



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

1328 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601



OFFERING SUMMARY

Ground Lease Rate:	\$200,000.00 per year (NNN)
Available Building SF:	6,565 SF
Lot Size:	1.44 Acres
Year Built:	1974
Zoning:	C-H
Traffic Count:	24,439
Parking Spaces:	86
Estimated Property Tax:	\$35,522.16
APN:	0081D 010

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Situated on the bustling "Main & Main" retail stretch of St. Augustine Road, just a few hundred feet from I-75. The area sees around 24,000 vehicles daily, offering excellent exposure while blending ease of access, steady customer flow, and strong surrounding retail presence—an ideal spot for restaurants or retail businesses. Neighbors include national chains (e.g. Chick-fil-A, Best Buy, Lowe's, Zaxby's), apartment complexes, and Valdosta Mall nearby.

Brad Parker
850.566.2629
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

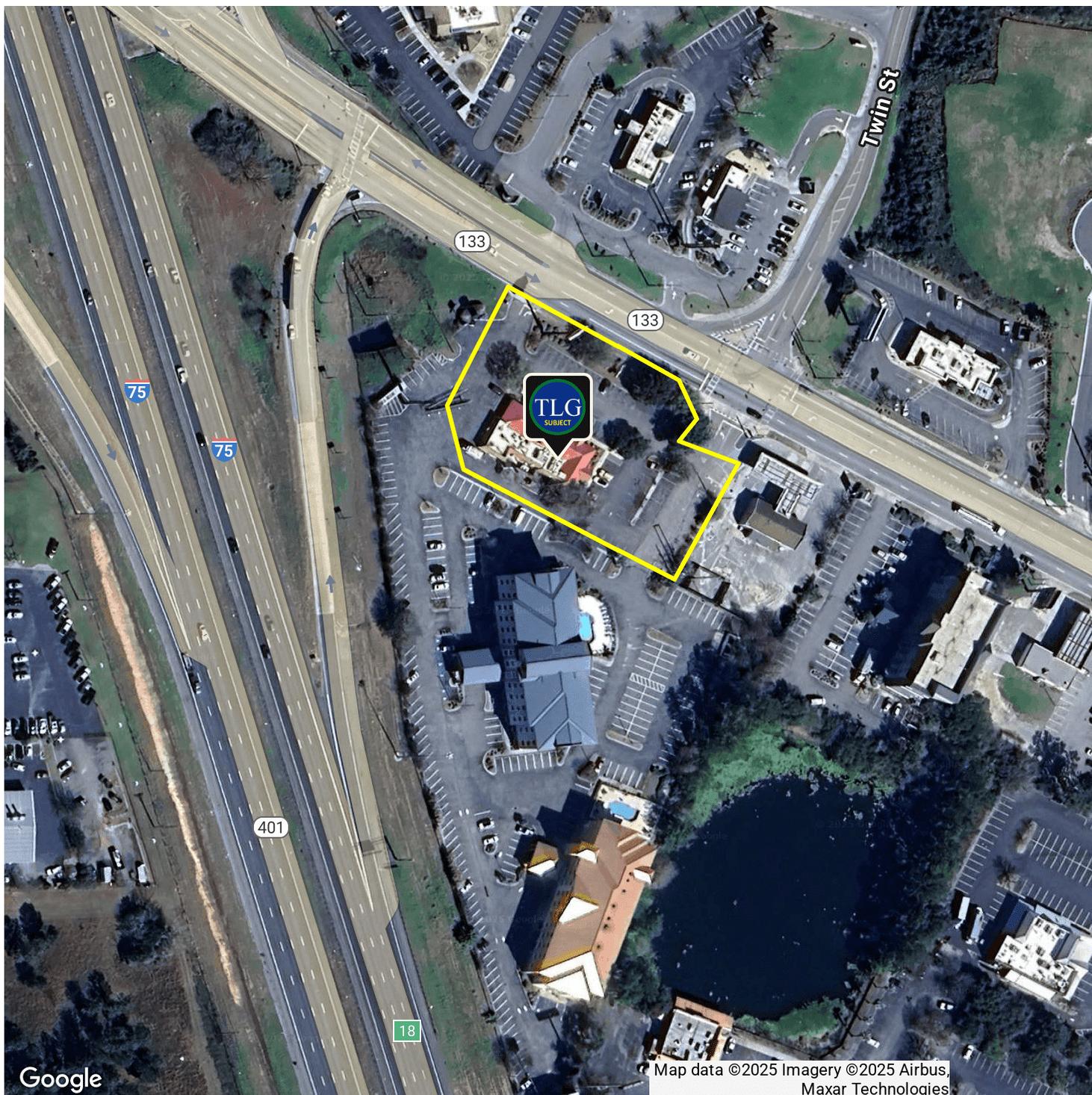




LOCATION MAP

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RETAILER MAP

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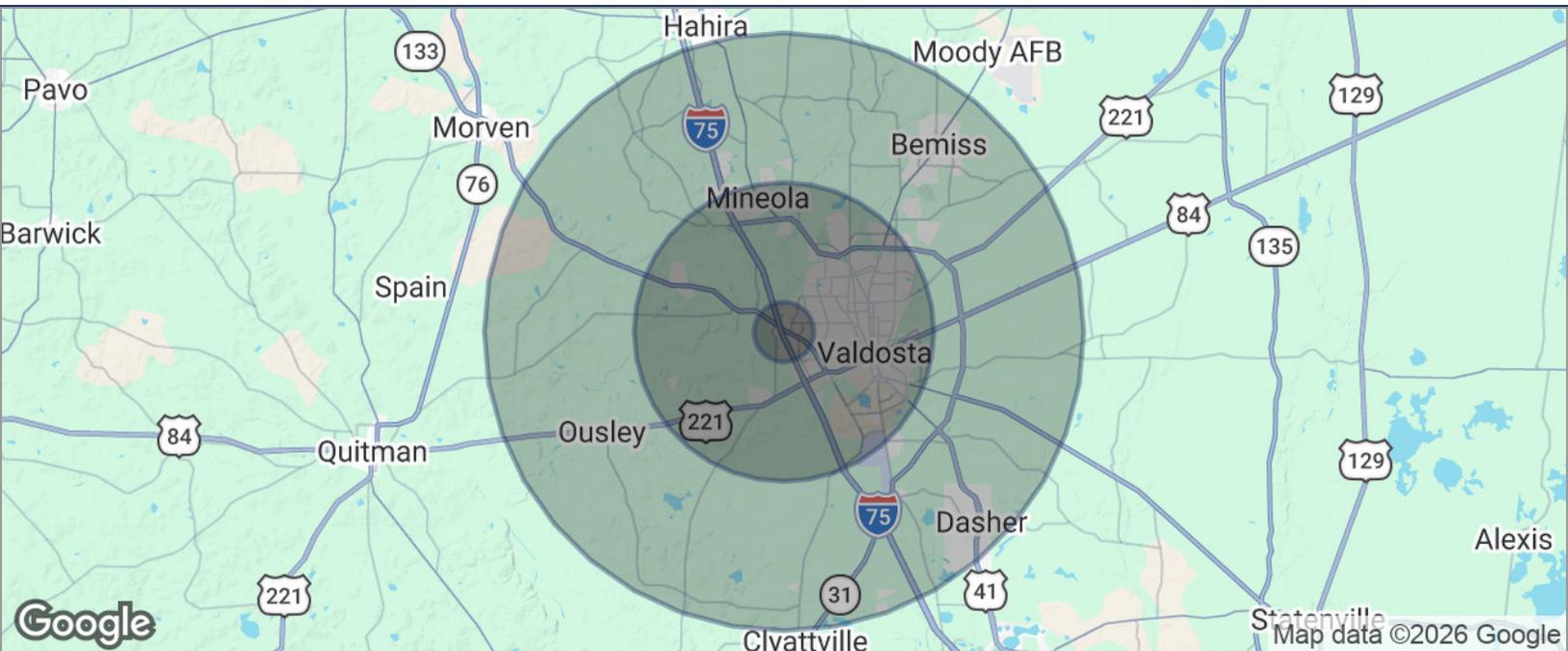




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,259	60,748	100,177
MEDIAN AGE	37	37	37
MEDIAN AGE (MALE)	37	36	36
MEDIAN AGE (FEMALE)	38	38	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,444	23,916	38,155
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$53,858	\$57,719	\$65,783
AVERAGE HOUSE VALUE	\$247,379	\$223,006	\$245,628

* Demographic data derived from 2020 ACS - US Census

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