

AVAILABLE

The  
**TEMPLES**  
Company

(912) 538-7000

## Claxton Square - Claxton, GA

401 North Duval Street  
Claxton, GA 30417

(Latitude, Longitude)  
(32.16892, -81.90209)



### Claxton Square is:

- The main shopping center in Claxton and anchored by Galaxy Foods, Dollar Tree, and Claxton Smiles.
- Located on US 301 near Advance Auto Parts, Verizon Wireless, Family Dollar, Farmer's Furniture and more.

### AVAILABLE SPACE:

**8,450 square feet**

### DEMOGRAPHICS:

	5 miles	10 miles	15 miles
2025 Population:	8,711	13,914	29,350
2025 Households:	3,237	5,222	10,648
2025 Median HH Income:	\$55,236	\$59,094	\$58,440

### TRAFFIC COUNTS:

Street:	Daily Count
N. Duval (US 301):	9,080

***Please contact our office for additional information.***

**The Temples Company**  
 PO Box 405  
 301 Mosley Street (30474)  
 Vidalia, GA 30475  
 (912) 538-7000  
[www.thetemplescompany.com](http://www.thetemplescompany.com)

\* 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. 2511NOV



TENANT ROLL:	
Tenant	
Vacant (8,450 s.f.)	
Galaxy Foods	
Dollar Tree	
KB Blanks	
Cricket	
Main Moon	
First Franklin	
CM City	
Claxton Smiles	
Claxton Bank (outparcel)	

ASKING LEASE RATE:				
Address	Size	Rent	CAM, Taxes & Insurance	Monthly Rent
401 North Duval Street	8,450 s.f.	\$4.95 per s.f. "as-is"	\$2.03 per s.f.	\$3,485.63 + 1,429.46 = \$4,915.09

CAM - \$0.90 per s.f.; Taxes - \$0.79 per s.f.; Insurance - \$0.34 per s.f.

