

Walmart-Anchored Shadow Center For Lease

ALBANY CROSSROADS

2831-2849 Ledo Road, Albany, GA 31707



For More Information:

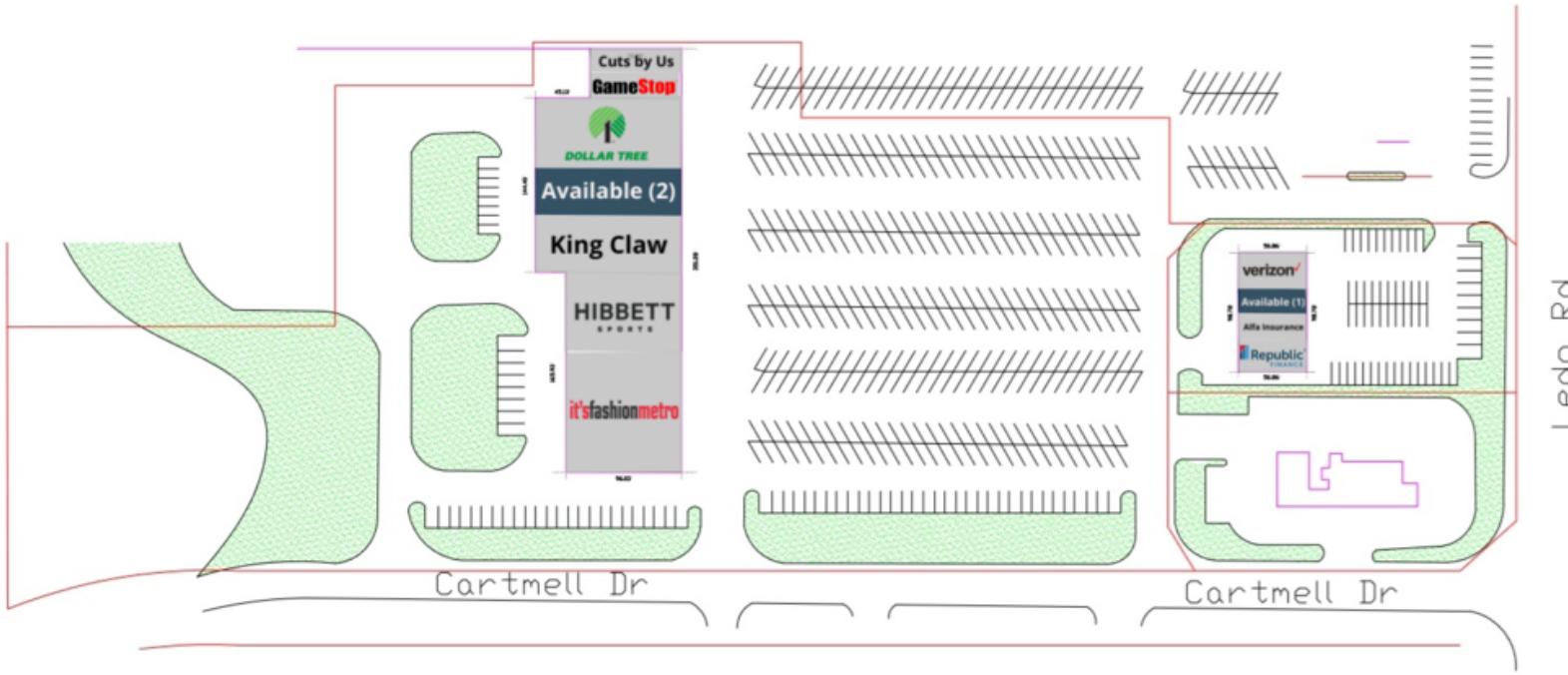
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MRP
MIDWEST RETAIL PROPERTIES

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Albany Crossroads is a 43,700 square foot shopping center anchored by Walmart Supercenter in Albany, Georgia. The property is within a strong retail market in Dougherty County which also draws from nearby Lee County. The center consists of two buildings: a 37,700 SF building attached to Walmart and a 6,000 SF building anchored by Verizon Wireless with frontage on Ledo Road. This shopping center is occupied by large national tenants such as: Dollar Tree, Verizon, GameStop, Hibbett Sports, and It's Fashion Metro (Cato).

LOCATION DESCRIPTION

Albany is a city in the U.S. state of Georgia. Located on the Flint River in southwest Georgia, it is the seat of Dougherty County. Albany is the principal city of the Albany, Georgia metropolitan area.

