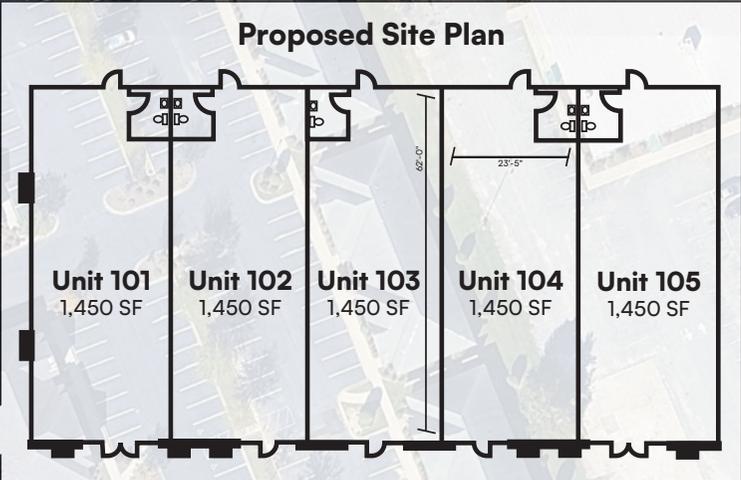


2929 N Ashley Street

Valdosta, GA 31602

MATTHEWS™



Google Earth

Valdosta Aerial

MINEOLA



ACADEMY ACRES



HORIZON ACADEMY

VALDOSTA MALL

JCPenney sears HOME SERVICES

belk HomeGoods

ROSS DRESS FOR LESS OLD NAVY

VICTORIA'S SECRET

ULTA BEAUTY Rainbow

VSU PERFORMING ARTS CENTER

SITE:

Jersey Mikes Subs

BR bagkin robbins

DUNKIN' Little Caesars

VALDOSTA HIGH SCHOOL

±14,000 VPD



DREXEL PARK



VALDOSTA STATE UNIVERSITY



LOWNDES HIGH SCHOOL

DOWNTOWN VALDOSTA

Walmart Supercenter

sam's club

WOODGATE

PONDEROSA COUNTRY CLUB

WESTWOOD ESTATES

±56,800 VPD

Dillard's DISTRIBUTION CENTER



LOWE'S DISTRIBUTION CENTER

VALDOSTA REGIONAL AIRPORT

Market Aerial

N OAK SQUARE
SURCHEROS
FRESH MEX
BLAZE
Azalea City CREAMERY

DOLLAR TREE
ALDI
DQ
tropical CAFE

Bojangles

Valdosta NISSAN

HWY 41 ± 21,300 VPD

Publix
PAPA JOHN'S
Great Clips
H&R BLOCK

SYNOVUS
AutoZone

UNITED STATES POSTAL SERVICE

RENASANT BANK

CBC BANK

Chick-fil-A

Walmart Supercenter
verizon
Applebees
HIBBETT SPORTS
Petland

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

HORIZON ACADEMY

DOLLAR GENERAL
ellianos coffee

TURNER'S

STARBUCKS
WELLS FARGO

NORTHWOOD

FIVE POINTS
FARMERS home FURNITURE
Wendy's
RECOIL

SOUTH REE SPRINGS

125
± 23,400 VPD

Winn-Dixie
bealls
planet fitness
WAFFLE HOUSE

KFC

BANK OF AMERICA

SITE:
Jersey Mike's
DUNKIN' Little Caesars

CIRCLE K

SONIC

JOREE SPRINGS

Lendmark Financial Services
cricket wireless

VALDOSTA JUNIOR HIGH SCHOOL

VSU PERFORMING ARTS CENTER
OPENING SPRING 2026

VSU HEALTH AND BUSINESS ADMINISTRATION BUILDING

NASHLEY ST ± 18,900 VPD

FIREHOUSE SUBS

Pruitt Health

LAKELAND FOREST

SOUTH GEORGIA MEDICAL CENTER
418 BEDS
3100+ EMPLOYEES

CVS pharmacy

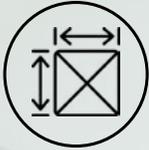
CASTLE PARK SHOPPING CENTER
piggly wiggly
DOLLAR GENERAL
CITITRENDS

