvements already in place, including stormwater infrastructure, parking lot construction, and a building slab designed to accommodate up to ±3,500 SF with a drive-thru configuration. This allows tenants to accelerate timelines and reduce upfront development complexity.

The property includes two outparcels currently under development, with one pad pre-leased to Starbucks—demonstrating strong national tenant demand and enhancing long-term site synergy and traffic.

For users or investors seeking ownership opportunities, the drive-thru pad is also available for purchase, along with a separate rear parcel offering additional development potential.

PROPERTY HIGHLIGHTS

- Build to Suit options available
- Pad-Ready Site – All major site work completed Stormwater
- Infrastructure Complete
- Up to 3,500 SF Building, Drive-Thru Capable High-Visibility Commercial Corridor
- Ideal for QSR, or Retail Users

OFFERING SUMMARY

Lease Rate:	Based on Tenant Delivery Needs
Lot Size:	3,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	769	4,703	14,237
Total Population	2,273	13,549	36,056
Average HH Income	\$106,171	\$110,671	\$83,931

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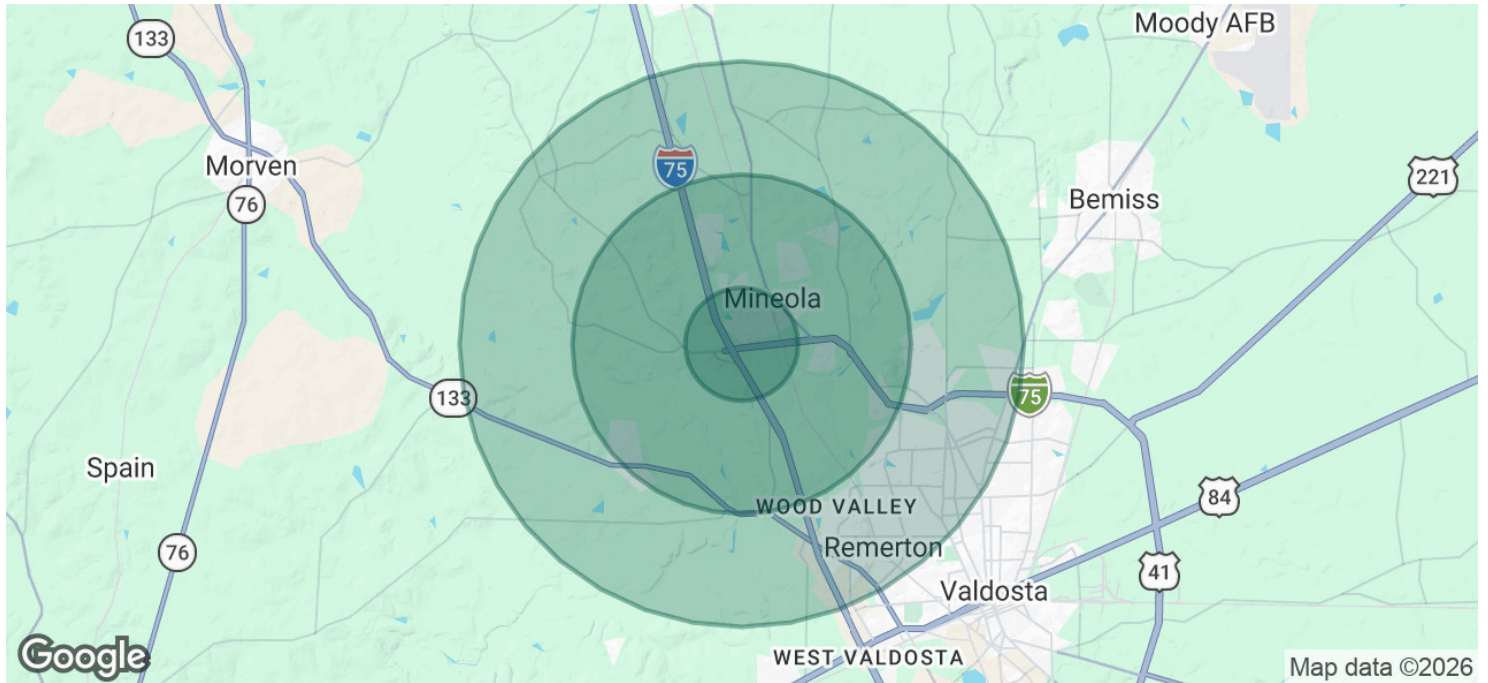
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,273	13,549	36,056
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	769	4,703	14,237
# of Persons per HH	3	2.9	2.5
Average HH Income	\$106,171	\$110,671	\$83,931
Average House Value	\$354,095	\$352,771	\$289,588

Demographics data derived from AlphaMap

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