

# RETAIL SPACE AVAILABLE

518 W Ogeechee Street | Sylvania, GA 30467

FOR LEASE

10,106 SF

**DJ SNEAD**

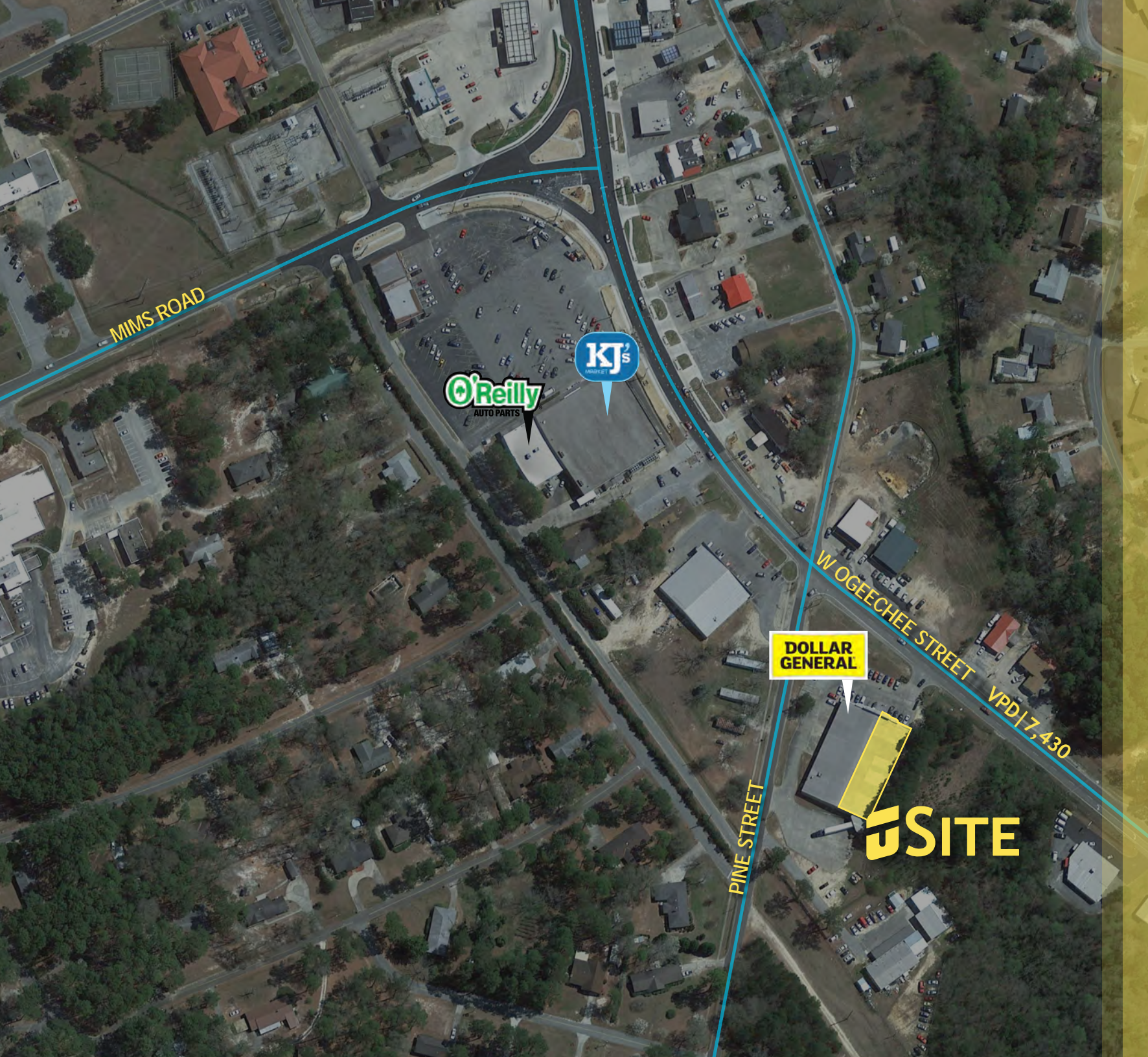
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# Highlights

This building is located on the corner of W. Ogeechee and Pine Street in Sylvania, Georgia. West Ogeechee Street is the main corridor in Sylvania and includes multiple retail tenants. Half of this building is occupied by Dollar General. The other half (10,016SF) is available for lease. This is the perfect location for retail/warehouse/flex type user. With Dollar General being next door this space would benefit from the high foot-traffic counts that a Dollar General brings.

