



## EXECUTIVE SUMMARY

## VYSTAR CREDIT UNION PAD-SITE

2330 MEMORIAL DRIVE, WAYCROSS, GA 31503

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,250,000.00
<b>Lot Size:</b>	.90 +/- Acres (Pad-Site)
<b>APN:</b>	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

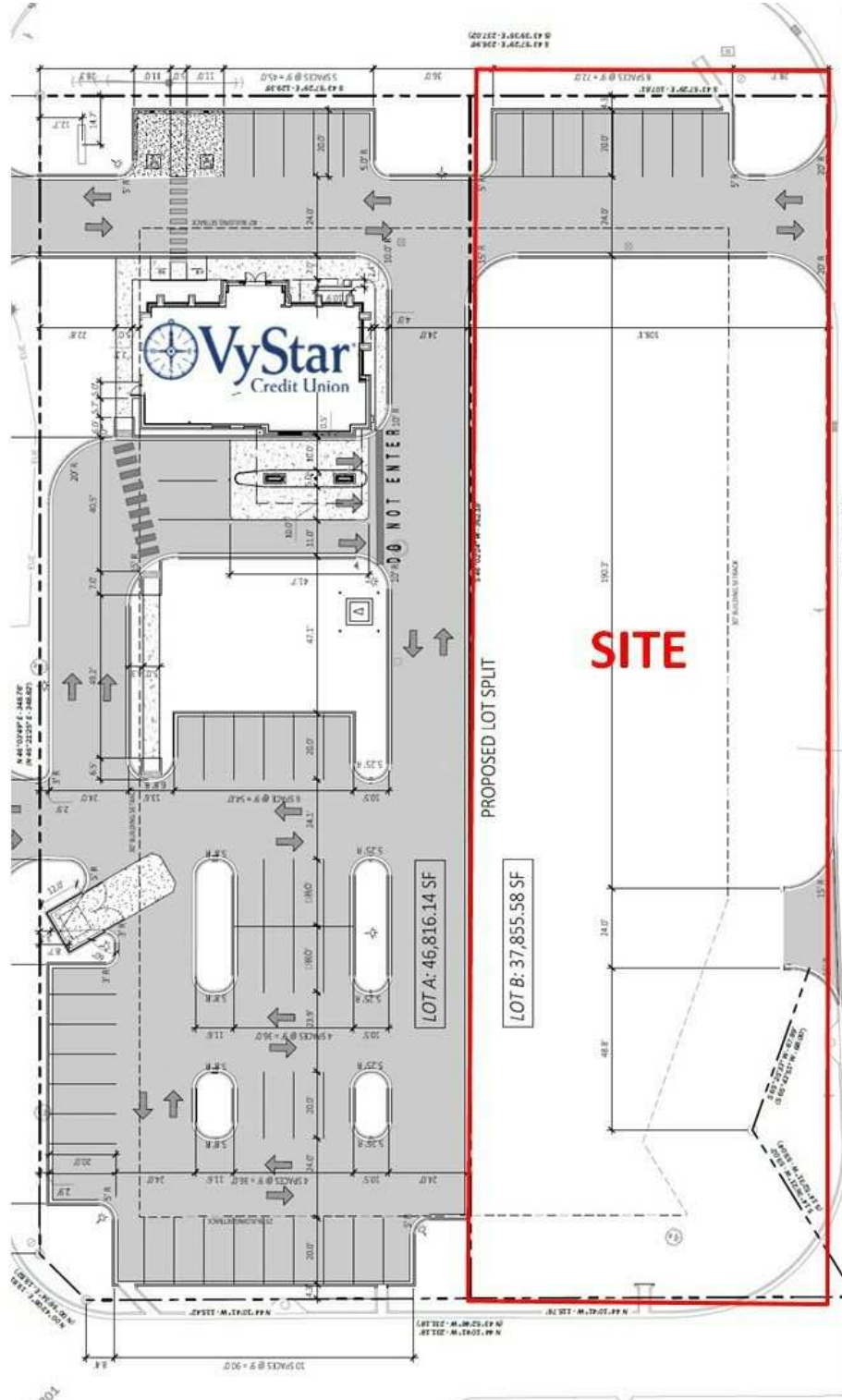
**Brad Parker**  
850.566.2629  
brad@tlgproperty.com

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





PROPOSED SITE MAP  
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RETAILER MAP

