



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE



Valdosta Mall Out Parcel

1830 Norman Drive
Valdosta, GA 31601

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EXECUTIVE SUMMARY

VALDOSTA MALL OUT PARCEL

1830 NORMAN DRIVE, VALDOSTA, GA 31601

**OFFERING SUMMARY****Sale Price:** \$799,000.00**Lot Size:** .8 Acres**APN:** 0082C 074A**PROPERTY OVERVIEW**

This out parcel is located just off the signalized main entrance to the Valdosta Mall fronting Norman Drive. National retailers and restaurants in close proximity include Target, Home Depot, Best Buy, Chick-Fil-A, Five Guys, and Buffalo Wild Wings to name a few.

Two conceptual site plans are attached, one showing approximately 4,000 sf with a drive thru and the other showing approximately 8,000 sf.

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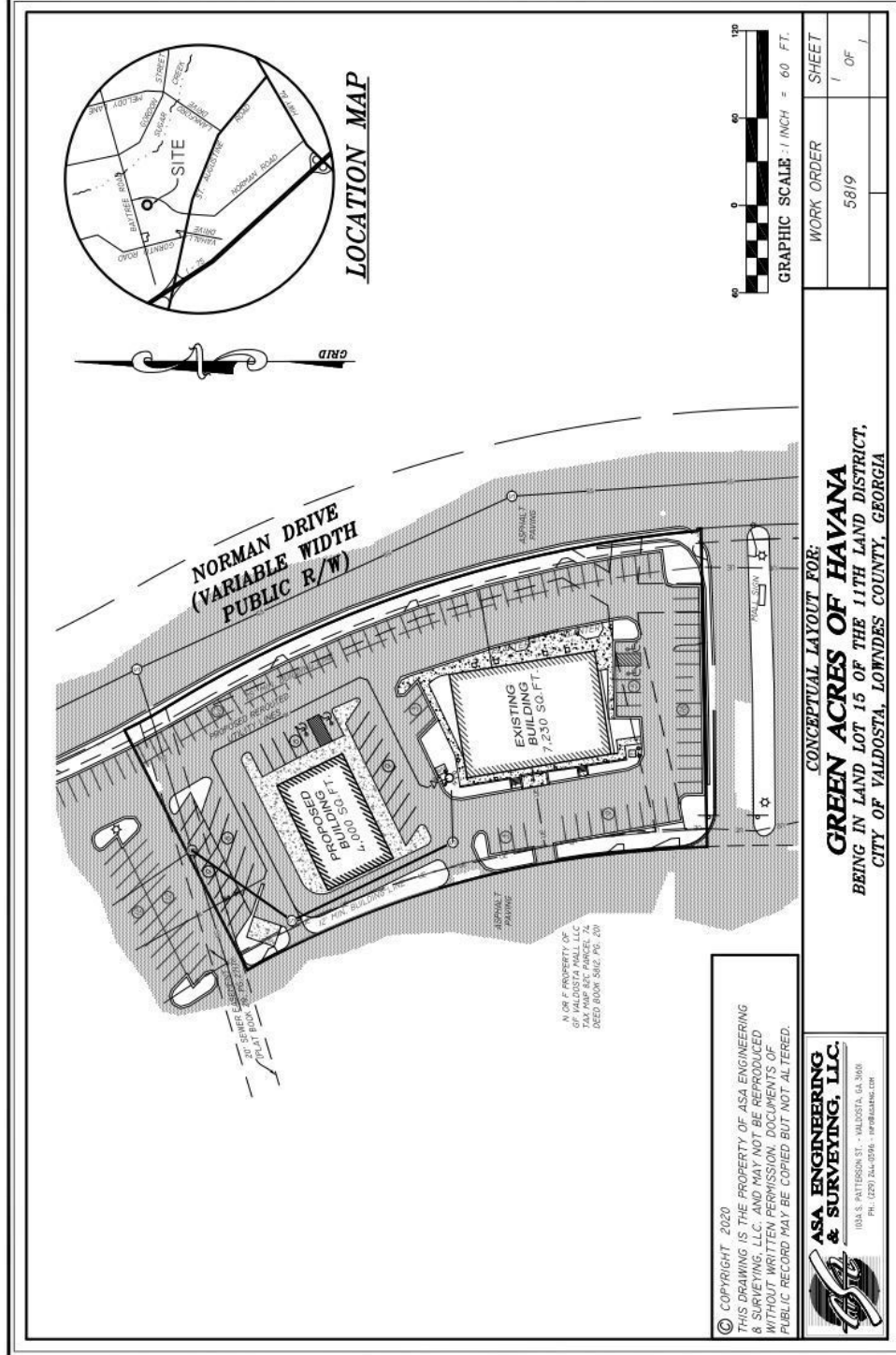




