



COLONY SQUARE

262 Ocilla Highway,
Fitzgerald, GA 31750

PRESENTED BY:

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Executive Summary

COLONY SQUARE - FITZGERALD, GA | 262 OCILLA HIGHWAY, FITZGERALD, GA 31750



OFFERING SUMMARY

Available SF:	1,800 - 16,239 SF
Lease Rate:	\$5.00 - 15.00 SF/yr (NNN)
Lot Size:	6.0 Acres
Building Size:	±56,312
Renovated:	2014
Market:	Macon, Columbus
Submarket:	Tifton, Valdosta

PROPERTY OVERVIEW

Colony Square is a ±56,312 square foot shopping center located at the southwest corner of Ocilla Highway and Benjamin H Hill Drive in Fitzgerald, Georgia. It is strategically positioned along the main retail thoroughfare of Fitzgerald with several surrounding retailers (Wendy's, Advanced Auto Parts, McDonald's, Aaron's, Family Dollar, CVS, Zaxby's, Walmart Supercenter, etc.). Colony Square is immediately adjacent to several national/regional tenants such as Tractor Supply, Farmer's Furniture, Sonic and Burger King. Currently, there are three remaining spaces available (1,800 SF / 4,800 SF / 16,386 SF)

PROPERTY HIGHLIGHTS

- Major Community Center Serving the Ben Hill Country Market Area
- Renovated in 2014
- Great Visibility & Access
- Pylon Signage at Main Entrance
- Tenants Include Dollar Tree, It's Fashion Metro and Hibbett Sports
- Retail & Restaurant Space Available (1,800 SF - 16,386 SF)

Available Spaces

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4,800 SF RESTAURANT SPACE (END CAP, CAN BE EXPANDED TO 6,600 SF)



1,800 SF RETAIL SPACE (CAN BE EXPANDED TO 6,600 SF)

COLONY SQUARE SITE PLANE (1,800 - 16,386 SF AVAILABLE)

Retailer Map

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Location Maps

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Available Spaces

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SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16,239 SF	NNN	\$5.00 - \$7.00 SF/yr	Former Goody's
1,800 SF	NNN	\$10.00 - \$15.00 SF/yr	Open space.
1,800 - 6,600 SF	NNN	\$10.00 - \$15.00 SF/yr	End cap restaurant space, can be expanded to 6,600 SF

Retailer Map

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