

Property for Lease



Tifton Mall

458 Virginia Avenue North, Tifton, GA 31794

Property Highlights

- Property Size: 220,615 SQ FT
- Established tenant base including:
Belk, TJ Maxx, Beall's Outlet,
Rainbow, Hibbett Sports,
Ashley Home Store, Ollie's
Bargain Outlet
- Convenient access off I-75
- **Movie Theatre Available**
-17,400 SQ FT
- Tifton's Premiere Shopping Mall
- Publix Supermarket located adjacent to the mall
- Serves surrounding towns of
Ashburn, Brookfield, Fitzgerald,
Ocilla, Omega, Sumner, Sycamore
and Ty Ty
- Excellent visibility



200 Lake Avenue, 2nd floor
Lake Worth Beach, FL 33460

Tel: 561-533-0344
leasing@in-rel.com

 @TiftonMall
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Property Details

No.	Retailer Name	SQ FT
1	Ollie's Bargain Outlet Adventure	34,102
2	Adventure Town	5,000
2A	Adore Nails & Spa	2,236
3	Army	2,640
3A	Claire's Boutique	1,000
4	AVAILABLE	7,000
7	Belk	47,562
12	JD Boutique	4,100
13	Mail Office/Public Restrooms	0
18	Beall's Outlet	20,000
20/21	Encore Shoes	9,350
23	AVAILABLE	700
23A	Subway	1,200
24	Hibbett Sports	3,800
26	GNC	1,750
27A	Bath and Body Works	2,704
604	AVAILABLE	7,667
606	Rainbow	7,194
610	TJ Maxx	24,000
612/614	Ashley Home Store	21,000
Pad 29	Waffle House	Outparcel
Pad 30	Huffman Tire	Outparcel
Pad 31	T Town Wing and Deli	1,800
Pad 32	AVAILABLE	17,400
Pad 33a	Bank of America	ATM
Pad 33b	AVAILABLE	Outparcel

Demographics

	5 mi.	10 mi.	15 mi.
Population Avg	30,010	43,519	55,460
HH Income	\$58,904	\$61,104	\$61,661
Households	11,032	15,994	20,371

Kiosks

No.	Name
1	Discount Diamonds
2	Four Seasons Phone
3	Sport & Print Warehouse, LLC
4	Custom Tee Style Inc.

Food Trucks

No.	Name
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Suite 4 - 7,000 SQ FT

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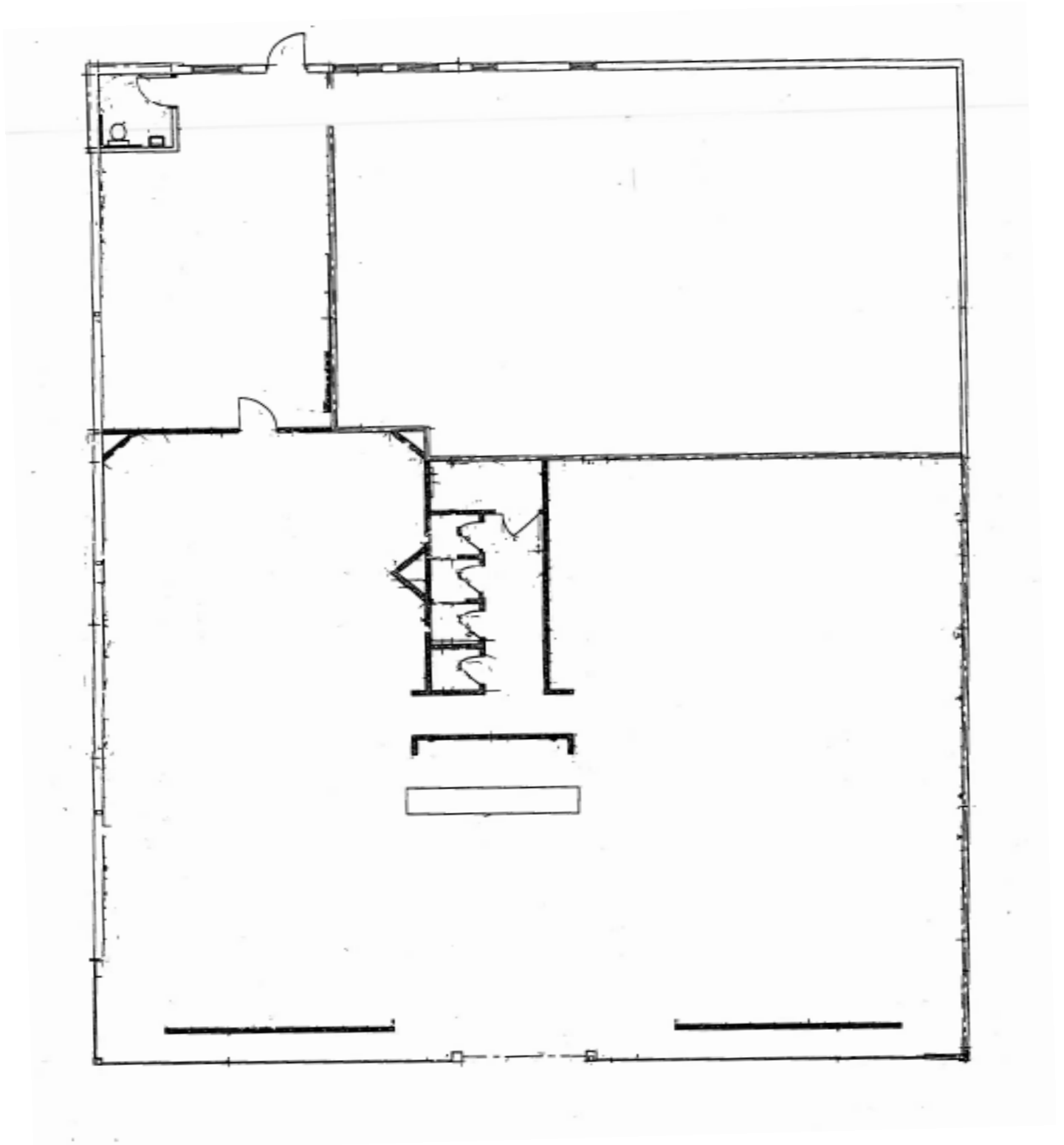
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Suite 23 - 700 SQ FT

