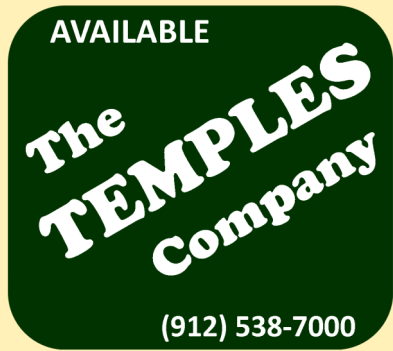




Telfair Plaza- McRae-Helena, GA

120 W. Oak Street
McRae-Helena, GA 31055

(Latitude, Longitude)
(32.069636/-82.907582)

AVAILABLE SPACES:

- 9,600 SF
- 15,000 SF
- 33,889 SF



- Telfair Plaza is located in the retail area of McRae-Helena.
- High visibility and traffic counts on US 341/US 23
- Anchor tenants include:
 - Roses
 - CitiTrends



DEMOGRAPHICS:

	10 miles	15 miles	20 miles
2026 Population:	13,347	17,822	35,392
2026 Households:	3,848	5,633	12,442
2026 Median HH Income:	\$54,000	\$53,930	\$51,289

TRAFFIC COUNTS:

Street:	Daily Count
W. Oak Street	6,460

Please contact our office for additional information.

The Temples Company
PO Box 405
301 Mosley Street (30474)
Vidalia, GA 30475
(912) 538-7000
www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 15SEPT26



Space	Tenant
100-1	CL Defense
100-2	NA
100-3	NA
100-4	NA
100-5	Candice Clark
100-6	NA
100-7	Pizza Hut
100-8A	Vacant (9,600 s.f.)
100-8	Vacant (33,889 s.f.)
100-9	Citi Trends
100-10	Vacant (7,200 s.f.)
100-11	Needful Things
100-12	NA
100-13	Telfair Nutrition
100-14	American Nails
100-15	NA
100-16	Harrell & Roberts Agency
100-17	2U Beauty Supply
100-18	Roses

ASKING LEASE RATE:

Space	Address	Size	Rent	CAM, Taxes & Insurance	Monthly Rent
100-8A	120 West Oak Street (100-8A)	9,600 s.f.	\$4.89 s.f.	\$1.30 s.f.	\$3,912.00 + \$1,040.00 = \$4,952.00
100-8	120 West Oak Street (100-8)	33,889 s.f.	\$4.89 s.f.	\$1.30 s.f.	\$13,809.77 + \$3,671.30 = \$17,481.07
100-10	130 8th Steet (100-10)	7,200 s.f.	\$4.89 s.f.	\$1.30 s.f.	\$2,934.00 + \$780.00 = \$3,714.00

