



Fort Valley Shopping Center



LOCATION

2275 US Hwy 341
Fort Valley, GA 31030



LAND

+/- 8.16 AC



OCCUPANCY

100%



DEMOGRAPHICS

3-MILE POP. 14,476
3-MILE AVG HH INC. \$73,202



PRICE

\$4,631,000



BLDG

71,887 SF

INVESTMENT HIGHLIGHTS:

- Long term anchor tenancy by Food Depot for more than 20 years has been a steady driver of traffic to the center
- Upside opportunity through the development of an outpad in front of the center
- Significant capital improvements made recently to the center include \$74,000 painting the front of the center and all stucco and \$213,000+ in roof work
- Roses recently extended their lease thru Feb 2033 bringing stability to the center
- Located approximately 1 hour and 45-minute drive from Atlanta

FOR FURTHER INFORMATION CONTACT:

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