

AVAILABLE

The
TEMPLES
Company

(912) 538-7000

Swainsboro Corners - Swainsboro, GA

501 South Main Street
Swainsboro, GA 30401

(Latitude, Longitude)
(32.58499, -82.32230)



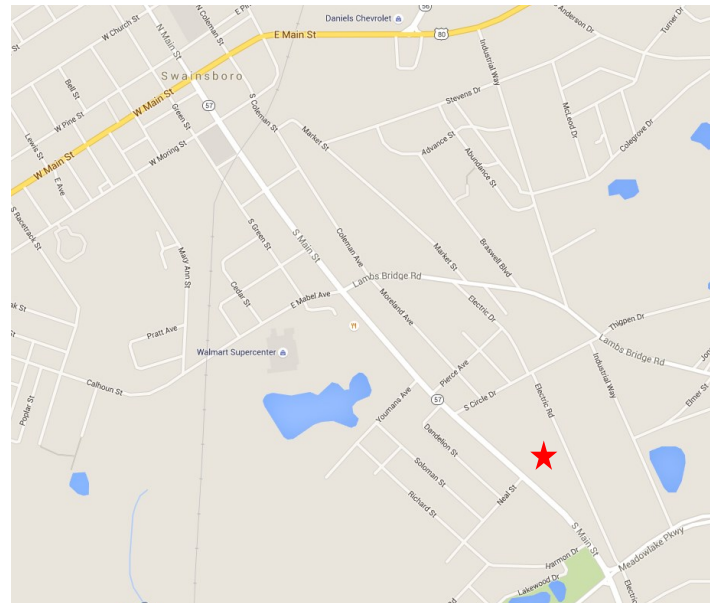
AVAILABLE SPACES:

1,425 SF

Swainsboro Corners:

- In the heart of Swainsboro's retail market.
- Located on US Hwy 1, the main retail corridor.
- Other tenants include Family Dollar, Roses, Dollar Tree, Citi Trends, Hibbett, CM City, Cricket Wireless and It's Fashion Metro with Sonic on outparcel.

Swainsboro is the county seat of Emanuel County and is located just north of I-16 and is the home of East Georgia State College with approximately 3,000 students.



DEMOGRAPHICS:

	5 miles	15 miles
2023 Population:	11,132	22,927
2023 Households:	4,203	8,779
2023 Median Household Income:	\$42,400	\$45,752

TRAFFIC COUNTS:

Street:	Daily Count
US #1 (South Main Street):	14,400

Please contact our office for additional information.

The Temples Company
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* 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. 2420AUG



TENANT ROLL:	
Space	Tenant
501 - 1	Family Dollar
501 - 2	Citi Trends
501 - 3	Dollar Tree
501 - A	Nail Salon
501 - B	Cricket Wireless
501 - C	AutoZone
501 - D	CM City
501 - E	Vacant
503	Roses
503 A-1	Hibbett Sports
503 - C	It's Fashion

ASKING LEASE RATE:			
Address	Size	Rent	Monthly Rent
501 South Main Street - Ste E	1,425 s.f.	\$10.50 per square foot gross	\$1,246.88 per month

