

Albany Square

2707 Dawson Road | Albany, GA 31707

CIM



Highlights:

Type: Multi-Tenant Retail Total SF:
117,721 Parking Spaces: 720 Year
Built: 1998

Contact:

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Property Highlights

- 118,000-square-foot* anchored shopping center featuring Hobby Lobby, PetSmart and Party City.
- The property is located at the retail crossroads of the city, shadow-anchored by Publix and Target to the east and adjacent to Albany Mall to the west. Albany Mall is an 872,000-square-foot* regional mall anchored by Dillard's, JCPenney, Belk and Sears.
- Albany is the eighth largest city in Georgia and the biggest city in the southwestern part of the state.
- The Marine Corps Logistics Base Albany is one of the area's largest employers. The base, charged with rebuilding and repairing ground combat and combat support equipment, employs approximately 2,400 civilians and 600 Marines.
- Albany is also home to several large manufacturing plants including plants operated by Miller Coors Brewing, Procter & Gamble and Georgia Pacific.

*Approximate.

Retailers Include:



Demographics***	1-Mile	3-Mile	5-Mile
2019 Est Population	3,132	28,573	59,913
2019 Est Daytime Population	7,527	15,810	35,387
2019 Est Households	1,556	12,242	24,406
2019 Est Avg Household Income	56,730	55,448	45,851
2019 Est Med Household Income	83,838	81,784	68,812

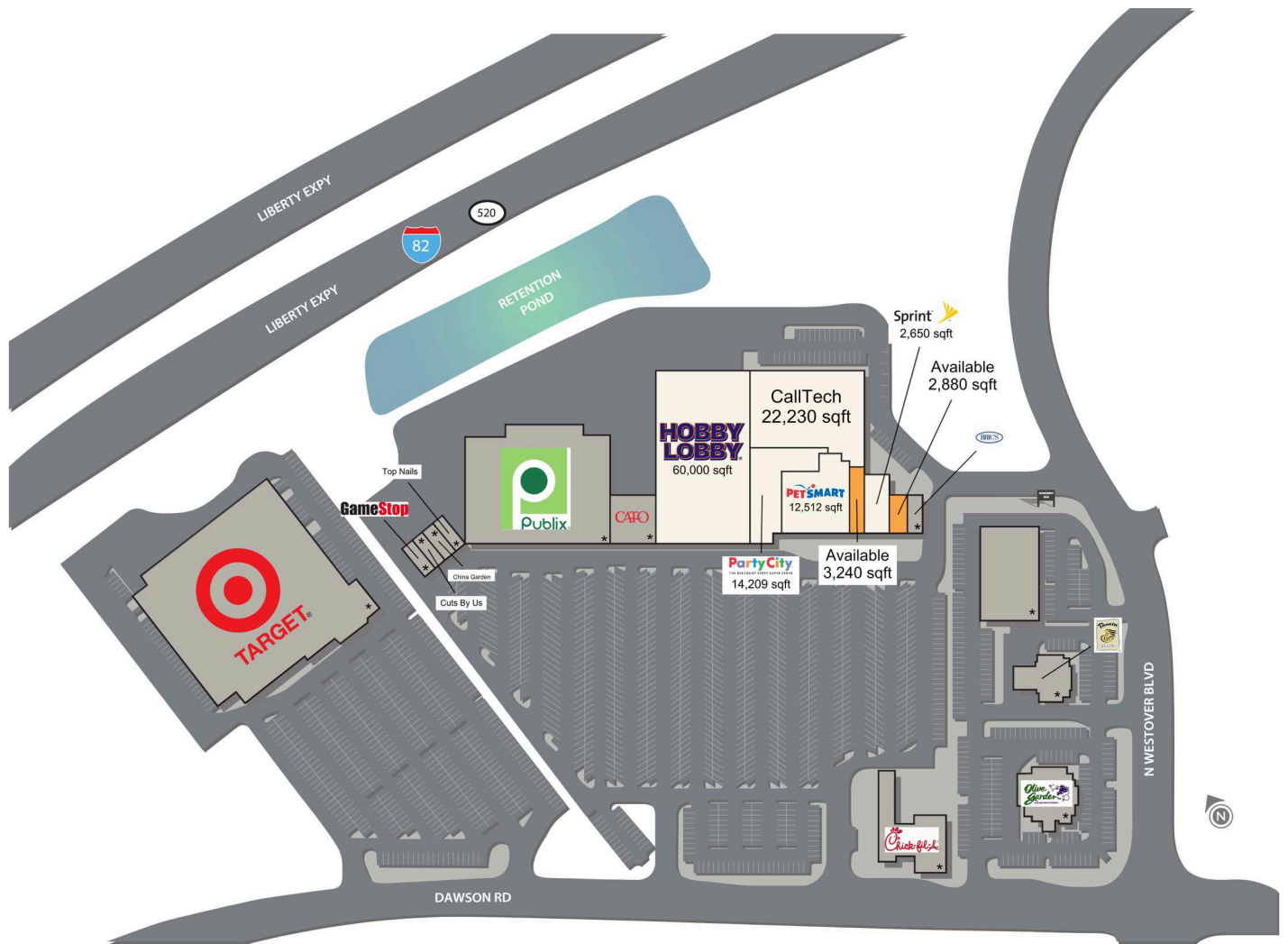
*Approximate. **Texas DOT ***Source: Claritas 2019



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1	Hobby Lobby	60,000 SF	4	Available	3,240 SF
2	Party City	14,209 SF	5	Sprint PCS	2,650 SF
2A	PetSmart	12,512 SF	6	Available	2,880 SF
3	CallTech	22,230 SF			

Not to scale. Owned by Cole Credit Property Trust IV, Inc., sponsored by CCO Group, LLC (CCO Group), a subsidiary of CIM Group* (CIM*). Corporate tenants may also occupy numerous properties that are not owned by CIM. CCO Group and CIM are not affiliated with, associated with, or a sponsor of any of the tenants pictured or mentioned. The names, logos and all related product and service names, design marks and slogans are the trademarks or service marks of their respective companies.