

FOR LEASE

2675 Georgia 253 Donalsonville, GA 39845



OFFERING SUMMARY

Available SF:	10,525 SF
Lease Rate:	\$5.00 SF/yr (NNN)
NNN's:	\$0.96/SF/yr
Lot Size:	1.82 Acres
Zoning:	C-4 Commercial

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 2675 Georgia 253, Donalsonville, GA, 39845. This versatile property boasts prime location, generous open floor plans, and 2021 construction, ideal for a wide range of businesses. With ample parking, high visibility, and efficient access to major routes, this space offers convenience and exposure. Whether it's retail, office, or service-based, this property presents a versatile canvas for your business needs. Don't miss the chance to establish or expand your enterprise in this dynamic and accommodating space.

PROPERTY HIGHLIGHTS

- Prime location in close proximity to Donaldsonville & Bainbridge
- Generous open floor plans for versatile business usage
- Ample parking for employees and customers
- High visibility for increased exposure
- Efficient access to major routes for ease of transportation
- 2021 construction

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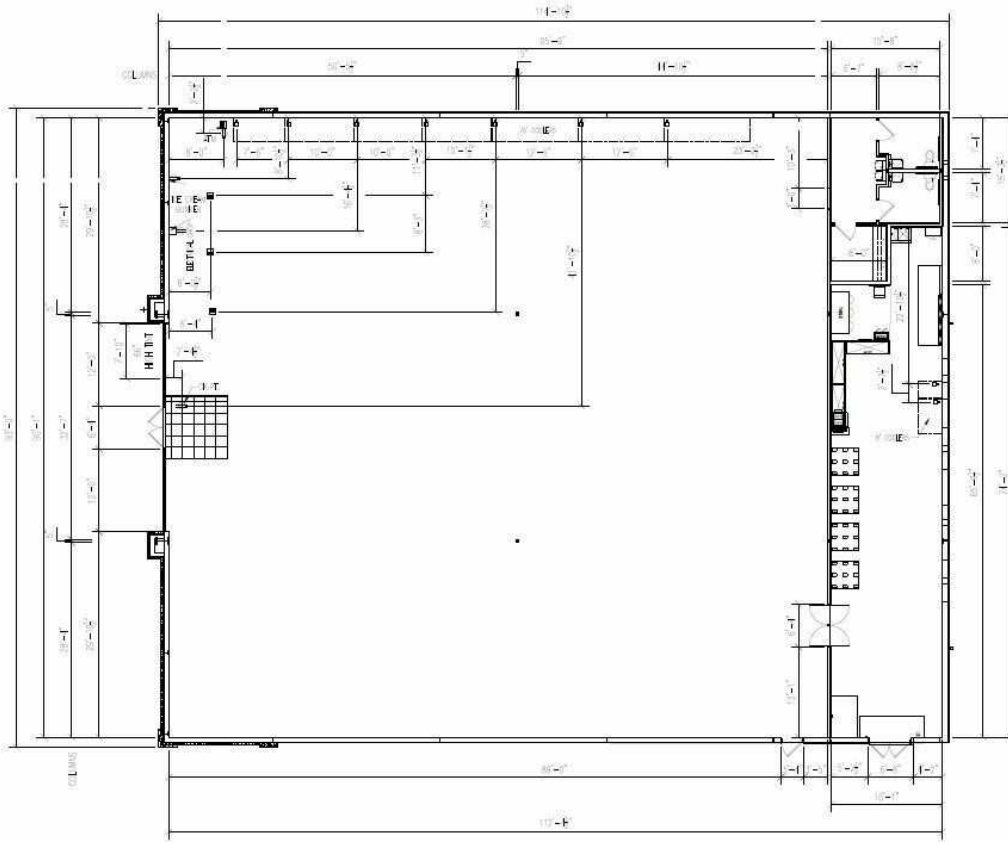
✉ **Slaton Murray, SIOR, CCIM**
+1 850 294 8521
slaton@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITACOR

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DETAILED FLOOR PLAN
 PREPARED BY: [Signature]

	DUPLX 110
	DUPLX 220
	QUAD
	DATA
	PHONE
	POWER POLE

NO FINE WALL

STORE NUMBER	PROJECT NUMBER	LOCATION	FORMAT	START DATE	TOTAL INTERIOR SQ. FT.	SALES SQ. FT.	USABLE STOCK SQ. FT.	EXTERIOR SQ. FT.	AA HAIR CARE	AA	HISPANIC	CEILING HEIGHT	AGS	RISK CLASS	SECTION COUNT	DRAWN BY	PROJECT MANAGER	DATE	FLOOR PLAN	REVISIONS	NOTES
NEW 12810 32810	798781	DONALSONVILLE, GA	RURAL COMBO	3/21/2022	10,077	8,636	923	10,525	VERY LOW	VERY LOW	VERY LOW	11'-6"	52	0	348 32 EC	S. ANDEN	CRERAR	11/11/2021	FLOOR PLAN	REVISIONS: S. ANDEN - PRODUCTION REVISION REVERTED CASE OPENING AND ELIATION DOOR LOCATIONS BACK TO ORIG. BASE PLAN. MERCHANTISE AND FUTURE UPDATE. - 11/15/21	W. BATTLE - FINAL FUTURE PLAN. ADDED POWER PANELS & DATA. EXTRACTION. UPDATED MERCH & FUTURE - 1/7/22 L. PERRY - CALENDAR. ADDED START DATE. UPDATED MERCH PER TEMPLATE RELEASE. SHIFTED WALL GONDOLA FOR FIRE EXTINGUISHER CLEARANCE (SEE BUBBLE) - 2/16/22

FAMILY
 800 VOLVO DRIVE | CHESAPEAKE, VA 23020
 CONFIDENTIAL - FAMILY DOLLAR USE ONLY
 BACK TO THE ORIGINAL FLOOR PLAN FOR THE LAYOUT OF THE LIGHTING PLAN - SEE THE ORIGINAL FLOOR PLAN.