

# RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Town Plaza is located off of Benton Blvd across from Home Depot and Walmart. This long established strip center is easily accessed from Pooler Parkway, Interstate I-95 and Jimmy Deloach Parkway. Currently available for lease is 1,500 SF of in-line retail space. Rent is \$3,950 / month for year one. This lease is modified gross with tenant paying any increases in taxes after year one.

## PROPERTY HIGHLIGHTS

- 1,500 SF
- \$3,950 / month

## OFFERING SUMMARY

Lease Rate:	\$3,950 / Month (MG)
Modified Gross Lease:	Tenant pays increases in taxes.
Available SF:	1,500 SF
Building Size:	15,000 SF

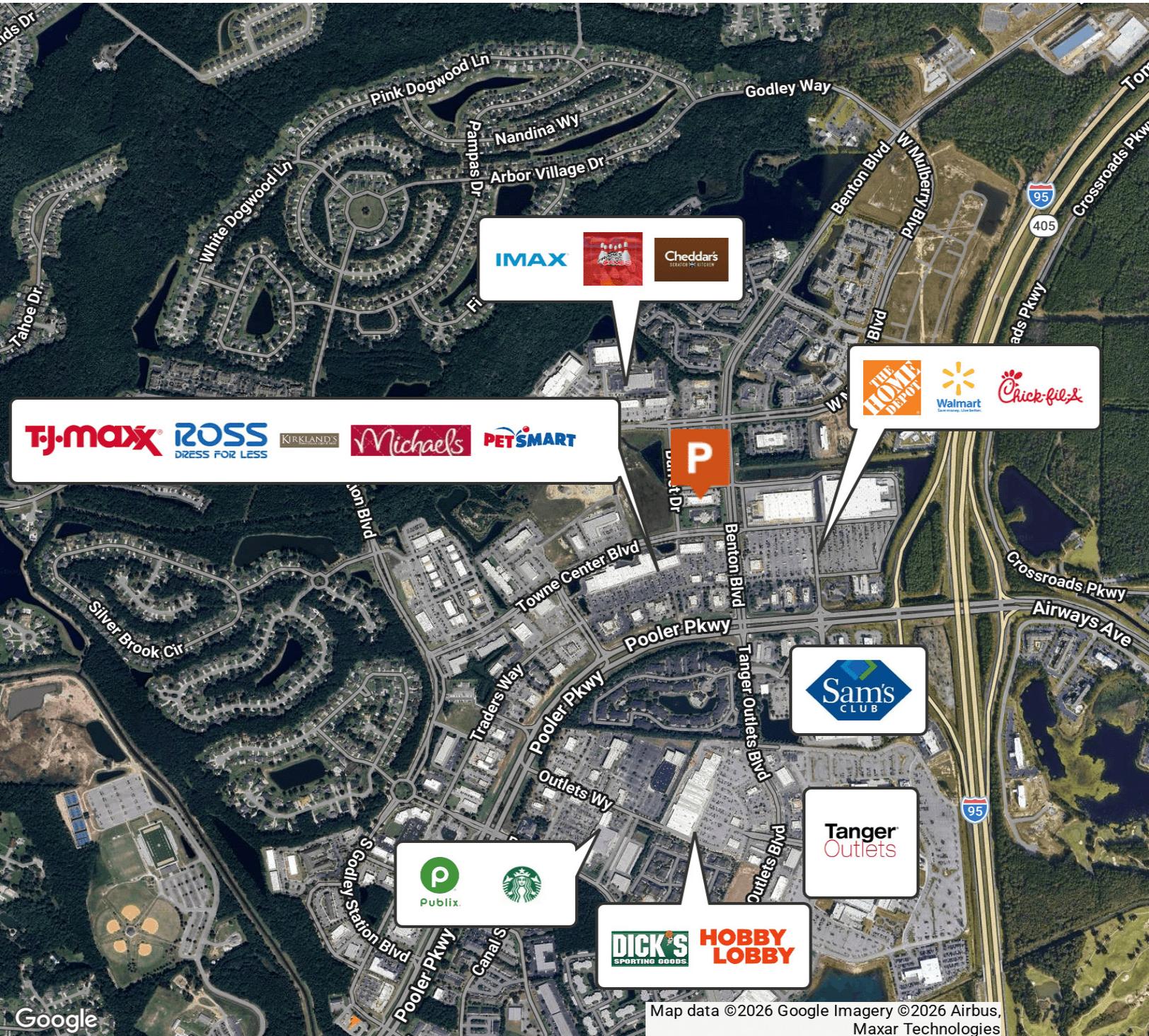
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	241	8,190	34,487
Total Population	678	23,052	96,674
Average HH Income	\$70,791	\$72,372	\$63,541

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