

COLONY SQUARE

262 Ocilla Highway, Fitzgerald, GA 31750

PRESENTED BY:

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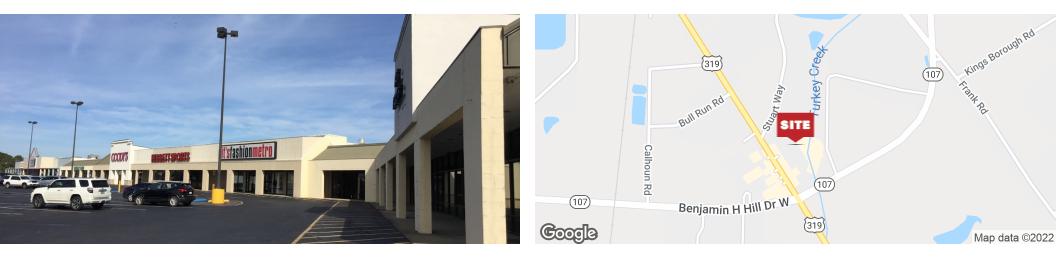
REAL ESTATE SOUTHEAST

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Executive Summary

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





	OFFERING SUMMARY		PROPERTY
	Available SF:	1,800 - 16,239 SF	Colony Squa Drive in Fitzg retailers (We
	Lease Rate:	\$5.00 - 15.00 SF/yr (NNN)	Square is im King. Curren
	Lot Size:	6.0 Acres	PROPERTY
	Building Size:	±56,312	• Major Co
_		204.4	Renovate
	Renovated:	2014	• Great Vis
	Market:	Macon, Columbus	 Pylon Sig
1	Submarket:	Tifton, Valdosta	Tenants I
			• Retail & I

OVERVIEW

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

HIGHLIGHTS

- Community Center Serving the Ben Hill Country Market Area
- ted in 2014
- isibility & Access
- ignage at Main Entrance
 - Include Dollar Tree, It's Fashion Metro and Hibbett Sports
 - Restaurant Space Available (1,800 SF 16,386 SF)

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





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)

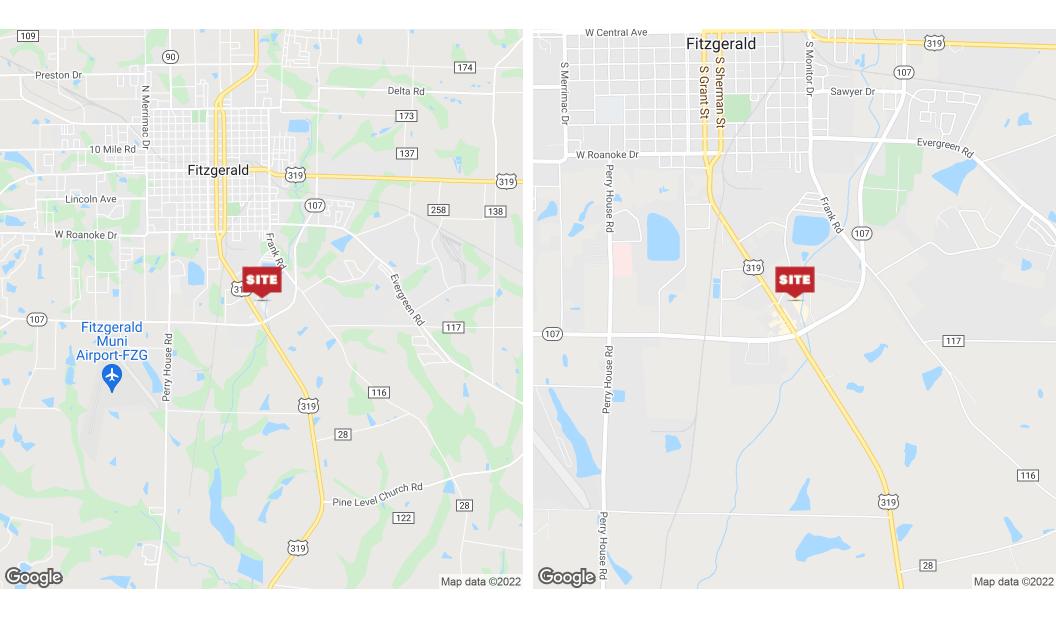




Location Maps

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





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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