W.G. NUNN ELEMENTARY

Advance Auto Parts
Checkers

McDonald's

Property Highlights



Proposed 7,400 SF street front retail center



Ample parking in shared surface lot



Multiple access points from N Ashley St, Connel Rd, and Garden Dr



Retail Co-Tenancy: Dunkin' / Baskin-Robbins, Jersey Mike's, and Little Caesars



418 Beds
3100+ Employees
\$150M expansion with late 2026 projected completion

0.8 Miles

VSU Performing Arts Center

Opening Spring 2026
43,000 SF state-of-the-art facility
370-seat theater, black box lab theater, and academic and production support spaces



1.5 Miles

Publix

3.8 Miles



1.6 Miles



0.5 Miles



VALDOSTA REGIONAL AIRPORT

6.5 Miles

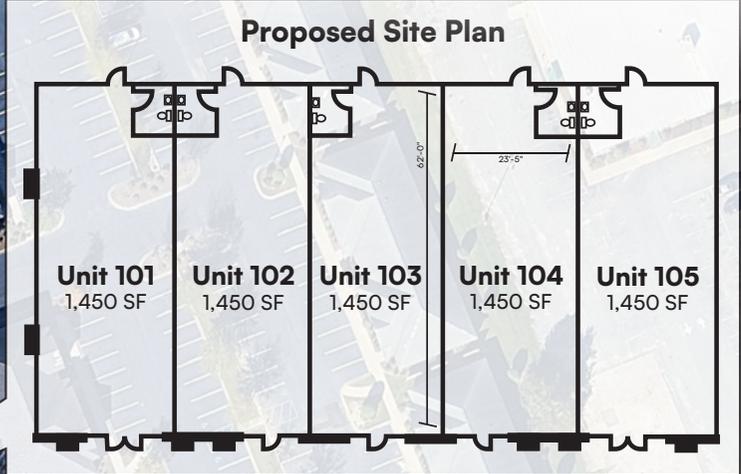
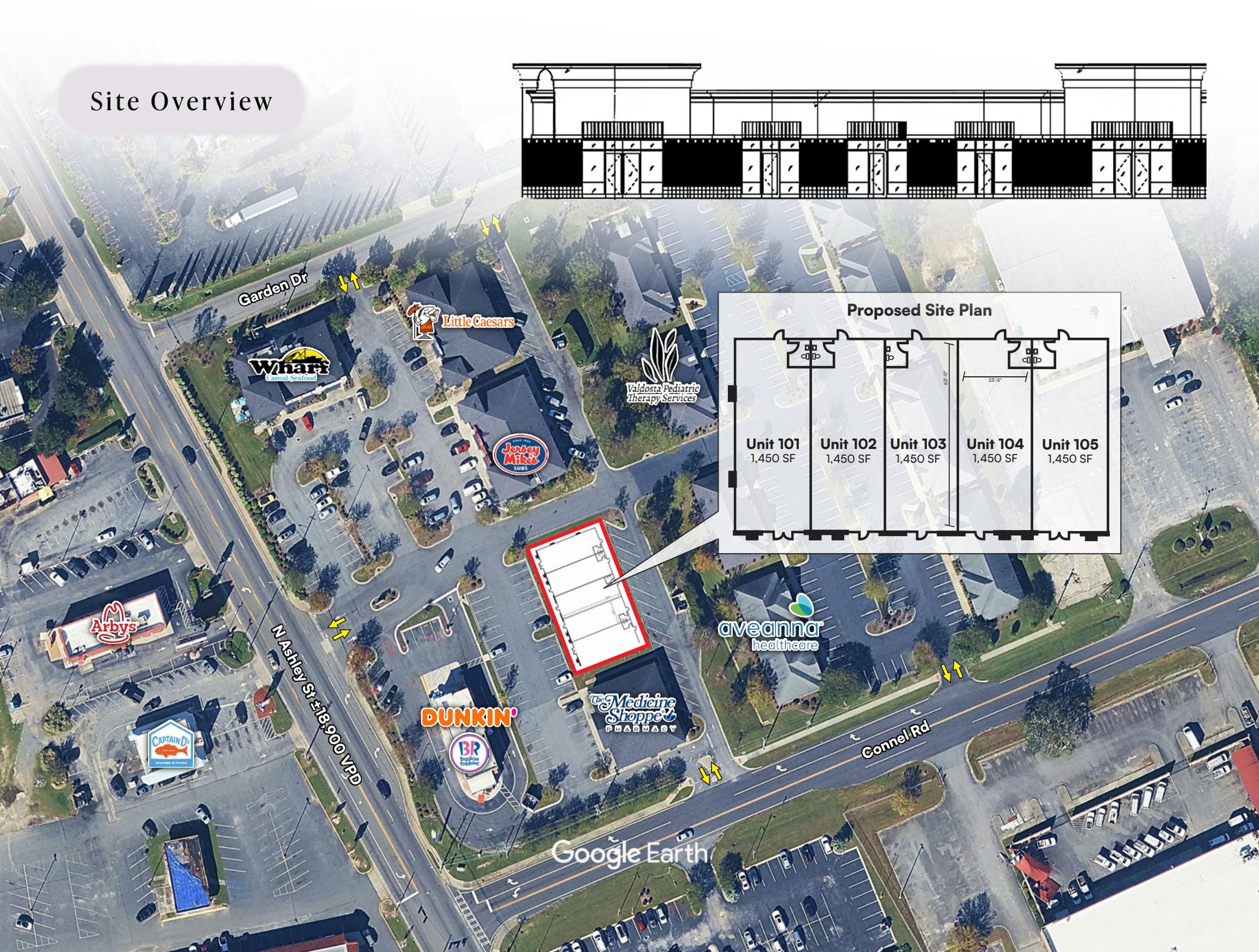
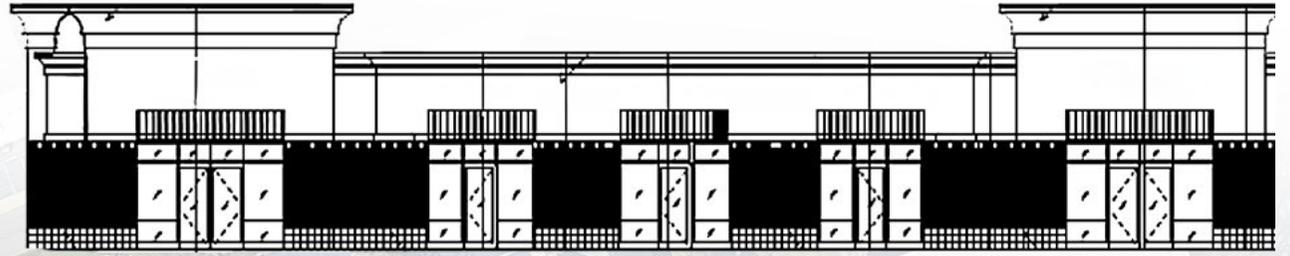
Jersey Mike's

DUNKIN'

