

NORTHLAKE DRIVE

Valdosta, GA 31602



PROPERTY DESCRIPTION

Rare opportunity to acquire a fully entitled, pad-ready development site on N Valdosta Road in one of Valdosta's most active commercial corridors. The property includes two outparcels currently under development. **One pad is pre-leased to Starbucks**, demonstrating strong national tenant demand. The second pad is available for sale with all site work complete and included in the sale price, including stormwater infrastructure, parking lot construction, and a building slab poured to accommodate up to ±3,500 SF with a drive-thru configuration. With major horizontal improvements in place, a buyer can proceed directly to vertical construction, significantly reducing timeline and risk. A separate rear parcel is also available for purchase, offering additional development potential. The site is also available for lease, with pricing structured based on tenant delivery requirements, allowing flexibility for build-to-suit or varying levels of landlord delivery.

PROPERTY HIGHLIGHTS

- Build to Suit options available
- Pad-Ready Site – All major site work completed Stormwater
- Infrastructure Complete
- Up to 3,500 SF Building, Drive-Thru Capable High-Visibility Commercial Corridor
- Ideal for QSR, or Retail Users

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	3,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	769	4,703	14,237
Total Population	2,273	13,549	36,056
Average HH Income	\$106,171	\$110,671	\$83,931

TRACY WATERS

Senior Advisor
850.545.2282
twaters@teampcg.com

ISABELLA DIMEO

Commercial Advisor
407.590.7773
bdimeo@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303
| teampcg.com

NORTHLAKE DRIVE

Valdosta, GA 31602



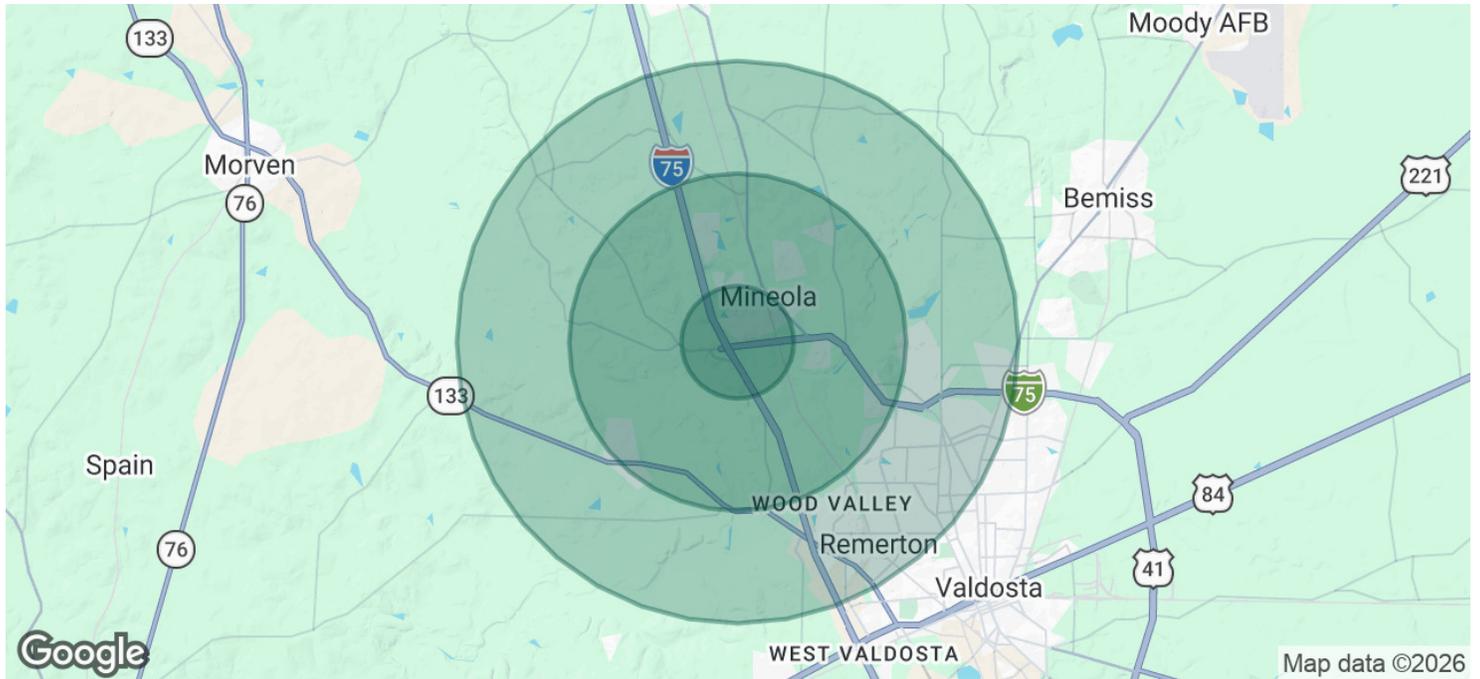
TRACY WATERS
Senior Advisor
850.545.2282
twaters@teampcg.com

ISABELLA DIMEO
Commercial Advisor
407.590.7773
bdimeo@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
| teampcg.com

NORTHLAKE DRIVE

Valdosta, GA 31602



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,273	13,549	36,056
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	769	4,703	14,237
# of Persons per HH	3	2.9	2.5
Average HH Income	\$106,171	\$110,671	\$83,931
Average House Value	\$354,095	\$352,771	\$289,588

Demographics data derived from AlphaMap

TRACY WATERS

Senior Advisor
850.545.2282
twaters@teampcg.com

ISABELLA DIMEO

Commercial Advisor
407.590.7773
bdimeo@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303
| teampcg.com