CONCEPTUAL SITE PLAN

VALDOSTA MALL OUT PARCEL

1830 NORMAN DRIVE, VALDOSTA, GA 31601



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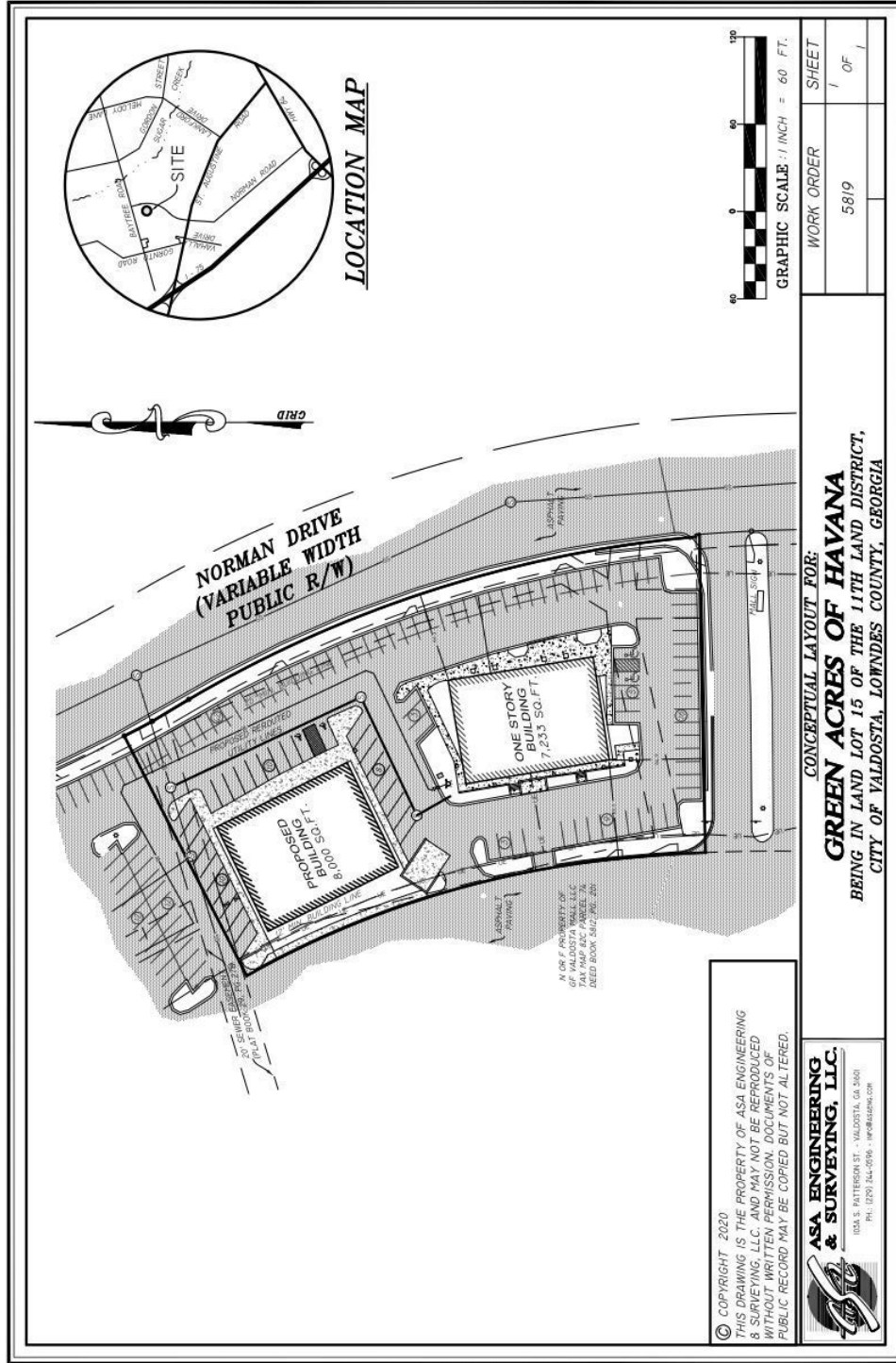
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CONCEPTUAL SITE PLAN

