

**FOR SALE**  
**FOOD LION ANCHORED CENTER**



**RADIUM CROSSINGS SHOPPING CENTER**

**FOR SALE:**

**Address:** 1511 Radium Springs Road  
Albany, GA 31705  
**Price:** \$1,500,000  
**Acreage:** 7.65 acres  
**# Spaces:** 267 parking spaces  
**# Units:** 10 Units  
**Total Area:** 48,100 s.f.  
**Built:** 1988

**HIGHLIGHTS:**

- Tremendous value-add opportunity
- Priced at only \$31.19/sf
- 11.6% OAR with in-place leases
- Only national grocery store in this area of Albany
- Food Lion sales up 9.4% in 2025









**PRO-FORMA RADIUM CROSSING SHOPPING CENTER**

**In-Place/Existing Tenants**

**A. INCOME**

Scheduled & Occupied Rents (base) eff. 6/2026	\$253,704
CAM	7,614
Property Taxes	22,543
<u>Insurance</u>	<u>6,280</u>
<b>Total Revenue</b>	<b>\$290,141</b>

**B. EXPENSES**

Taxes	\$37,391
Insurance	18,908
Management Expense 6%	17,408
Yard & Parking Lot Maint.	22,000
Utilities	12,700
Profess. Fees/Misc.	2,000
<u>Repairs &amp; Maintenance</u>	<u>5,000</u>
<b>Total Expenses</b>	<b><u>-\$115,407</u></b>

**NET INCOME** **\$174,734**

## Projected Rents for Vacant Space

UNIT	TENANT	SIZE Per Lease (S.F.)	Monthly Rental Rate	Annual Rent Rent/S.F.
1509	Vacant (former CVS)	9,000	\$5,062	\$60,744/\$6.75
1513-C	Vacant	900	\$750	\$9,000/\$10.00
1513-D	Vacant	900	\$750	\$9,000/\$10.00
1513-E	Vacant	900	\$750	\$9,000/\$10.00
1513-F	Vacant	900	\$750	\$9,000/\$10.00
1513-J	Vacant	1,540	\$1,200	\$14,400/\$9.35
1513-K	Vacant	1,660	\$1,300	\$15,600/\$9.40
<b>SUB.</b>		<b>15,800</b>		<b>\$126,744/\$8.02</b>

**PRO-FORMA RADIUM CROSSING SHOPPING CENTER**

**A. INCOME**

Full Occupancy (base rents)

Existing Tenants	\$253,704
Vacant Units	126,744
CAM	7,614
Property Taxes	22,543
<u>Insurance</u>	<u>6,280</u>
Total Revenue	\$416,885
Vacancy (25% of Current Vacant Units)	- 31,686
Effective Gross Income	\$385,199

**B. EXPENSES**

Taxes	\$37,391
Insurance	18,908
Management Expense 6%	23,112
Yard & Parking Lot Maint.	22,000
Utilities	12,700
Profess. Fees/Misc.	2,000
<u>Repairs &amp; Maintenance</u>	<u>5,000</u>

Total Expenses -\$121,111

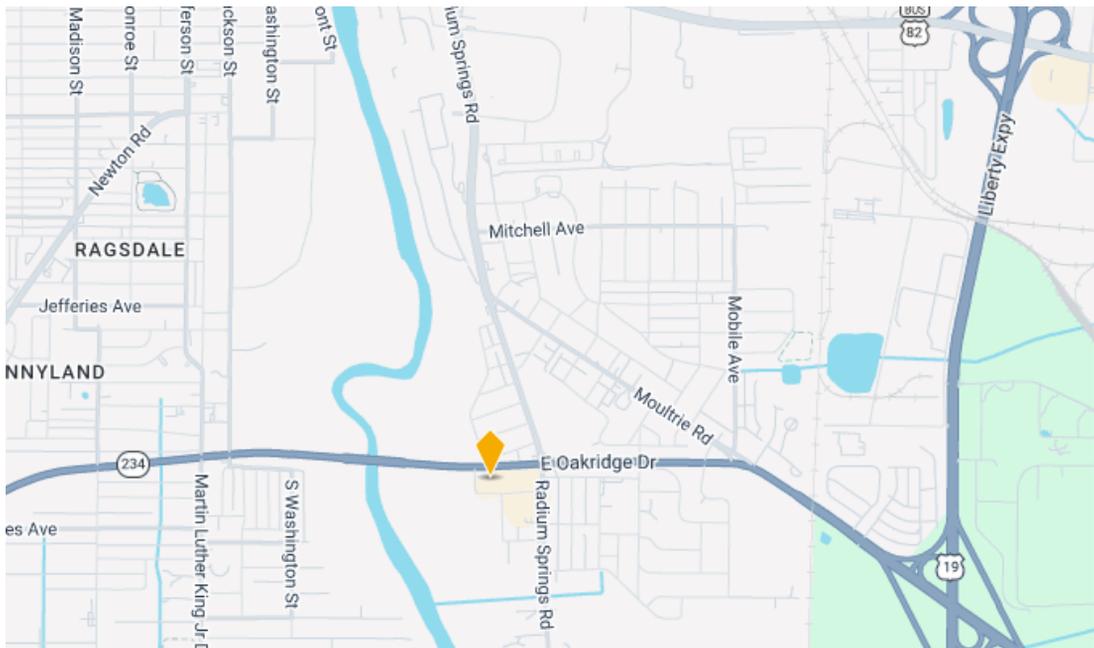
**NET INCOME** \$264,088

## Demographics >>

	1 mile	3 miles
Population	4,231	27,497
Households	1,453	10,927
Median Age	30	33.90
Median HH Income	\$33,281	\$28,726
Daytime Employees	711	20,668

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Radium Springs Road	Whitehead Dr S	8,961	2025	0.18 mi
Radium Springs Rd	Porter Ln S	8,939	2025	0.20 mi
E Oakridge Dr	W Oakridge Dr W	19,607	2025	0.29 mi
West Oakridge Drive	W Oakridge Dr W	19,924	2025	0.31 mi
GA 234	W Oakridge Dr W	20,300	2022	0.31 mi



## **ABOUT US**

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty years of real estate experience.



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