

AVAILABLE

The  
**TEMPLES**  
Company

(912) 538-7000

## Cairo Crossing Shopping Center - Cairo, GA Anchored by Wal-Mart Supercenter

Eighth Avenue NE  
Cairo, GA 39828

(Latitude, Longitude)  
(30.88559, -84.20434)

### AVAILABLE SPACES:

1,600 square feet

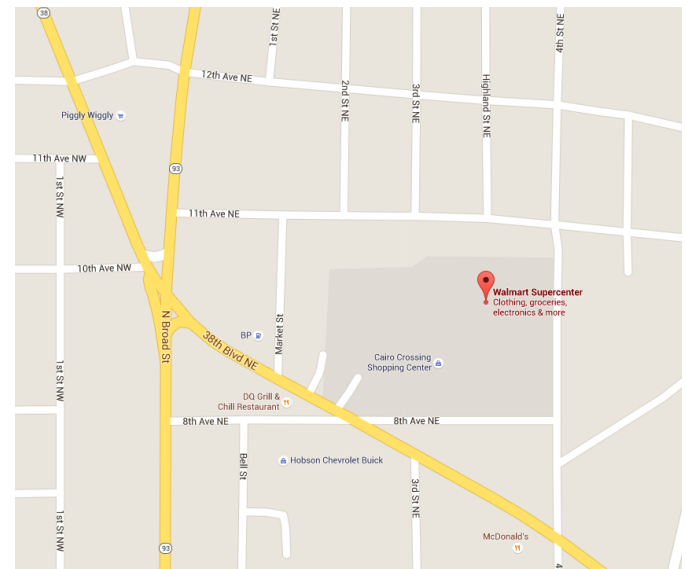
4,030 square feet



Cairo Crossing Shopping Center is:

- In the heart of Cairo's retail market.
- Is located on Highway 84, the main retail corridor.
- Anchored by Wal-Mart Supercenter and other national tenants Hibbett's, Little Caesar's, Firehouse Subs and H&R Block.

Cairo is the county seat of Grady County and is located on the GA/FL line about 40 miles north of Tallahassee.



### DEMOGRAPHICS:

	5 miles	15 miles
2025 Population:	14,608	50,966
2025 Households:	5,723	23,304
2025 Median HH Income:	\$53,567	\$58,624

### TRAFFIC COUNTS:

Street:	Daily Count
US Hwy 84:	15,500

**LANDLORD  
MOTIVATED**

*Please contact our office for  
additional information.*

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\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2511NOV



TENANT ROLL:		
Suite	Tenant	Size (s.f.)
A-1	Hibbetts	4,155
B-1 A	T-Mobile	4,000
B-1 B	Vacant	4,000
B-2	Firehouse Subs	2,800
B-3	Vacant	1,600
B-4	Chinese Restaurant	1,600
B-5	1st Franklin Financial	1,600
B-6	Tobacco Shop	1,200
B-7	Little Caesar's	2,400
B-8	AT&T	1,400
B-9	H&R Block	1,400
C-1	Tobacco Shop	4,280
D-1	BAP's Beauty Supply	1,100
D-2	Modern Nails	1,100
D-3	Cricket Wireless	1,100
D-4	Mexican Restaurant	2,750

#### ASKING LEASE RATE:

Suite	Address	Size	Dimensions	Rent Per Square Foot	CAM, Taxes & Insurance	Rent Per Month
B-3	327 Eighth Avenue NE	1,600 s.f.	20' x 80'	\$12.50	\$2.48	\$1,666.67 + 330.67 = \$1,997.34
B-1 B	329-B Eighth Avenue NE	4,030 s.f.	50'± x 80'	\$7.95	\$2.48	\$2,669.88 + 832.87 = \$3,502.75