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RETAILER MAP

VALDOSTA MALL OUT PARCEL

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Google

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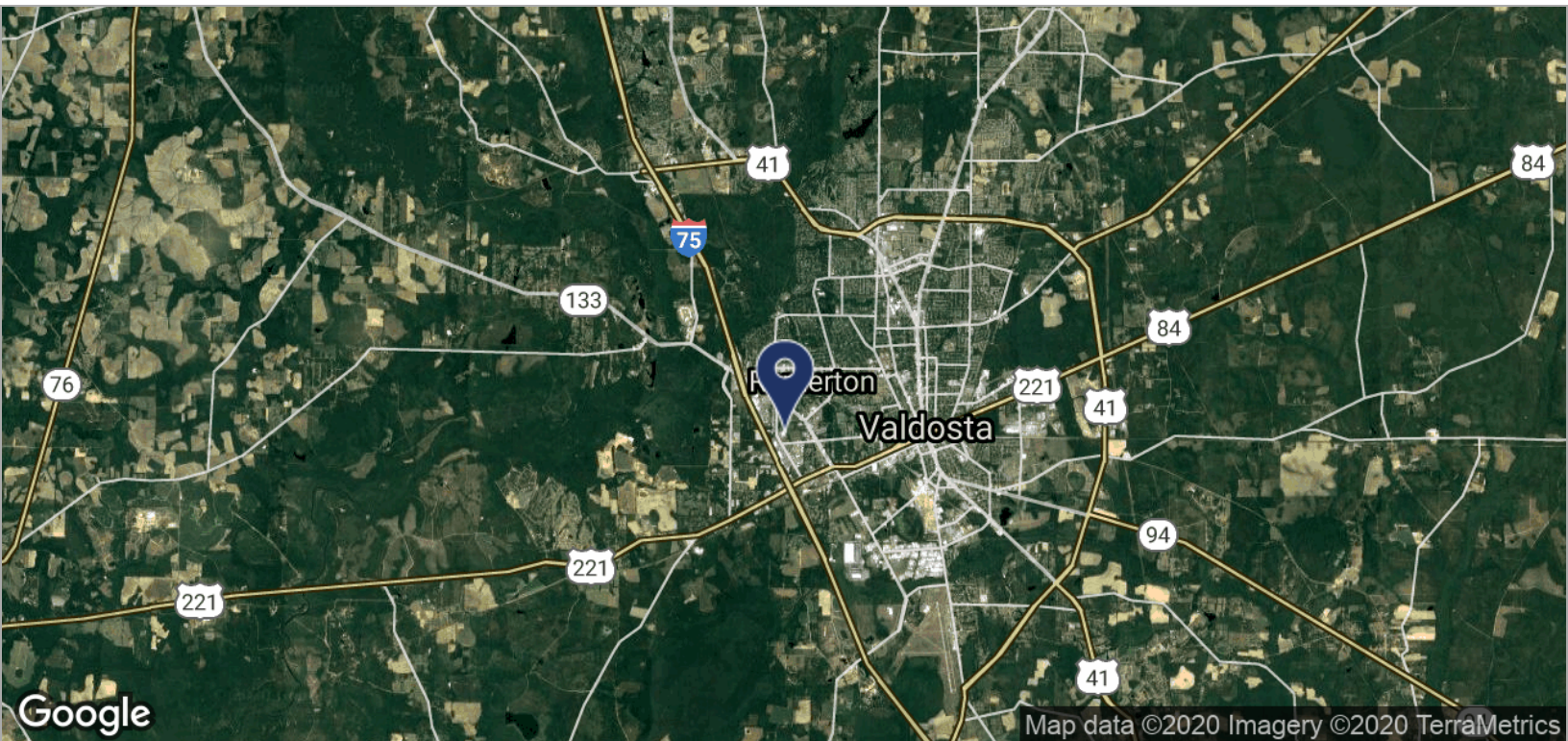
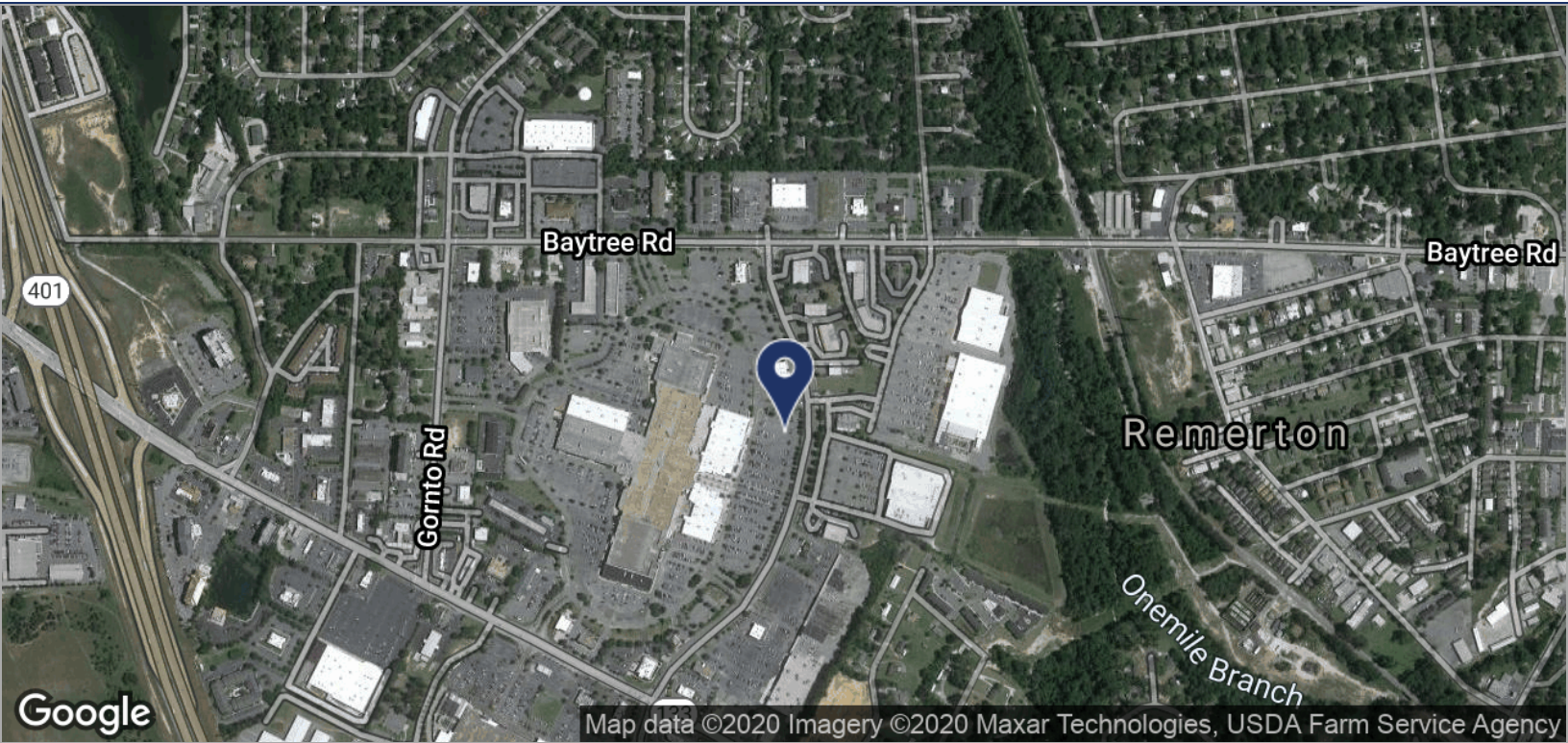