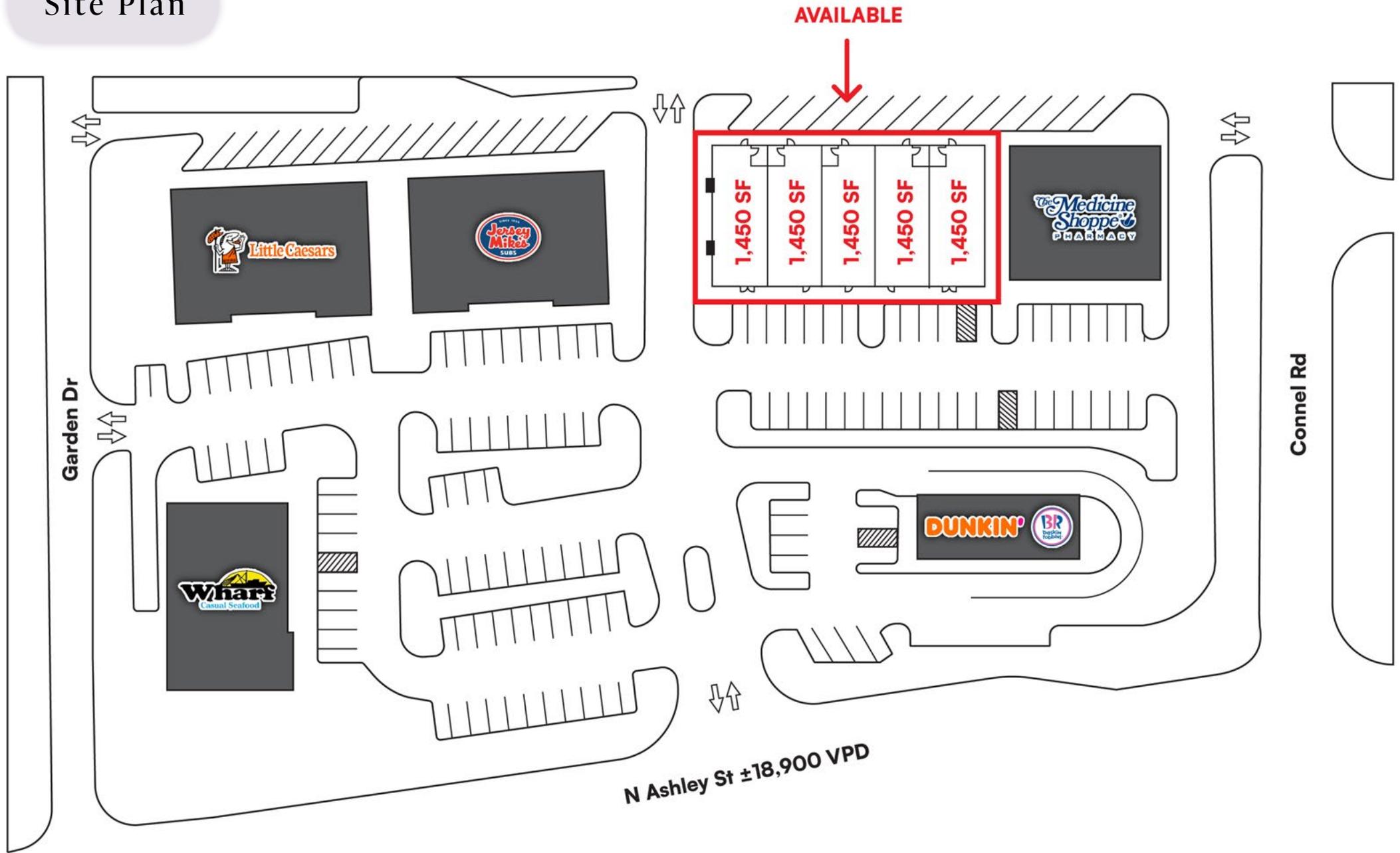
Walmart

1.1 Miles

Site Overview



Site Plan



Valdosta, Georgia

Demographics within a 10-mile radius

Overview

Valdosta, Georgia is a regional hub in South Georgia and the seat of Lowndes County, located along Interstate 75 roughly 20 miles north of the Florida line. Often referred to as the "Azalea City," Valdosta blends small-city charm with the infrastructure and amenities of a larger trade-area center, supported by a historic downtown, established neighborhoods, and ongoing growth along key commercial corridors.

