

RETAIL PROPERTY FOR LEASE

116 Benjamin H. Hill Drive
NW, Fitzgerald, GA 31750

PRESENTED BY:

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REAL ESTATE SOUTHEAST

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Prattville, AL 36068

Executive Summary

COLONY CENTRAL | 116 BENJAMIN H. HILL DRIVE NW, FITZGERALD, GA 31750



OFFERING SUMMARY

Available SF:	1,200 - 4,160 SF
Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Lot Size:	4.21 Acres
Year Built:	2002
Building Size:	32,800
Market:	South Georgia
Submarket:	Tifton

PROPERTY OVERVIEW

Colony Central is a 32,800 SF Walmart Supercenter shadow anchored center located in the predominant business area of Ben Hill County - Fitzgerald, GA. Anchored by a high performing Walmart, serving a captive customer base of over 20K consumers.

This Walmart sees 1.5M visits per year

PROPERTY HIGHLIGHTS

- Colony Central is a 32,800 SF Walmart Supercenter shadow anchored retail center located in the predominant retail area of Ben Hill County - Fitzgerald, GA.
- Anchored by a high performing Walmart, serving a captive customer base of over 20K consumers.
- Great access from Benjamin H. Hill Drive and Hwy. & 319.

Property Details & Highlights

COLONY CENTRAL | 116 BENJAMIN H. HILL DRIVE NW, FITZGERALD, GA 31750



Building Name	Colony Central
Property Type	Retail
Property Subtype	Strip Center
Building Size	32,800 SF
Lot Size	4.21 Acres
Year Built	2002

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,160 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2 & 3	Available	1,200 - 2,400 SF	NNN	\$14.00 SF/yr
Suite 6	Available	1,600 SF	NNN	\$14.00 SF/yr
Suite 7	Available	1,200 SF	NNN	\$14.00 SF/yr
Suite 16	Available	4,160 SF	NNN	\$12.00 SF/yr



Advisor Bio 1

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville, Alabama and Pensacola, Florida and travel across the southeast.

MEMBERSHIPS

ICSC

Real Estate Southeast

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