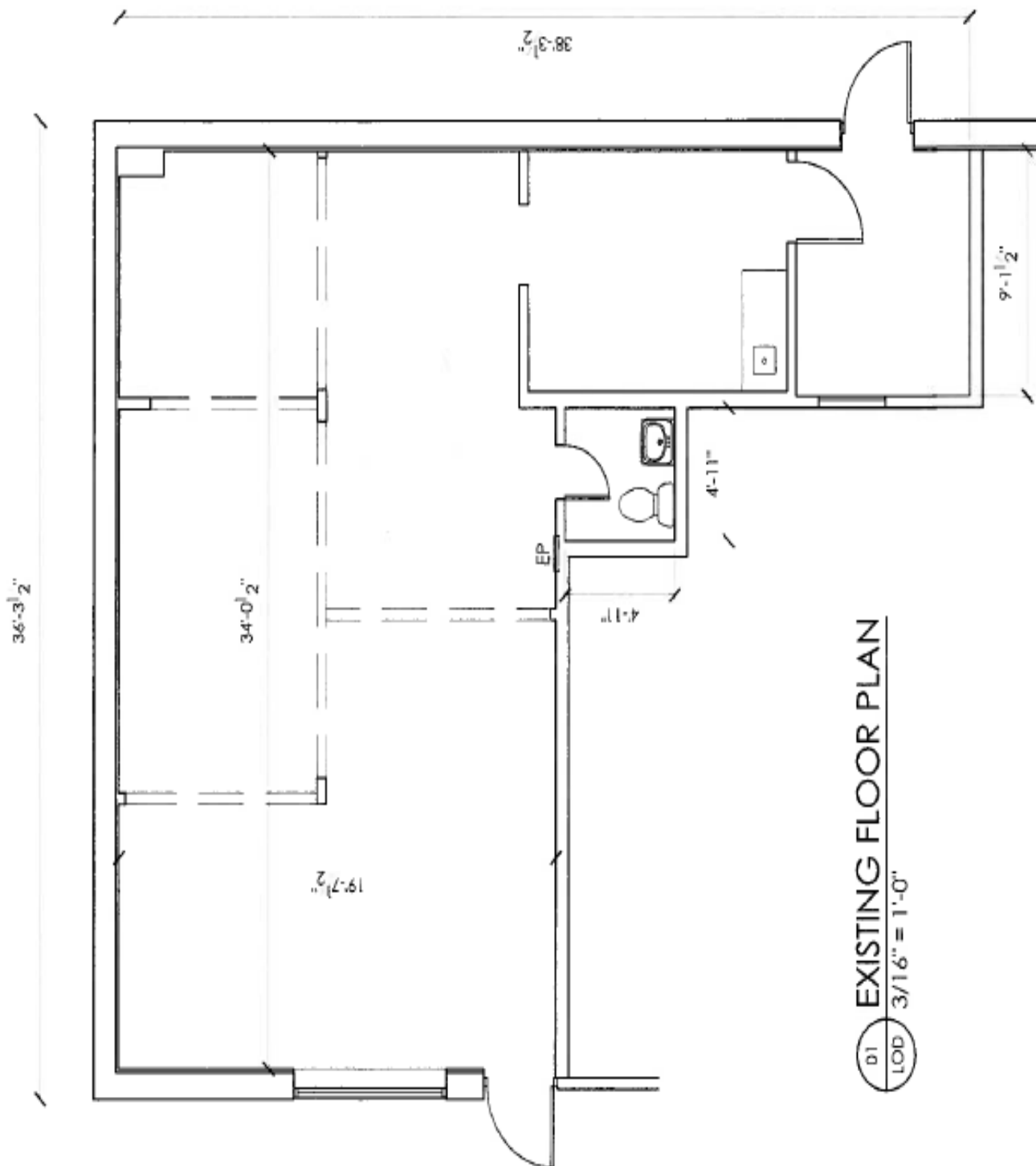
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EXISTING FLOOR PLAN
D1
LOD
3/16" = 1'-0"

