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COLONY SQUARE

262 Ocilla Highway
Fitzgerald, GA 31750

PRESENTED BY:

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Executive Summary

COLONY SQUARE - FITZGERALD, GA | 262 OCILLA HIGHWAY, FITZGERALD, GA 31750



OFFERING SUMMARY

Available SF:	1,200 SF - 16,239 SF
Lease Rate:	\$6.00 - \$15.00 SF/yr (NNN; Ground)
Lot Size:	6.0 Acres
Building Size:	±56,312
Renovated:	2014
Market:	Macon, Columbus
Submarket:	Tifton, Valdosta

PROPERTY OVERVIEW

Colony Square is a ±56,312 square foot shopping center located at the southwest corner of Ocilla Highway and Benjamin H Hill Drive in Fitzgerald, Georgia. It is strategically positioned along the main retail thoroughfare of Fitzgerald with several surrounding retailers (Wendy's, Advanced Auto Parts, McDonald's, Aaron's, Family Dollar, CVS, Zaxby's, Walmart Supercenter, etc.). Colony Square is immediately adjacent to several national/regional tenants such as Tractor Supply, Farmer's Furniture, Sonic and Burger King.

PROPERTY HIGHLIGHTS

- Major Community Center Serving the Ben Hill Country Market Area
- Great Visibility & Access
- Pylon Signage at Main Entrance
- Tenants Include Dollar Tree, It's Fashion Metro and Hibbett Sports
- Retail & Restaurant Space Available (1,200 SF - 16,239 SF)

Plans

COLONY SQUARE - FITZGERALD, GA | 262 OCILLA HIGHWAY, FITZGERALD, GA 31750



Plans

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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	1,200 - 32,670 SF	Lease Rate:	\$6.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
262 Ocilla Hwy	Available	16,239 SF	NNN	\$6.00 - 8.00 SF/yr	Former Goody's
262 Ocilla Hwy	Available	1,200 - 6,600 SF	NNN	\$15.00 SF/yr	Currently part of restaurant space, but can be separated.
262 Ocilla Hwy	Available	1,200 - 6,600 SF	NNN	\$10.00 - 15.00 SF/yr	End cap restaurant space, can be expanded to 6,600 SF
Out Pad	Available	0.75 Acres	Ground Lease	Negotiable	-

Retailer Map

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