LOCATION MAPS

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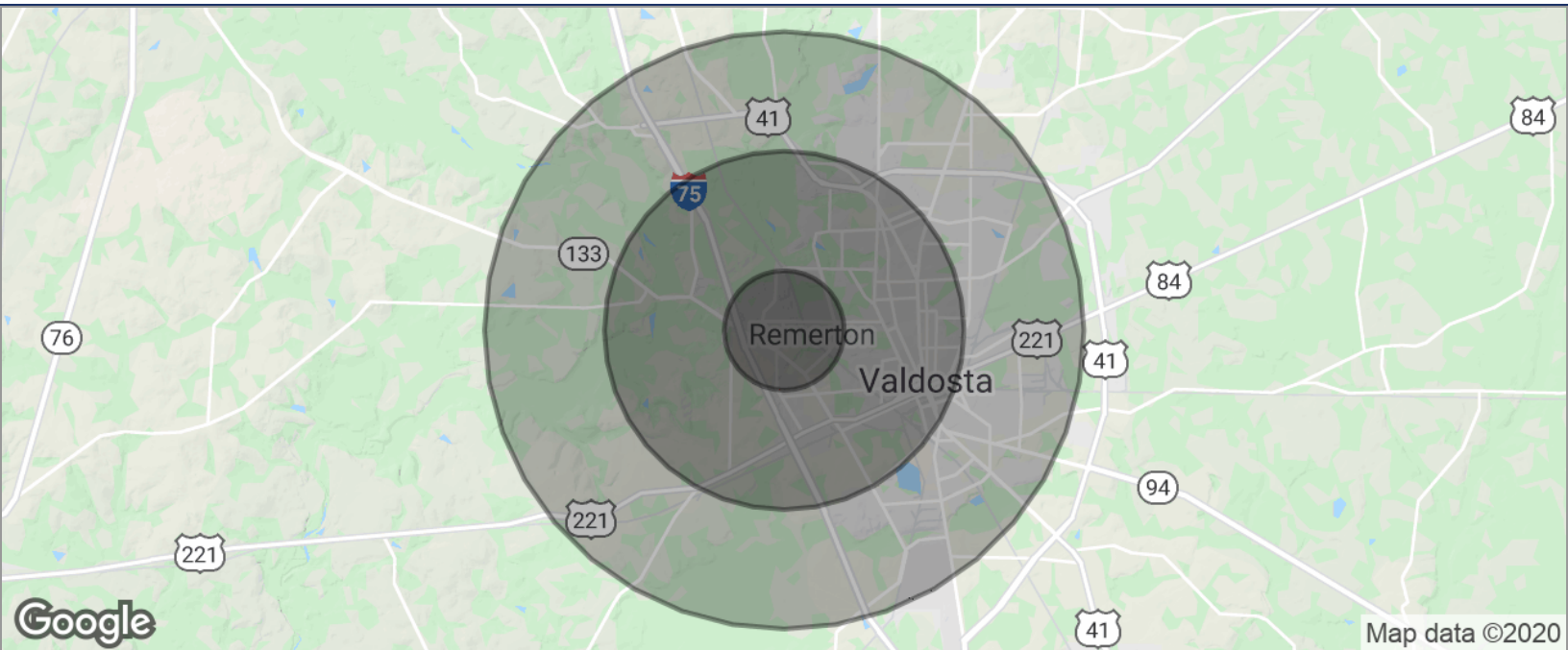




DEMOGRAPHICS MAP

VALDOSTA MALL OUT PARCEL

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,457	32,745	62,691
MEDIAN AGE	27.6	28.9	29.4
MEDIAN AGE (MALE)	26.8	27.7	27.9
MEDIAN AGE (FEMALE)	30.0	31.0	31.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,981	12,081	23,434
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$45,774	\$48,898	\$48,025
AVERAGE HOUSE VALUE	\$262,992	\$202,896	\$183,020

* Demographic data derived from 2010 US Census

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