



COLONY SQUARE

262 Ocilla Highway
Fitzgerald, GA 31750

PRESENTED BY:

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 **RESE**

REAL ESTATE SOUTHEAST

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Executive Summary

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



OFFERING SUMMARY

Available SF: 1,200 SF - 8800 SF

Lease Rate: \$6.00 - \$15.00 SF/yr
(NNN; Ground)

Lot Size: 6.0 Acres

Building Size: $\pm 56,312$

Renovated: 2014

Market: Macon, Columbus

Submarket: Tifton, Valdosta

PROPERTY OVERVIEW

Colony Square is a $\pm 56,312$ square foot shopping center located at the southwest corner of Ocilla Highway and Benjamin H Hill Drive in Fitzgerald, Georgia. The property is anchored by a newly expanded Dollar Tree, Hibbett and It's Fashion Metro and 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 adjacent to several national/regional tenants such as Tractor Supply, Farmer's Furniture, Sonic and Burger King.

PROPERTY HIGHLIGHTS

- Major Community Center Serving the Ben Hill Country Market Area
- Great Visibility & Access
- Pylon Signage at Main Entrance
- Tenants Include Dollar Tree, It's Fashion Metro and Hibbett Sports
- Retail & Restaurant Space Available (1,200 SF - 8800 SF)

Available Spaces

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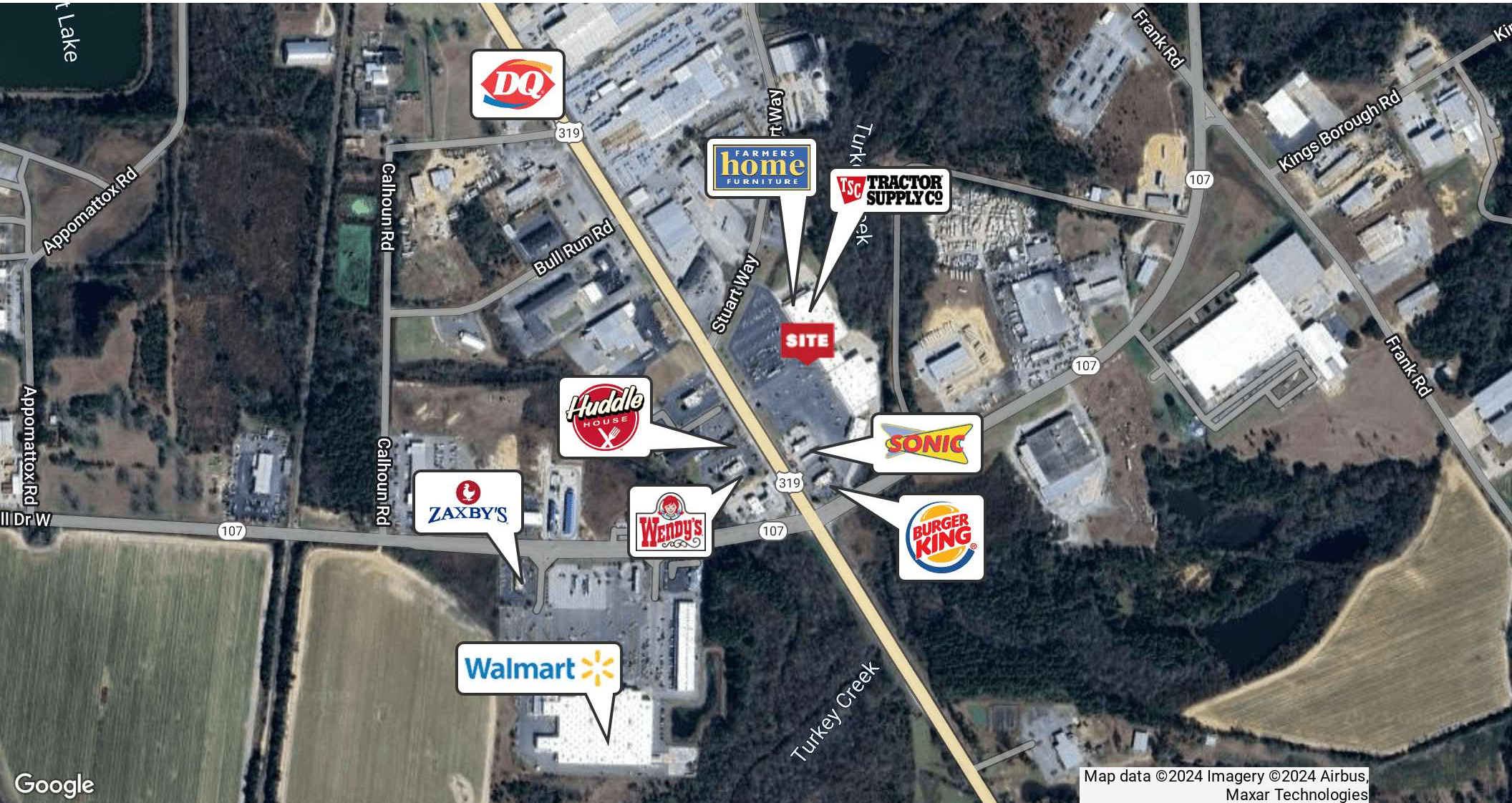


AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
262 Ocilla Hwy	Available	8,800 SF	NNN	\$8.00 - 10.00 SF/yr	Former Dollar Tree space available. Dollar Tree expanded into the former Goody's in Colony Square in Q1/2024.
262 Ocilla Hwy	Available	1,200 - 4,800 SF	NNN	\$10.00 - 15.00 SF/yr	End cap restaurant space, can be expanded to 6,600 SF
Out Pad	Available	0.75 Acres	Ground Lease	Negotiable	-

Retailer Map

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