Suite 604 - 7,667 SQ FT

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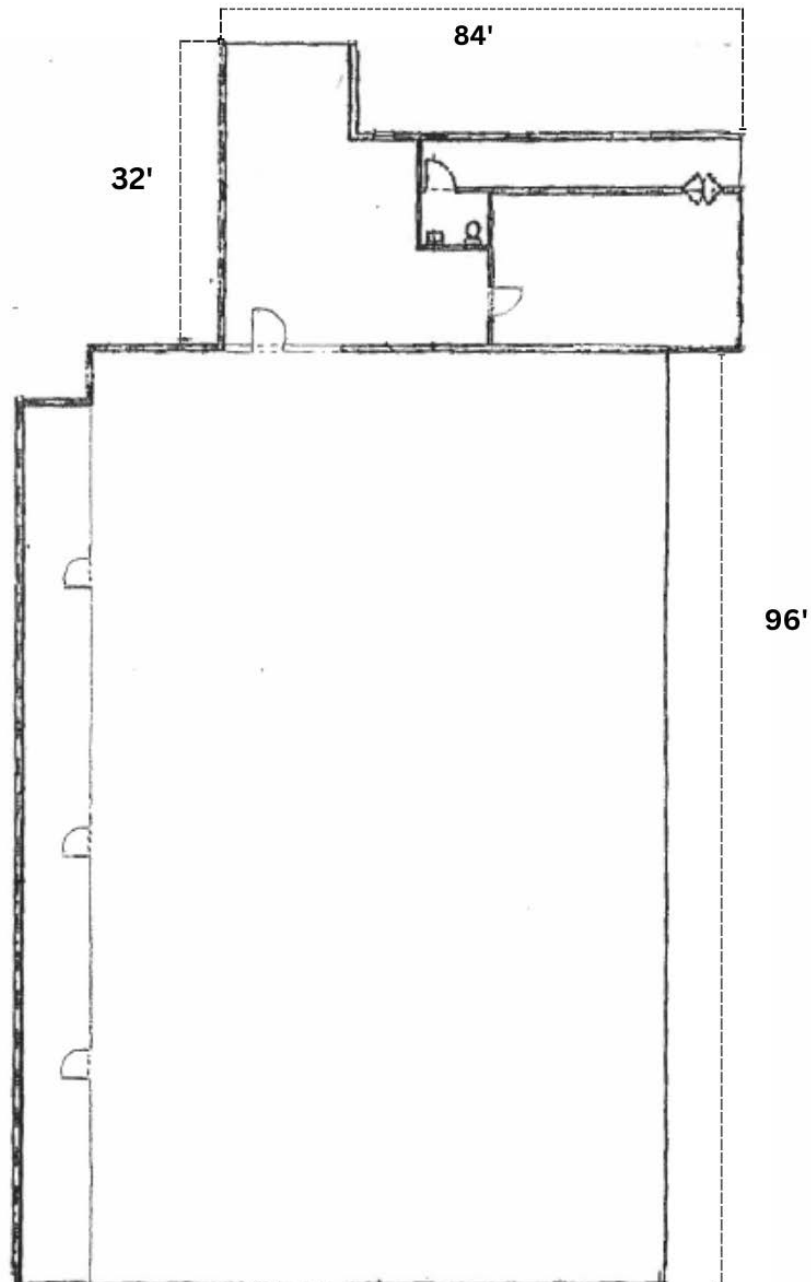
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Suite 604 - 7,667 SQ FT

