

WAYCROSS, GA

REGIONAL TRADE HUB

SATILLA SQUARE

1803 Knight Avenue • Waycross, GA 31503



FLORIDA/GEORGIA SUBMARKET REGIONAL TRADE HUB

AMCOMREALTY.COM

DEMOGRAPHICS

(DRIVE TIME)

POPULATION

- 15 min: 40,038
- 30 min: 64,570
- 45 min: 118,602

INCOME

- 15 min: \$56,425
- 30 min: \$57,062
- 45 min: \$ 55,618

PROPERTY FEATURES

Expanded Big Lots and
New Harbor Freight

Excellent visibility
and parking

Strategically positioned
along Knight Ave/Brunswick Hwy
(US-82)- regional east-west
connector

Stable market supported by
strong transportation industry

Primary retail district, seat
of Ware County serving over
100,000 population

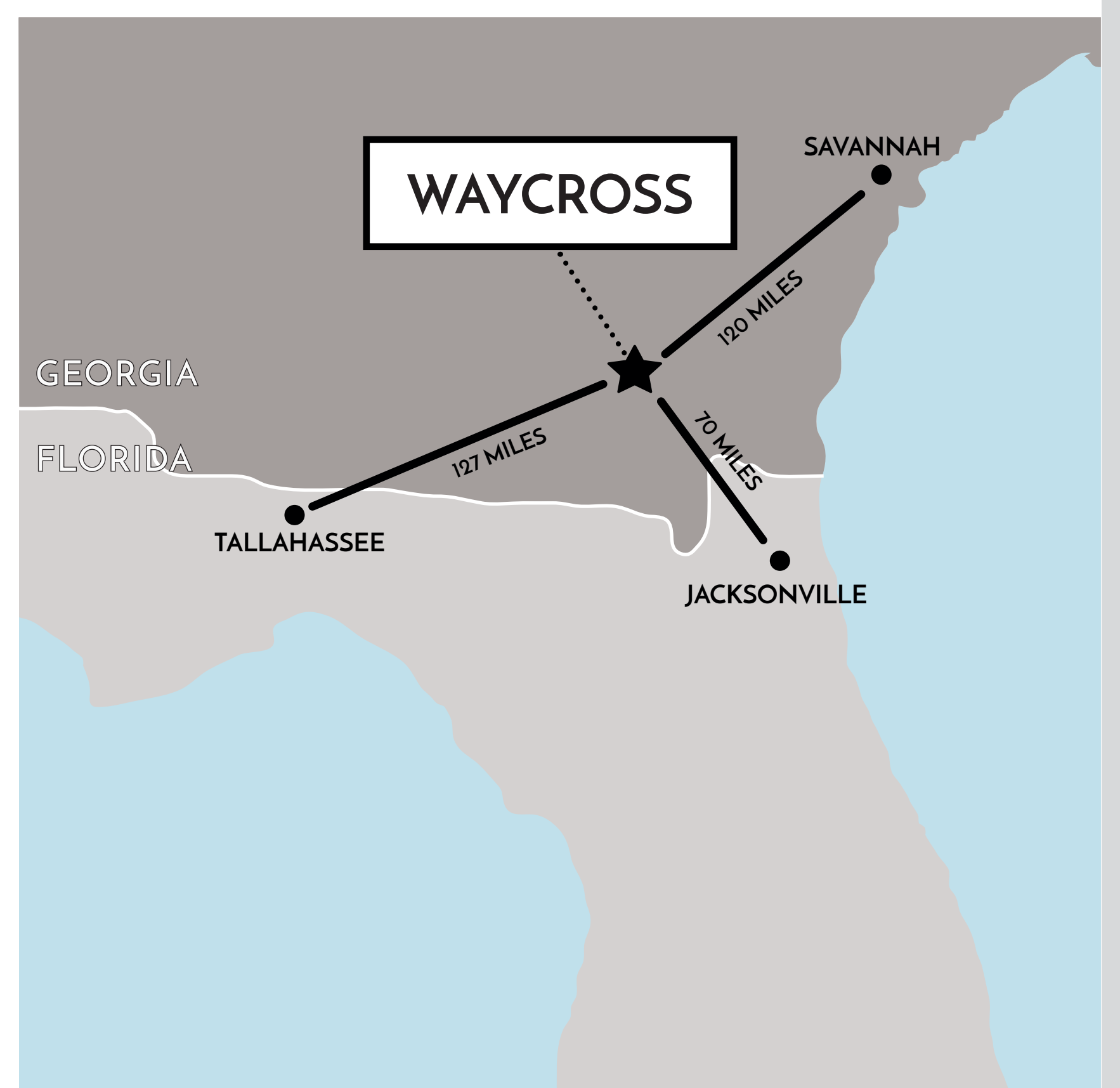
Gateway to Okefenokee
Swamp

Extensive rehab completed

ANCHOR TENANTS

- Dollar General Market
- Big Lots
- Harbor Freight
- NEW PopShelf
- NEW King Claw Restaurant

REGIONAL LOCATION



AMERICAN COMMERCIAL REALTY

300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT

leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com



ACR
AMERICAN COMMERCIAL REALTY CORP.
BUILDING VALUE

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UNIT	TENANT	SQ. FT.
01	CHEERS PACKAGE STORE	1,800
02	SOUTHERN FOG VAPES	1,800
03	ASBURY FINANCIAL	900
04	HICKORY WIND	900
05	WAY X NUTRITION	1,200
06	DG MARKET & POPSHELF	33,512
08	BIG LOTS	38,700
09	HARBOR FREIGHT	15,300
10	NAILS BY THAI	1,600
11	EXOTIC NOVELTIES	1,600
12	AVAILABLE	3,200
13	AVAILABLE	1,600
14	VAPING EASY	1,600
15	SPRINGLEAF FINANCIAL	1,920
16	FARAH AND FARAH	1,280
17	KING CLAW RESTAURANT	10,500

OUTPARCEL	SQ. FT.
OP AVAILABLE	1.0 ±AC

