

FOR LEASE

PROMENADE PLAZA SHOPS

1707-1729 Norman Drive, Valdosta, GA 31601



PROPERTY OWNER

±900 SF - ±3,600 SF OF
INLINE SPACE AVAILABLE

Octapharma plasma

That's plasmagic.

LOCATED ACROSS FROM VALDOSTA MALL

EXCLUSIVE RETAIL LEASING

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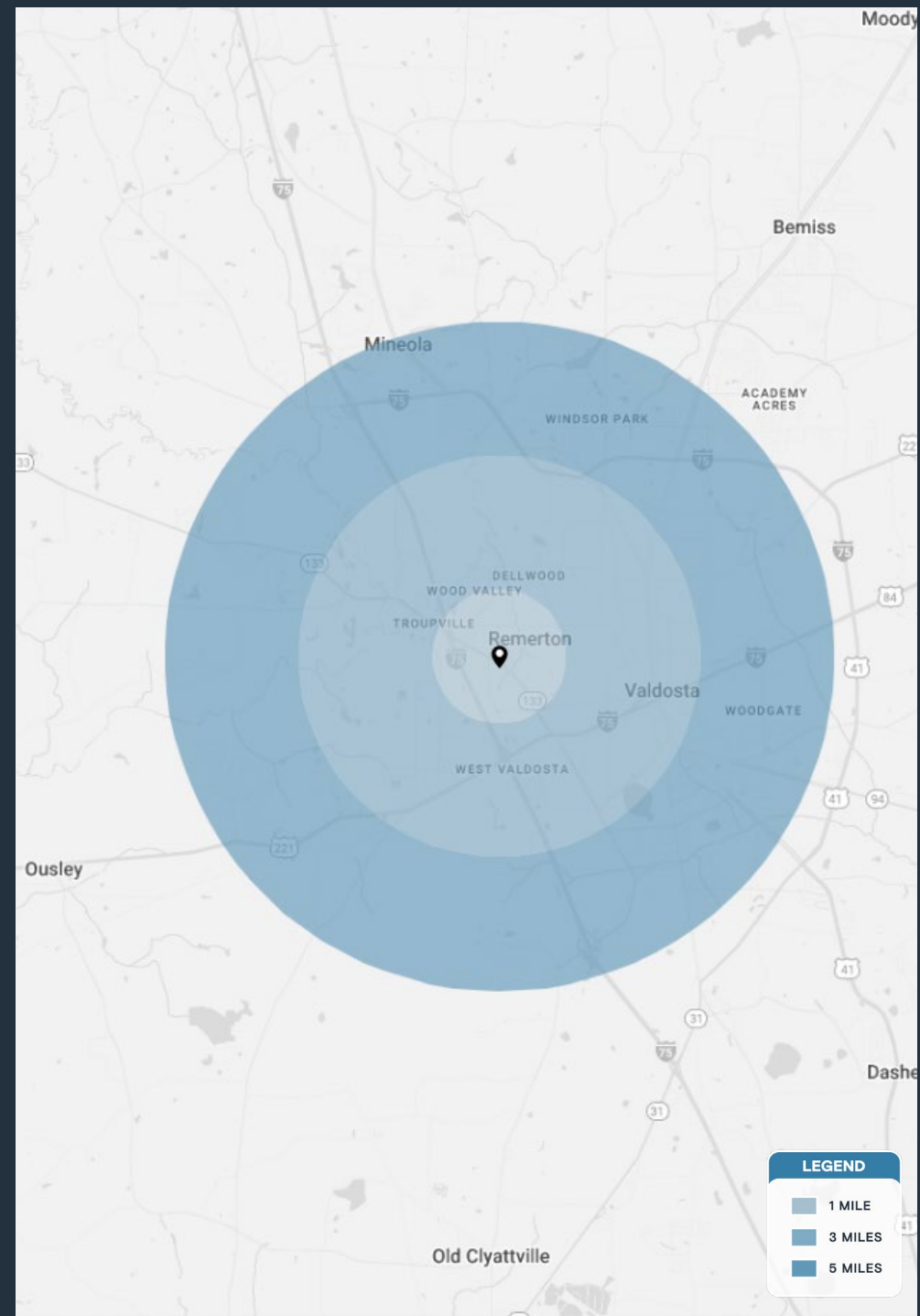
Property Overview

HIGHLIGHTS

- ± 900 SF - $\pm 3,600$ SF of inline space available
- Located across from Valdosta Mall anchored by Belk, JC Penney, Ross, PetSmart and Old Navy, total GLA 573,788 SF
- Nearby retailers include: TJ Maxx, Michaels, Lowe's, Target, Kohl's, Kirkland's, Hobby Lobby and Home Depot
- Lowndes High School with $\pm 3,210$ students in close proximity
- Valdosta is home to Moody Air Force Base with $\pm 5,682$ military and civilian personnel
- South Georgia Medical Center will be expanding with a new tower to house Women's Infants, and Emergency Services
- Nearby Wild Adventures Theme Park features the south's largest ride collection, the region's largest water park and popular concert venue
- Valdosta State University is less than two miles from the plaza with enrollment of $\pm 11,341$ students
- Easy access to Interstate 75 with 53,600-56,800 AADT
- Traffic counts: St Augustine Road at Norman Road - 28,700 AADT
- The shopping center is currently undergoing facade painting

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,657	34,173	65,738
HOUSEHOLDS	2,913	13,261	25,562
EMPLOYEES	3,847	20,660	29,164
AVERAGE HH INCOME	\$46,544	\$65,994	\$66,645





Tenant Roster

A-1729	Spruce Hair Studio	1,200 SF
B-1727	Available	1,200 SF
C-1725	Available	1,200 SF
D-1723	Available	1,200 SF
E-1719	Deluxe Nail Spa	1,200 SF
F-1717	Cici's Pizza	5,400 SF
G-1715E	Available	900 SF

H-1715D	Beijing Cafe	2,400 SF
I-1715A	World Finance Co.	1,200 SF
1714	Empire Beauty	13,163 SF
1713	Octapharma Plasma	14,417 SF
J-1711	Negotiating Lease	8,500 SF
J-1712	Available	2,876 SF

K-1709	Mori's Japanese House	4,200 SF
L-1707	Boba Tea Shop	2,800 SF
OP1	Popeye's	1,930 SF
1A	Kay Jewelers	2,400 SF
1B	Chop Barbershop	1,200 SF
1C	5 Star Nutrition	1,200 SF



VALDOSTA MALL

JCPenney belk

HomeGoods PETSMART

ROSS OLD NAVY

ULTA five BELOW MINI SOU 大和

CRUNCH

TJ-maxx OLLIE'S Bargain OUTLET

Michael's

LOWNDES HIGH SCHOOL
3,210 STUDENTS

HOBBY LOBBY 9 goodwill VSC TRACTOR SUPPLY CO

Kirkland's FAMILY DOLLAR

CAFO





Contact Brokers

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