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Out Parcel 33B - 220 SQ FT

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PAD 32 - 17,400 SQ FT

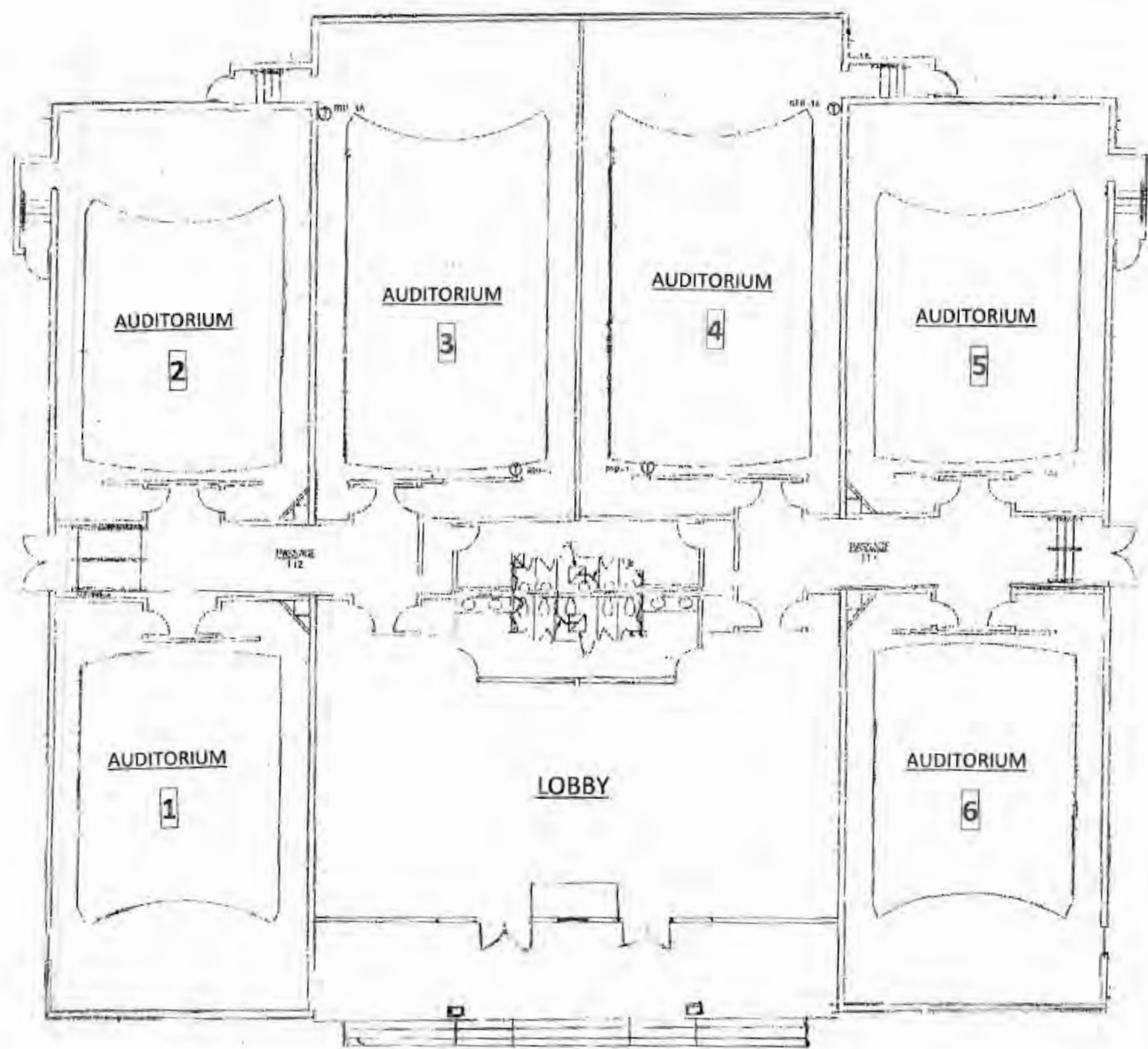
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- 6 Screens
- 870 Seats