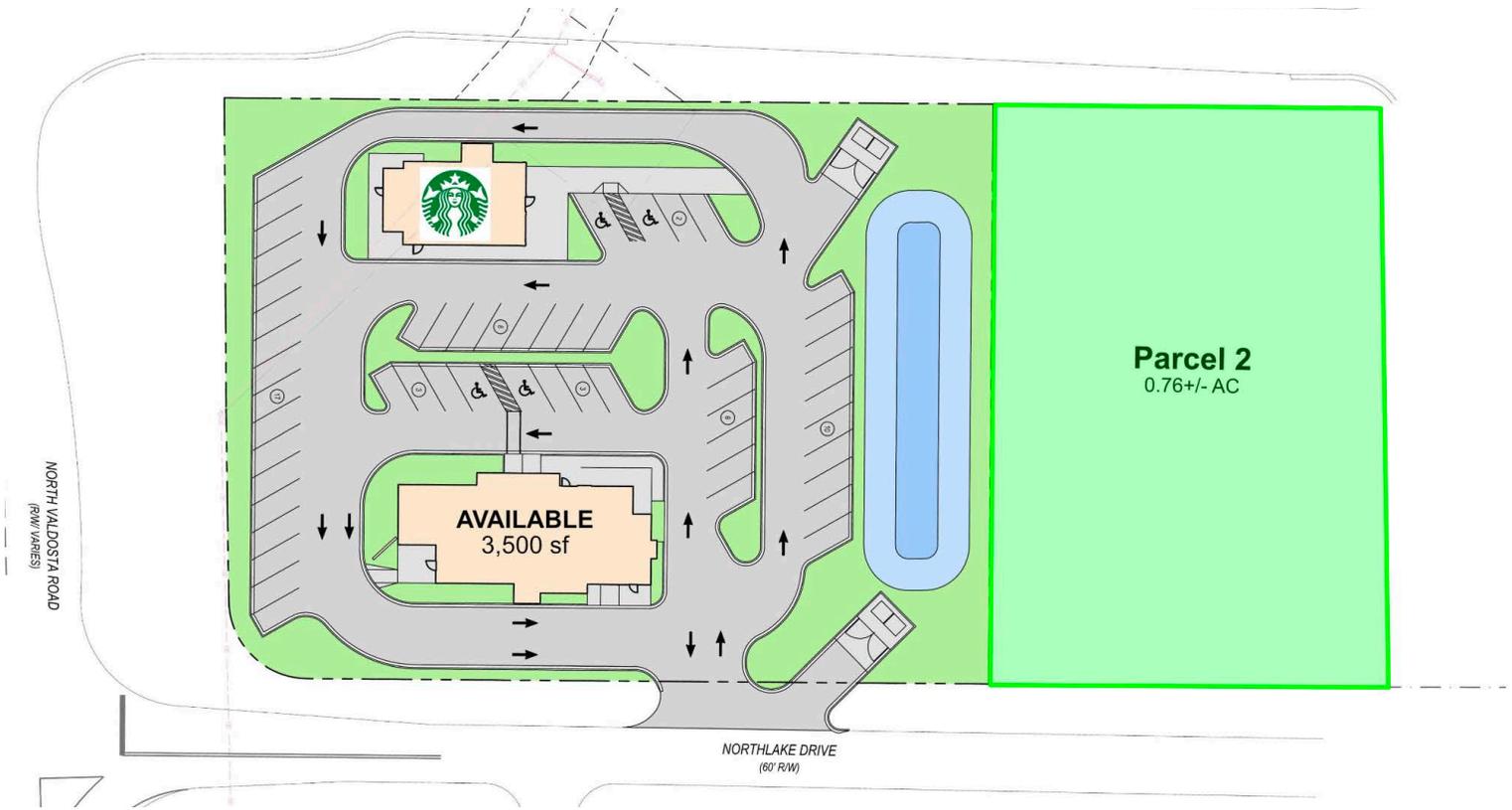


NORHLAKE DRIVE

Valdosta, GA 31602



PROPERTY DESCRIPTION

Rear parcel available for purchase behind a newly developed two-pad retail project on N Valdosta Road, one of Valdosta's most active commercial corridors. The front development includes a Starbucks pre-leased drive-thru pad and an additional $\pm 3,500$ SF pad available for sale or lease, creating strong surrounding tenancy and built-in traffic drivers.