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Google

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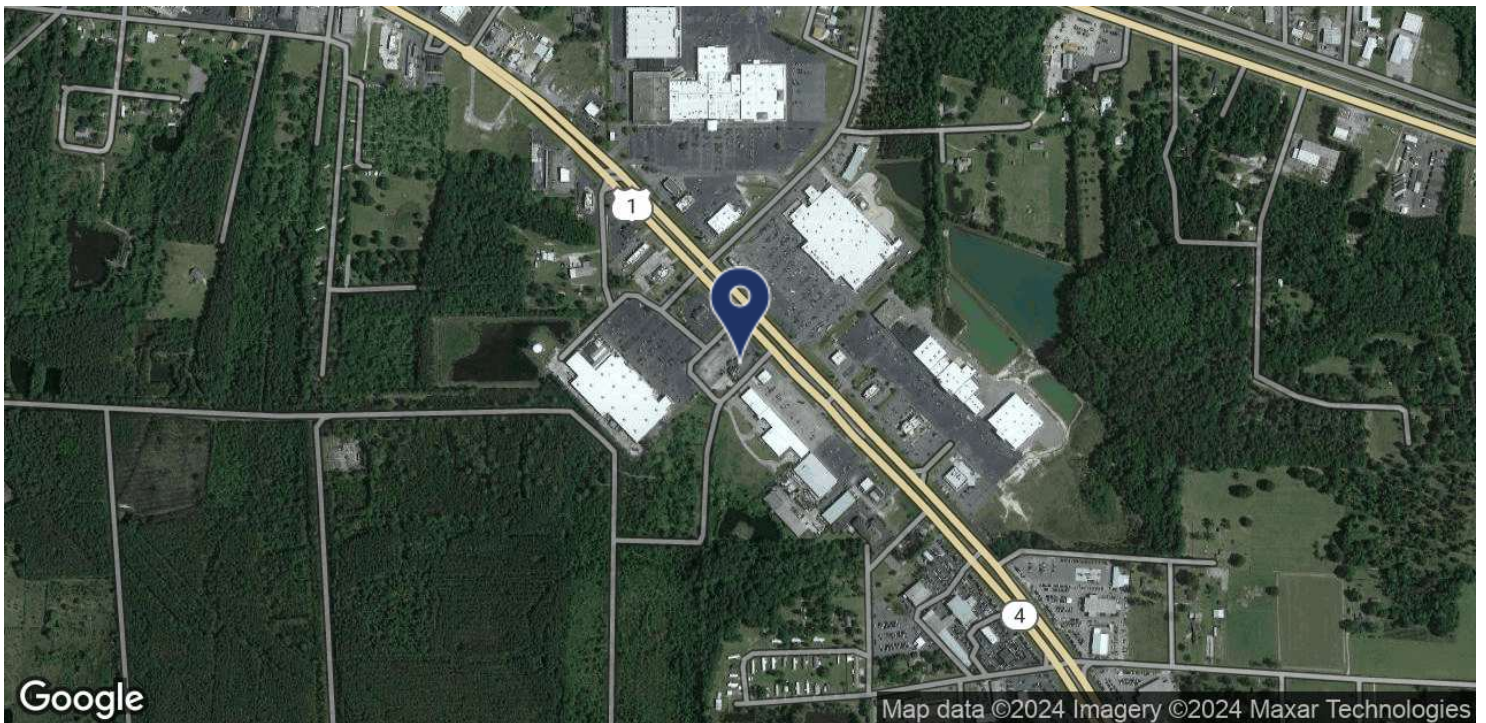
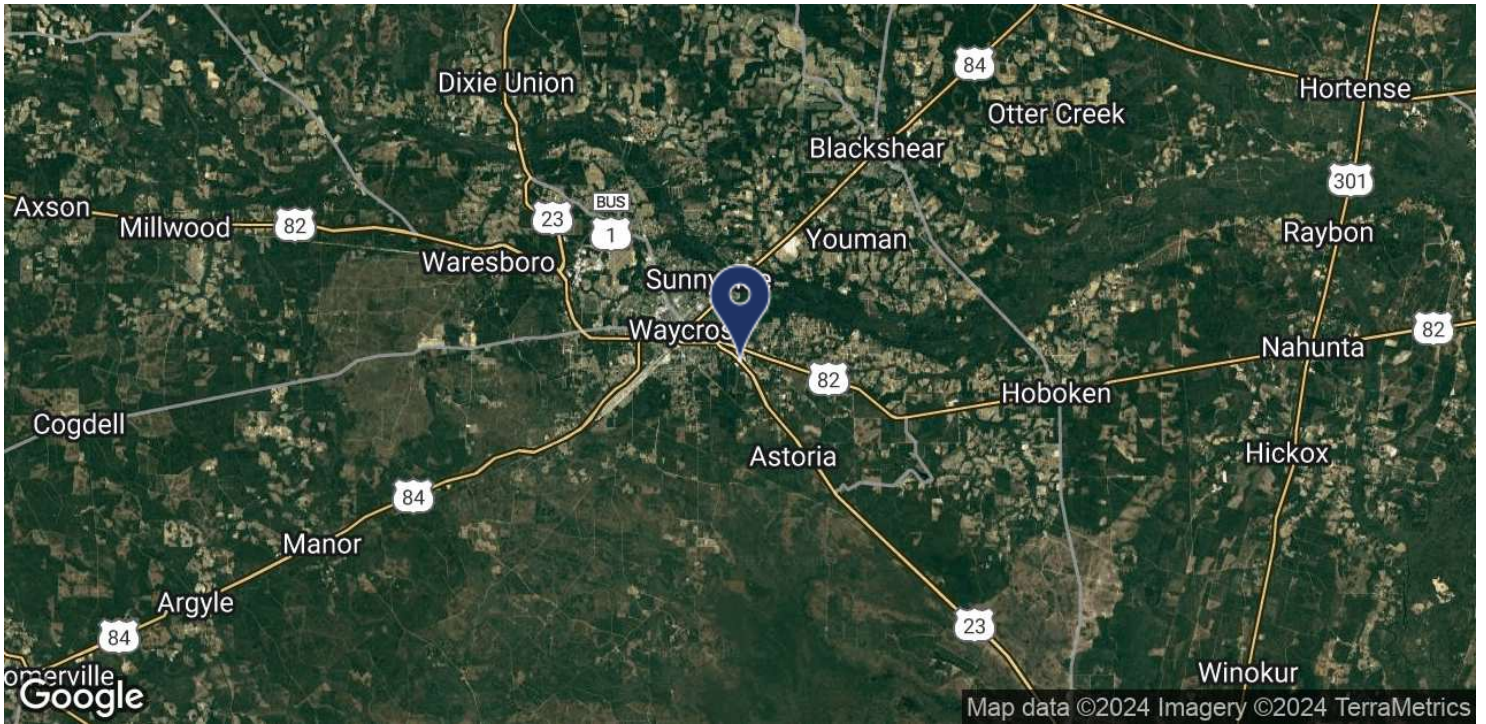




