

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

Kaolin Plaza - Sandersville, GA

642 - 674 South Harris Street
Sandersville, GA 31082

(Latitude, Longitude)
(32.97319, -82.80874)

AVAILABLE SPACES:

1,200 square feet

8,450 square feet

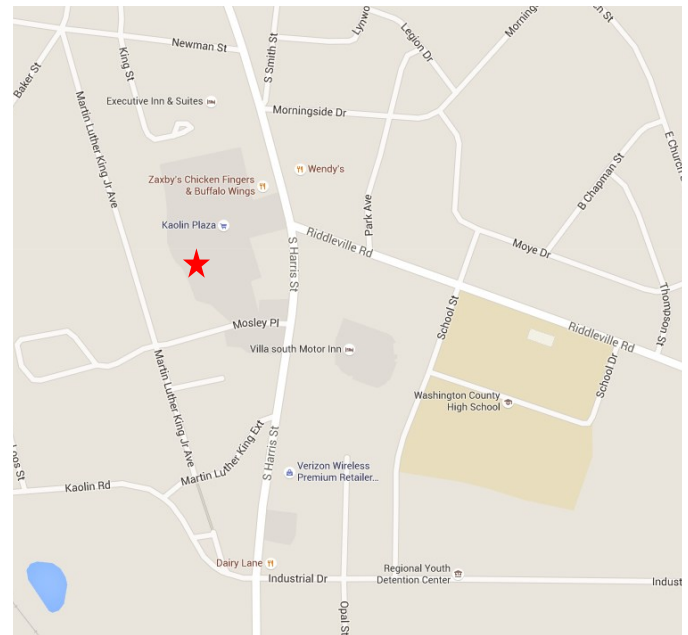
14,900 square feet



Kaolin Plaza Shopping Center is:

- In the heart of Sandersville's retail corridor.
- Located on GA Hwy 15 with signalized entrance.
- Between traditional downtown and Wal-Mart.
- Anchored by IGA. Other national tenants include: Roses Express, Ace Hardware, Pizza Hut, Dollar General, Subway, Anytime Fitness, and Hibbett Sports with McDonalds and Zaxby's on outparcels.

Sandersville is the county seat of Washington County and the home of Oconee Fall Line Technical College.



DEMOGRAPHICS:

	5 miles	20 miles
2025 Population:	10,855	29,244
2025 Households:	4,398	10,569
2025 Median HH Income:	\$42,336	\$57,500

TRAFFIC COUNTS:

Street:	Daily Count
South Harris	18,500
Riddleville Rd	6,960



***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. 2520nov



TENANT ROLL:

Space	Tenant	Space	Tenant
600	Zaxby's	634	SafePro
602	Rehab Advantage & Sports Medicine	638	Central Fence
604	The Tax Shelter	642	Vacant
606	1st Franklin Fin.	648	IGA
608	Cricket Wireless	660	Hibbett's
610	Pizza Hut	662	China Buffett
612A	Dollar General	668	Vacant
612B	Ace Hardware	672	Happy Nails
614	Dialysis Center	674	Vacant
616	Moreland Altobelli	676	Waxing Salon
618	Anytime Fitness	678	Laundromat
622	Merle Norman	682	Roses
624	H&R Block	702	McDonald's
630	Subway		

ASKING LEASE RATE:

Address	Size	Dimensions	Rent Per Square Foot	CAM, Taxes & Insurance*	Monthly Rent
642 South Harris Street	8,450 s.f.	Varies	\$5.95	\$1.25	\$4,189.79 + 880.21 = \$5,070.00
668 South Harris Street	14,900 s.f.	Varies	\$3.95	\$1.25	\$4,904.59 + 1,552.08 = \$6,456.67
674 South Harris Street	1,200 s.f.	20' x 60'	\$7.95	\$1.25	\$795.00 + 125.00 = \$920.00

*Estimated at \$0.57 for CAM, \$0.44 for taxes and \$0.24 for insurance.

**Non-retail space with no frontage.

