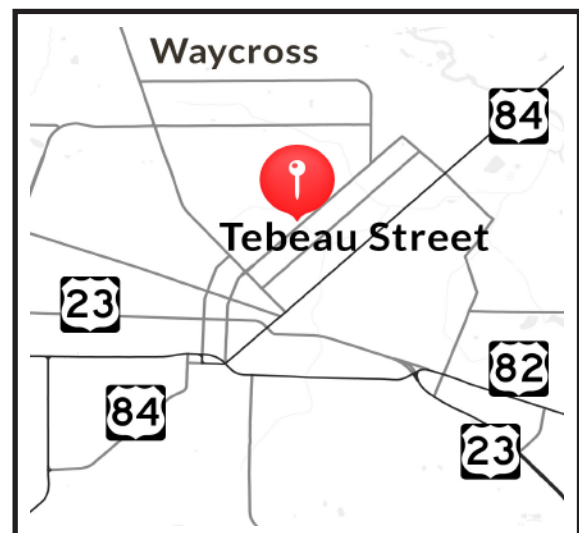




0 Tebeau Street | Waycross, GA 31501

Medical & Professional Office

- ▶ Brand New Development in Waycross, GA
- ▶ Right across from the Memorial Satilla Hospital
- ▶ Traffic Count: 16,251± AADT on Hwy 19 & Hwy 20
- ▶ Available SF: 12,013± SF
- ▶ High visibility from Hospital
- ▶ Build-to-Suit opportunities are available



Location Map



Demographic Information

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2010 Census	2,552	9,137	12,276
2023 Estimate	2,315	8,995	12,233
2028 Projection	2,290	9,051	12,331

INCOME

	1 Mile	3 Mile	5 Mile
Average Household Income	\$50,711	\$52,551	\$54,906
Median Household Income	\$33,796	\$34,664	\$37,739

SITE DATA TABLE

Total Parcel Area	1.41 AC
Building SF	12,013 SF building
Parking Ratio	1 Space/ 150SF of GFA
Parking Required	80 Spaces
Parking Provided	53 Spaces
Stormwater	
Retention Suggested	0.28 AC (20%)
Retention Provided	0.21 AC (15%)



Cross Regions
City of Waycross, GA

Kimley-Horn
Expect More. Experience Better.



Yield Study Five
AUGUST 2022 • CONTACT: Thomas Inman (904) 828-3930



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