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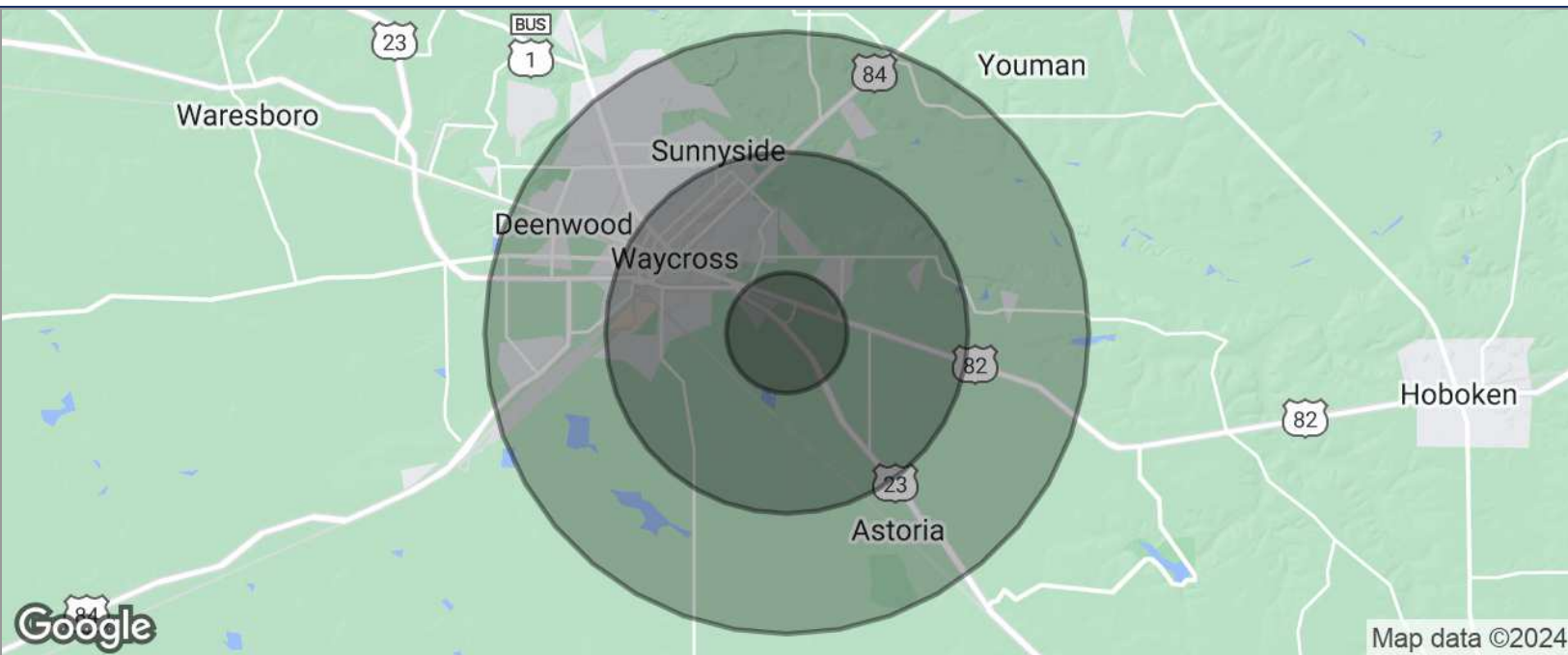




## DEMOGRAPHICS MAP

## VYSTAR CREDIT UNION PAD-SITE

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	605	15,456	27,121
MEDIAN AGE	44	40	40
MEDIAN AGE (MALE)	42	39	39
MEDIAN AGE (FEMALE)	45	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	262	6,208	10,808
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,356	\$66,540	\$63,261
AVERAGE HOUSE VALUE	\$116,638	\$118,857	\$129,728

\* Demographic data derived from 2020 ACS - US Census

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