The rear parcel offers a flexible development opportunity ideal for retail, medical, office, or service-oriented users seeking proximity to national tenancy without direct highway frontage pricing. Positioned behind established and incoming drive-thru traffic, the site benefits from shared access and infrastructure within an already active commercial setting. This parcel presents an excellent opportunity for an owner-user or developer to capitalize on the momentum of the front-pad development while securing a presence in a growing Valdosta trade area.

PROPERTY HIGHLIGHTS

- Positioned behind a newly developed two-pad retail project on N Valdosta Road
- Front development includes a Starbucks drive-thru and an additional $\pm 3,500$ SF pad available for sale or lease
- Benefits from shared access and infrastructure within an active commercial setting
- Flexible development potential for retail, medical, office, or service users
- Opportunity to capitalize on national tenancy and growing corridor activity at a lower entry point than frontage pads

OFFERING SUMMARY

Sale Price:	\$465,000
Lot Size:	0,76 AC

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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Google

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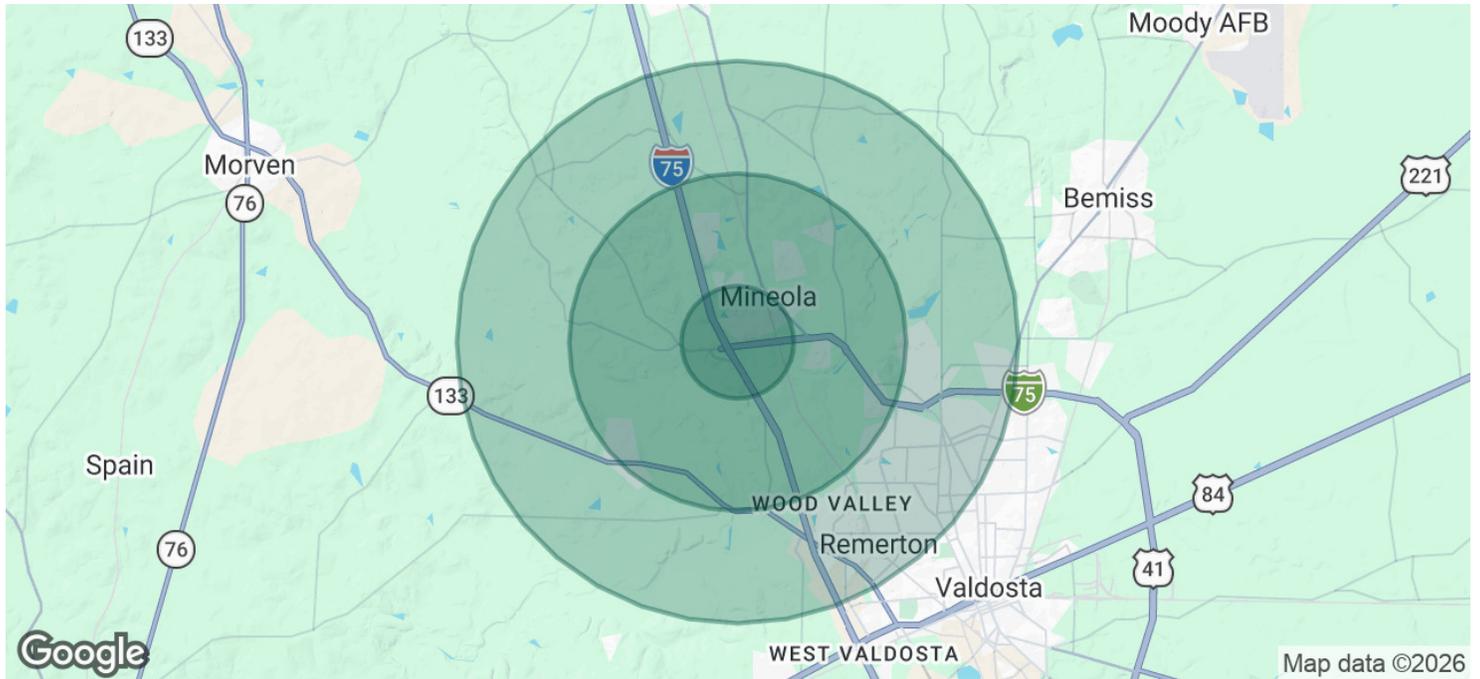
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NORTHLAKE DRIVE

Valdosta, GA 31602



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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