

PERIMETER PLACE

1300 S Madison Ave | Douglas, GA, 31533

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 1 AC Outparcel | 1,600 SF
- » Perimeter Place shopping center is positioned as the largest shopping center in Douglas and serving an extended trade area throughout Coffee County and surrounding South Georgia communities.
- » The center benefits from its location within an established commercial corridor, serving approximately 23,000 residents within five miles and 36,000 residents within 10 miles, with significant daytime population throughout the broader trade area.
- » The property benefits from excellent visibility and accessibility along South Madison Avenue, with a signalized intersection and convenient connectivity to major roadways throughout Douglas.
- » Tenants include: Ollie's Bargain Outlet, Goodwill, Roses, Tractor Supply Co., CitiTrends, Aaron's, Anytime Fitness, King Claw, Shoe Show, Cato Plus, Sally Beauty Supply, Subway and additional retail and service users.
- » Nearby retailers include: Publix, Walmart, Dollar General, Family Dollar and additional national and regional retailers serving the greater Douglas/Coffee County trade area.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,904	14,673	23,272
Households	1,144	5,719	8,858
Avg. HH Income	\$45,973	\$58,129	\$65,736

ST FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
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FLOOR PLAN



UNIT	TENANT	SF
1a	Goodwill	12,880
1b	Ollie's Bargain Outlet	30,000
2	Dunham's	36,599
3	Tractor Supply Co	26,492
4	CitiTrends	12,500
5	King Claw	7,450
6	Anytime Fitness	8,000
7	Tokyo Express	2,400
8	CATO Plus	5,400
9	Shoe Show	4,400
10-A	AT LEASE	1,600
10-B	AVAILABLE	1,600
11	A Cut Above	2,400
12	Smoke Shop	2,000
13	LA Nails	1,200
14	Fireworks	3,600
15	Subway	1,200
16	Sally Beauty Supply	1,200
17	Little Caesar's	1,200
18	Aaron's	14,820

UNIT	TENANT	SF
OP 1	Available	1 AC

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RETAIL AERIAL



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