- 10,106 SF of retail/warehouse/flex space available
- W. Ogeechee Street traffic count: 7,430 VPD








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BURTONS FERRY HIGHWAY

MIMS ROAD

 **SITE**





		
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W OGEECHEE STREET

MAIN STREET

E OGEECHEE STREET

			
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PERIMETER ROAD



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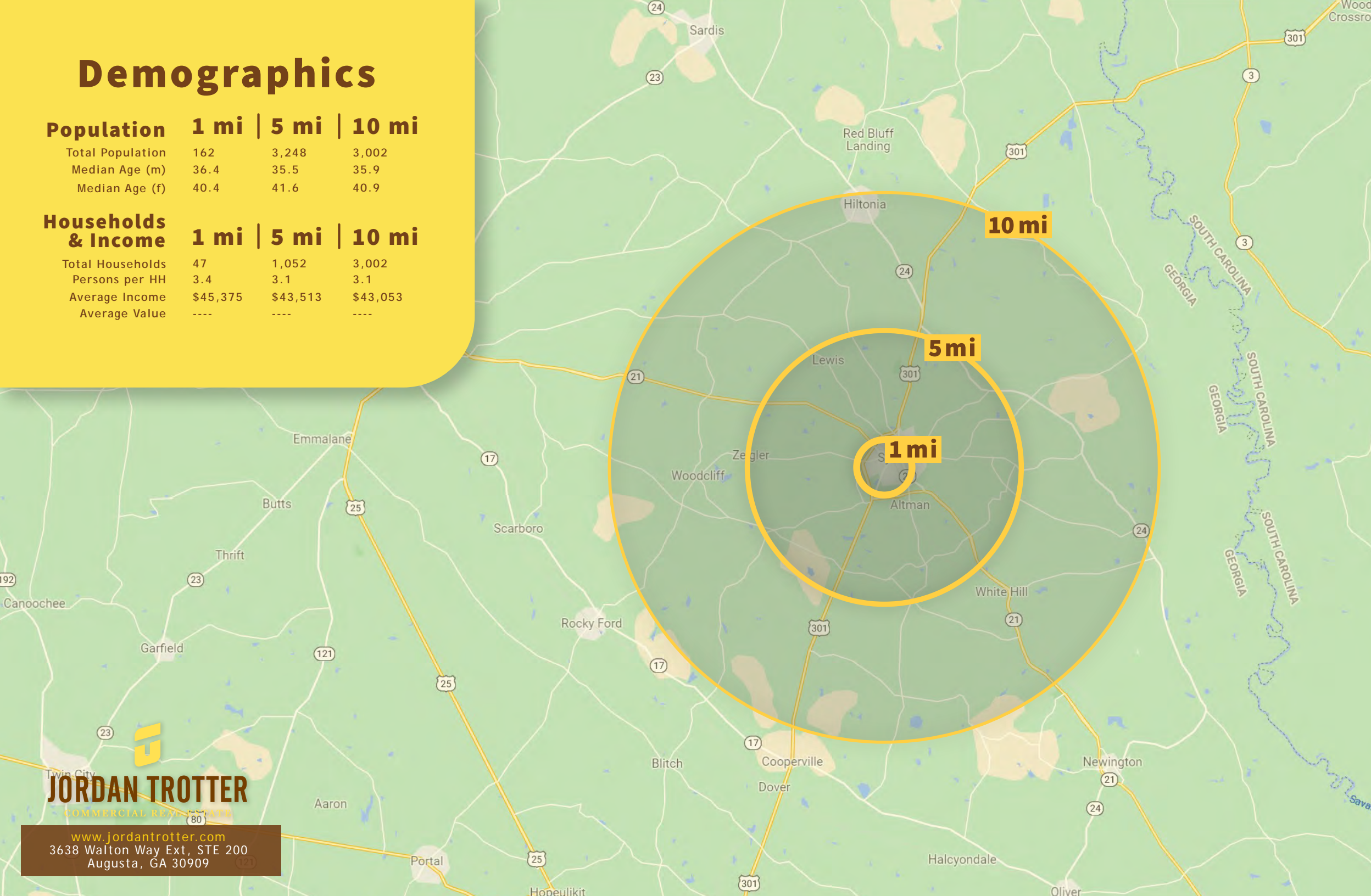
# Demographics

## Population 1 mi | 5 mi | 10 mi

Total Population	162	3,248	3,002
Median Age (m)	36.4	35.5	35.9
Median Age (f)	40.4	41.6	40.9

## Households & Income 1 mi | 5 mi | 10 mi

Total Households	47	1,052	3,002
Persons per HH	3.4	3.1	3.1
Average Income	\$45,375	\$43,513	\$43,053
Average Value	----	----	----



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