# TLG

## EXECUTIVE SUMMARY VYSTAR CREDIT UNION PAD-SITE 2330 MEMORIAL DRIVE, WAYCROSS, GA 31503



#### OFFERING SUMMARY

\$1,250,000.00

Lot Size:

Sale Price:

APN:

.90 +/- Acres (Pad-Site)

WA2409 007

#### **PROPERTY OVERVIEW**

VyStar Credit Union has a pad site for sale. The VyStar retail pad is adjacent to Lowe's along a busy retail corridor. There is access off of US 23 (Memorial Drive) and a dedicated turn lane with ingress and egress on Pafford Lake Rd.

Walmart, Five Below, Dollar Tree, Ross Dress for Less, and Bealls are located directly across Memorial Drive from this property.

Traffic counts: Exceeding 13,000 AADT on Memorial Drive at the property.

#### LOCATION OVERVIEW

Waycross, GA

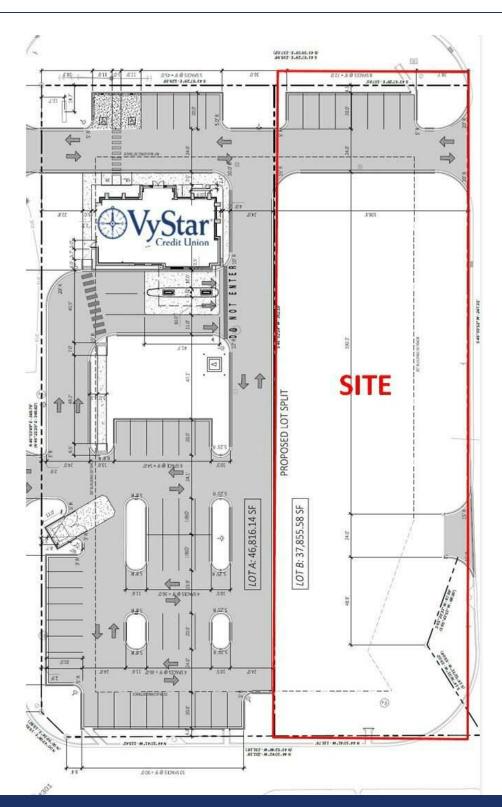
**TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363



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## PROPOSED SITE MAP VYSTAR CREDIT UNION PAD-SITE 2330 MEMORIAL DRIVE, WAYCROSS, GA 31503



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#### Brad Parker 850.566.2629 brad@tlgproperty.com

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## RETAILER MAP VYSTAR CREDIT UNION PAD-SITE 2330 MEMORIAL DRIVE, WAYCROSS, GA 31503

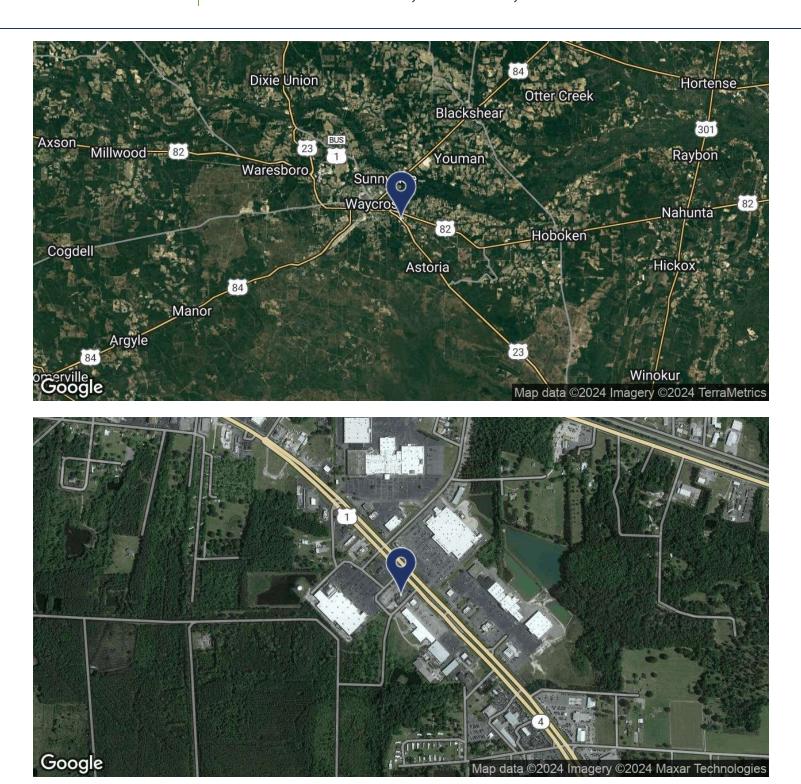


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## LOCATION MAP VYSTAR CREDIT UNION PAD-SITE 2330 MEMORIAL DRIVE, WAYCROSS, GA 31503



REALTON

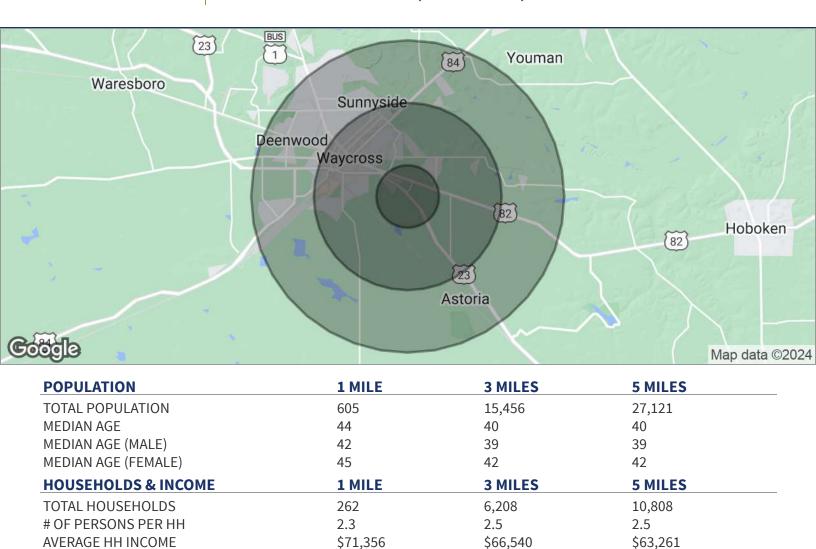
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## DEMOGRAPHICS MAP VYSTAR CREDIT UNION PAD-SITE 2330 MEMORIAL DRIVE, WAYCROSS, GA 31503



\$116,638

\$118,857

\* Demographic data derived from 2020 ACS - US Census

AVERAGE HOUSE VALUE

Brad Parker 850.566.2629 brad@tlgproperty.com



\$129,728

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