PROPERTY HIGHLIGHTS

- 900-4,000 SF Available
- Walmart-Anchored Shadow Center
- Anchor Retailers: Dollar Tree, Verizon, GameStop, & Hibbett Sports
- Frontage along Ledo Road with 21,220 VPD
- Large hospital and retirement redevelopment directly north of property

SPACES	LEASE RATE	SPACE SIZE
Available (1)	\$20.00 SF/yr	900 SF
Available (2)	\$16.00 SF/yr	4,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,402	23,699	43,366
Total Population	3,308	58,752	115,204
Average HH Income	\$62,267	\$60,888	\$51,247

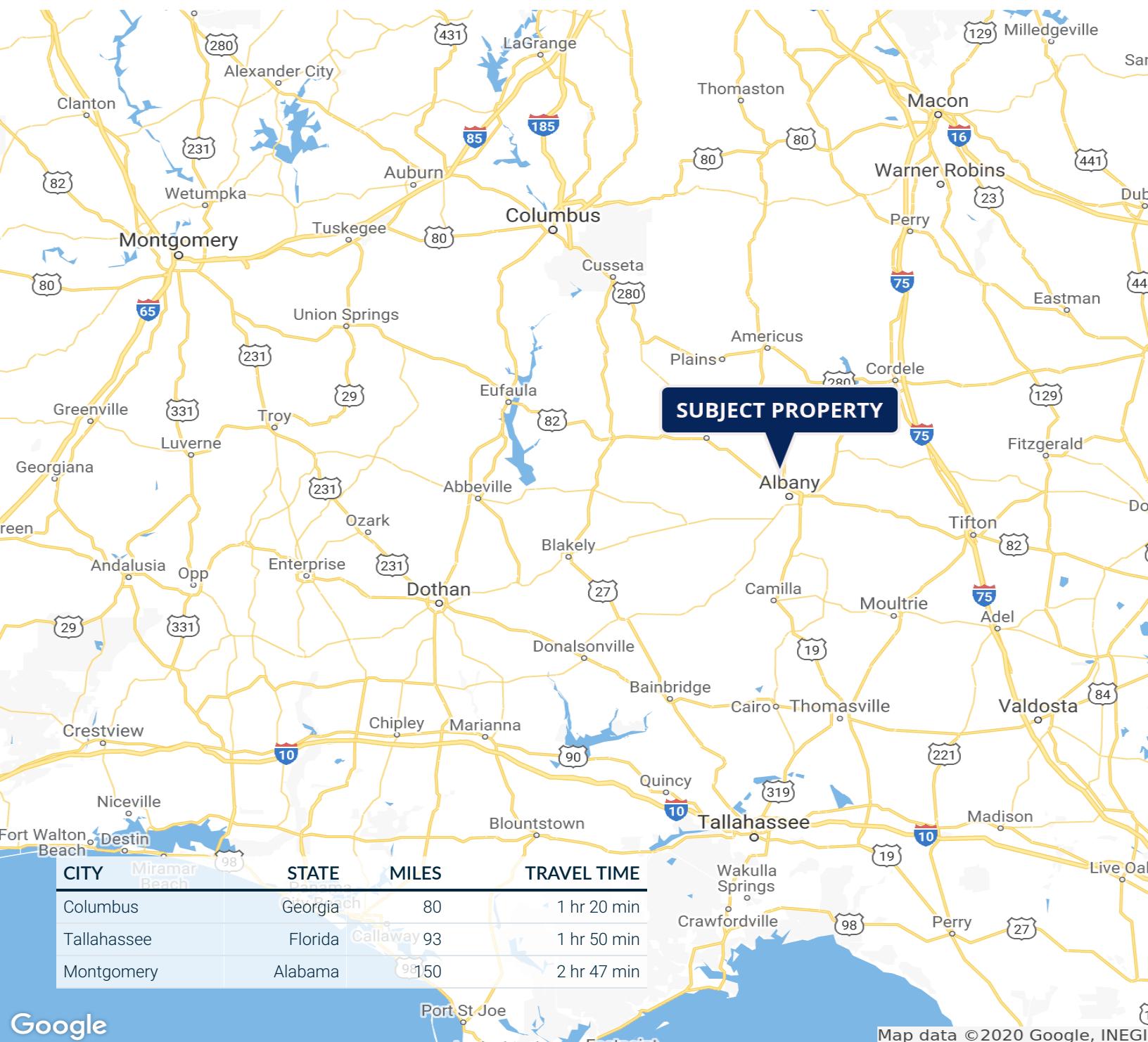
Albany Crossroads

RETAILER MAP



Albany Crossroads

AERIAL MAP



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