The local economy is anchored by major employers and institutions including Moody Air Force Base, Valdosta State University, and South Georgia Medical Center, which help drive stable, year-round demand for housing, retail, and services. With strong regional connectivity via I-75 and proximity to North Florida, Valdosta serves as a commercial, education, and healthcare destination for the broader South Georgia market.

\$59,876

Average Household Income

104,542 Population

\$173,940

Median Home Value

31.7

Median Age

39,313 Total Households

39,313 Total Households

0.8%

Annual Population Growth
2024-2029

52,665

Daytime Employment

0.8%

Annual HH Growth 2024-2029

\$994,816,913

Total Consumer Spending

20,678

Owner Occupied Households

Higher Education

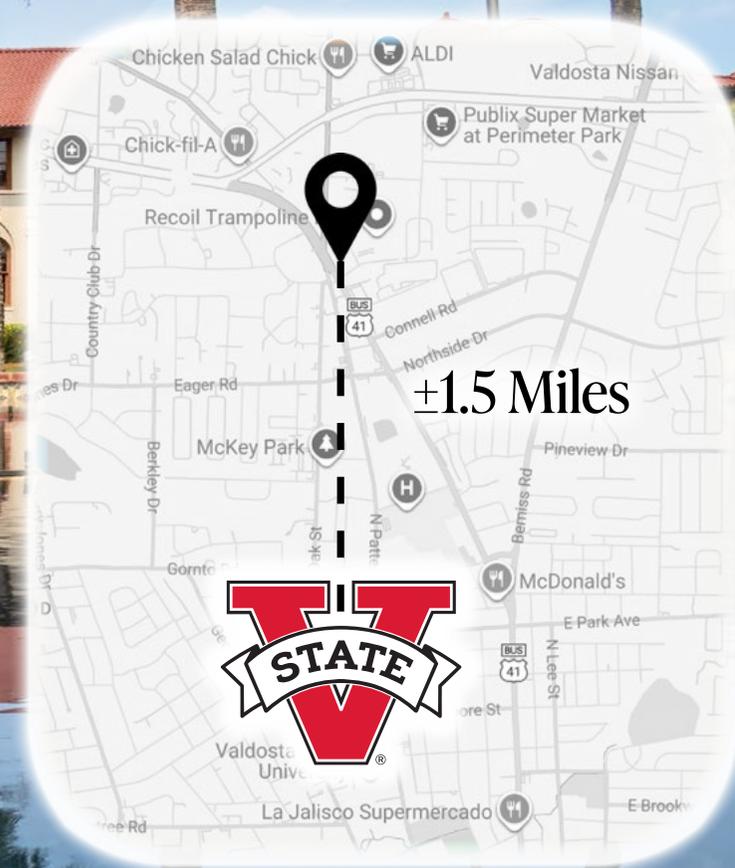
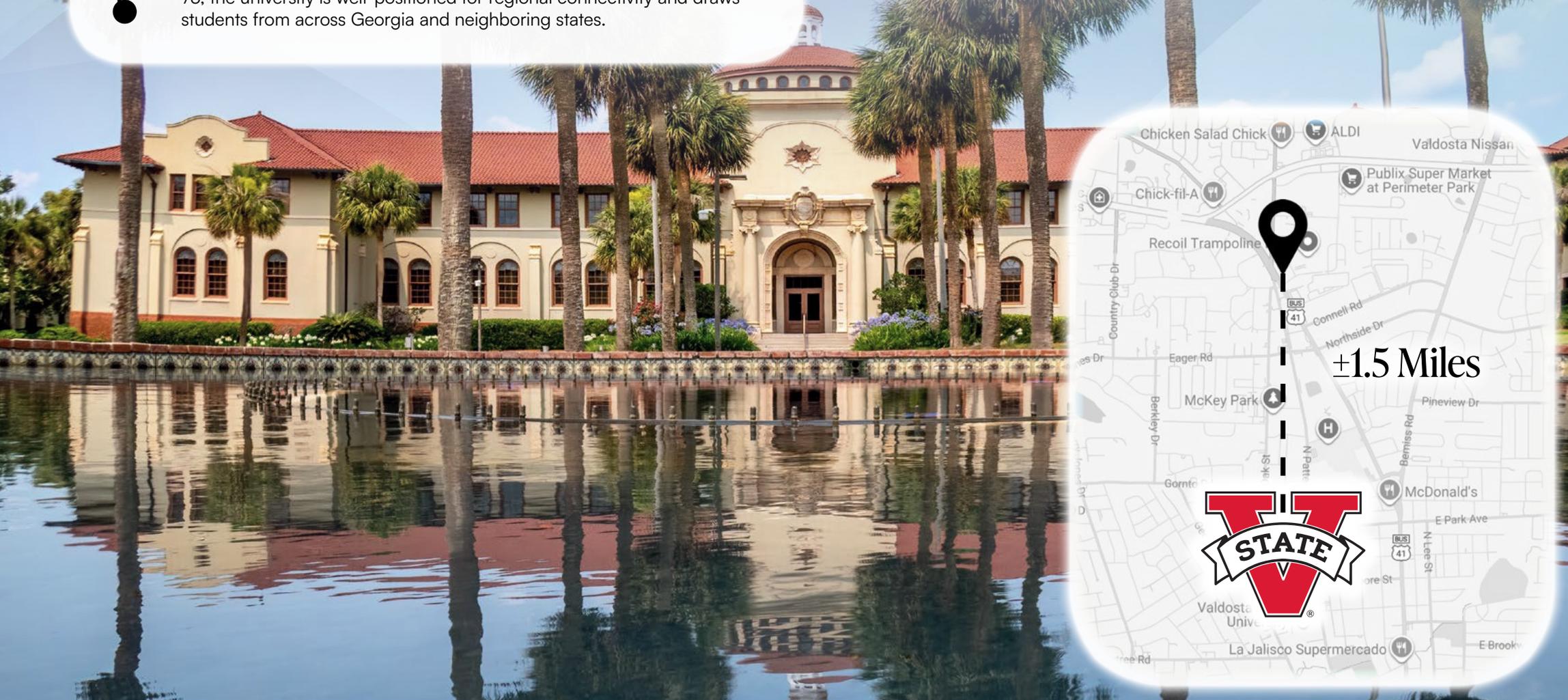
Valdosta State University

Valdosta State University (VSU) is a public, comprehensive university in Valdosta, Georgia, and a major higher-education hub for South Georgia. Founded in 1906, the university is known for its distinctive Spanish Mission style architecture and a campus setting that blends historic character with modern academic facilities.

VSU serves a diverse student population and offers a broad mix of undergraduate and graduate programs across disciplines including business, nursing and health sciences, education, humanities and social sciences, science and mathematics, and the arts. With campuses located close to one another and convenient access from Interstate 75, the university is well-positioned for regional connectivity and draws students from across Georgia and neighboring states.



VALDOSTA STATE
UNIVERSITY



MATTHEWS™



Confidentiality Agreement & Disclaimer

This Leasing Package contains select information pertaining to the business and affairs located at 2929 N Ashley Street, Valdosta, GA 31602 (“Property”). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

2929 N Ashley Street

Valdosta, GA 31602

MATTHEWS™

Exclusively Listed By:

Lily H. Heimburger

Senior Vice President

404.905.5629

lily.heimburger@matthews.com

License No. 260232 (GA)

Adrienne Crawford

Senior Vice President

404.905.5719

adrienne.crawford@matthews.com

License No. 303241 (GA)

Broker of Record

Maxx Bauman

License No. 80041 (GA)

