

AVAILABLE

The
TEMPLES
Company

(912) 538-7000

Shops at Wal-Mart - Fitzgerald, GA

116 Benjamin Hill Drive West
Fitzgerald, GA 31750

(Latitude, Longitude)
(31.69237, -83.24608)



AVAILABLE SPACES:

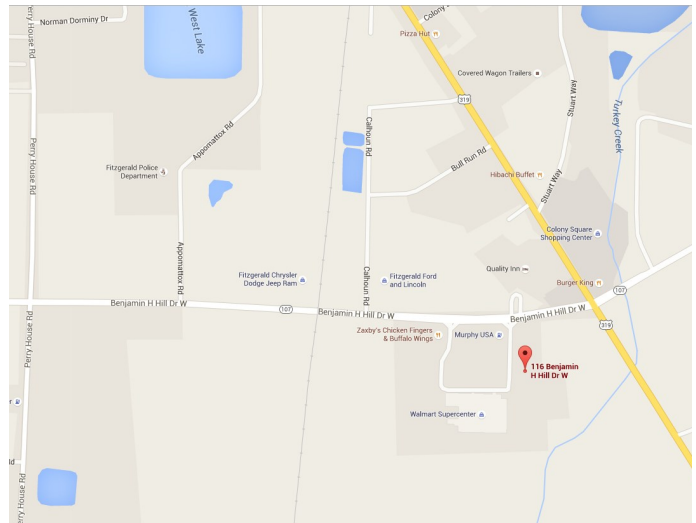
2 - 1,600 square feet (20' x 80')

2 - 2,400 square feet (30' x 80')

The Shops at Wal-Mart are:

- In the heart of Fitzgerald's retail market.
- Located on GA Hwy 107, which is the bypass for Fitzgerald.
- Anchored by Wal-Mart Supercenter and other tenants include Shoe Show, Pizza Hut and Alltel Wireless.
- Close to Industrial Park and large employers.

Fitzgerald is the county seat of Ben Hill County.



DEMOGRAPHICS:

	5 miles	20 miles
2025 Population:	14,725	40,449
2025 Households:	6,196	16,411
2025 Median HH Income:	\$39,543	\$50,015

TRAFFIC COUNTS:

Street:	Daily Count
Benjamin Hill Drive West:	7,640
US Hwy 129 & 319:	12,100

*Please contact our office for
additional information.*

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* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2504FEB



TENANT ROLL:

Space	Suite	Tenant	Size (s.f)
A-1	16	Factory Connection	4,160
A-2	15	Personal Finance	2,000
A-3	14	Shoe Show	2,800
A-4	13	Vape Shop	1,680
A-5	12	Vacant	2,400
A-6	11	Cricket Wireless	1,600
A-7	10	Vacant	1,600
A-8	9	Nail Spa	1,600
A-9	8	Kobe	1,600
A-10	7	World Finance	1,200
A-11	6	Vacant	1,600
A-12	5	Pizza Hut	1,600
A-13	4	MediaCom	2,800
A-14 & 15	2 & 3	Vacant	2,400
A-16	1	Supermarket Spirits	3,760

ASKING LEASE RATE:

Space	Size	Dimensions	Rent Per Square Foot	CAM, Taxes & Insurance	Rent Per Month
A-5 (Suite 12)	2,400 s.f.	30' x 80'	\$11.50	\$3.48	\$2,300.00 + 696.00 = \$2,996.00
A-7 (Suite 10)	1,600 s.f.	20' x 80'	\$11.50	\$3.48	\$1,533.34 + 464.00 = \$1,997.34
A-11 (Suite 6)	1,600 s.f.	20' x 80'	\$11.50	\$3.48	\$1,533.34 + 464.00 = \$1,997.34
A-14 & 15 (Suite 2 & 3)	2,400 s.f.	30' x 80'	\$11.50	\$3.48	\$2,300.00 + 696.00 = \$2,996.00

