



LEASING PACKAGE

FOR 131,750± SF RETAIL CENTER
 2525 DAWSON ROAD
 ALBANY, GA 31707

Presented by:

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Redevelopment in progress

131,750± SF Retail Center

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OTHER MATERIALS AVAILABLE UPON REQUEST.

PROPERTY SUMMARY

2525 Dawson Road consists of a 131,750± sf retail center which is situated in the heart of the NW Retail Hub of Albany GA. Other tenants in the immediate market include the Albany Mall (Dillard's, JCPenney, Belk, Book-A-Million and Old Navy), Publix, TJ Maxx, Ross Dress for Less, Home Depot, Sam's Club, PetSmart, Party City, Chick-fil-A, Starbucks and many others. The building sits on a 14.57± acre site with 584± dedicated parking spaces. Traffic counts on Dawson Road, main artery through the NW retail hub, includes 24,600± vehicles per day.

The Albany, GA trade area extends over 50 miles in all directions with a total trade area population of 559,316 including about 155,000 in the primary market. The nearest retail offerings of any comparable size are in Columbus, GA, approximately 86 miles to the NW and Tifton GA, which is 40 miles to the east.

The building was constructed in 1974 as the retail center for Kmart Corp for which they operated in for over 40 years.

Details

- Available for lease:
 - Suite 1 – 3,800± sf
 - Suite 2 – 36,500± sf
 - Suite 3 – 22,500± sf
- New tenants: Harbor Freight Tools & Big Lots (opening August 2019)
- Two (2) pad sites available for lease
- On 14.57± acres
- Abundant parking: 584± parking spaces dedicated to retail center
- Zoned C-3 (Commercial District)
- Built in 1974, complete remodel in 2019
- All utilities available
- 24,600 cars per day on Dawson Road; 10,300 cars per day on Stuart Avenue

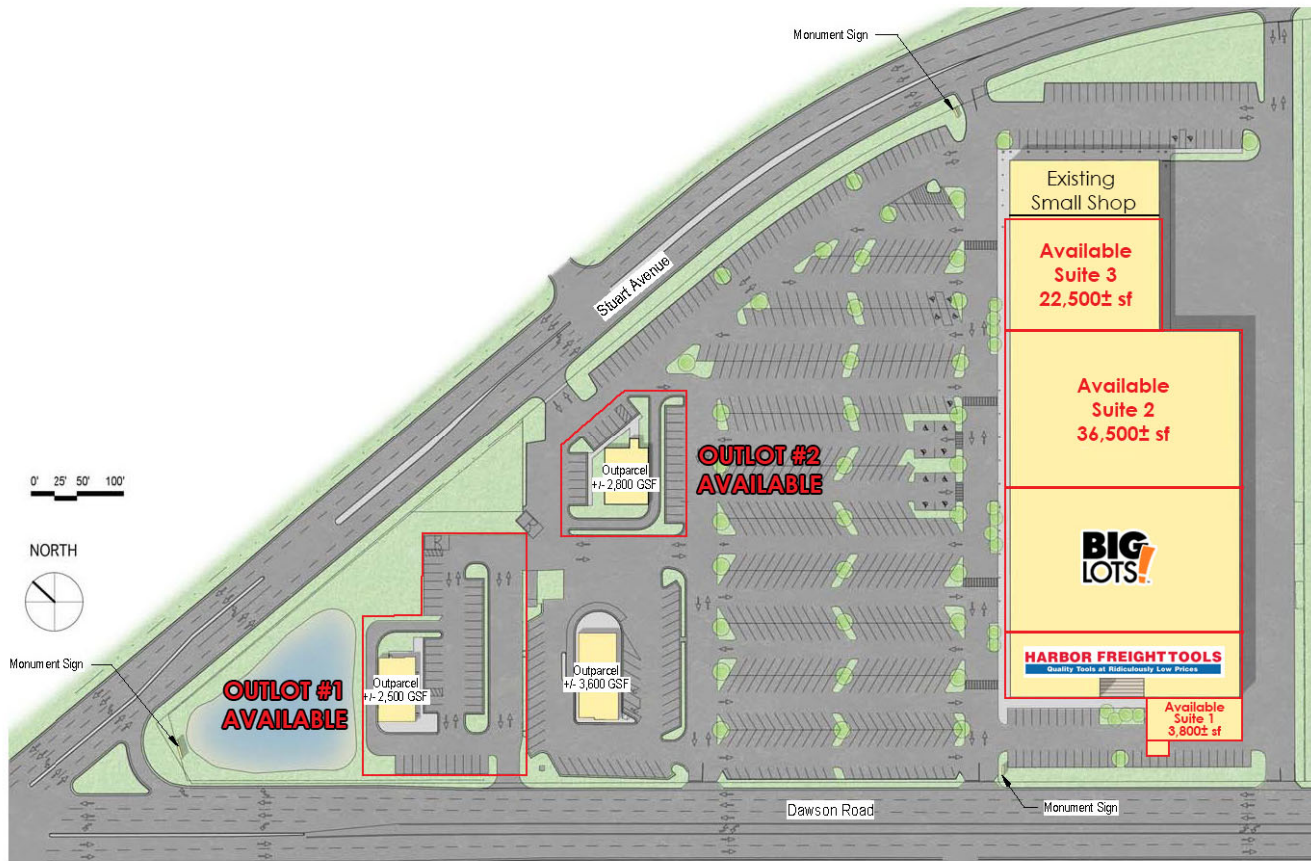
Lease Rates - Contact Broker

Demographics (taken at subject property)

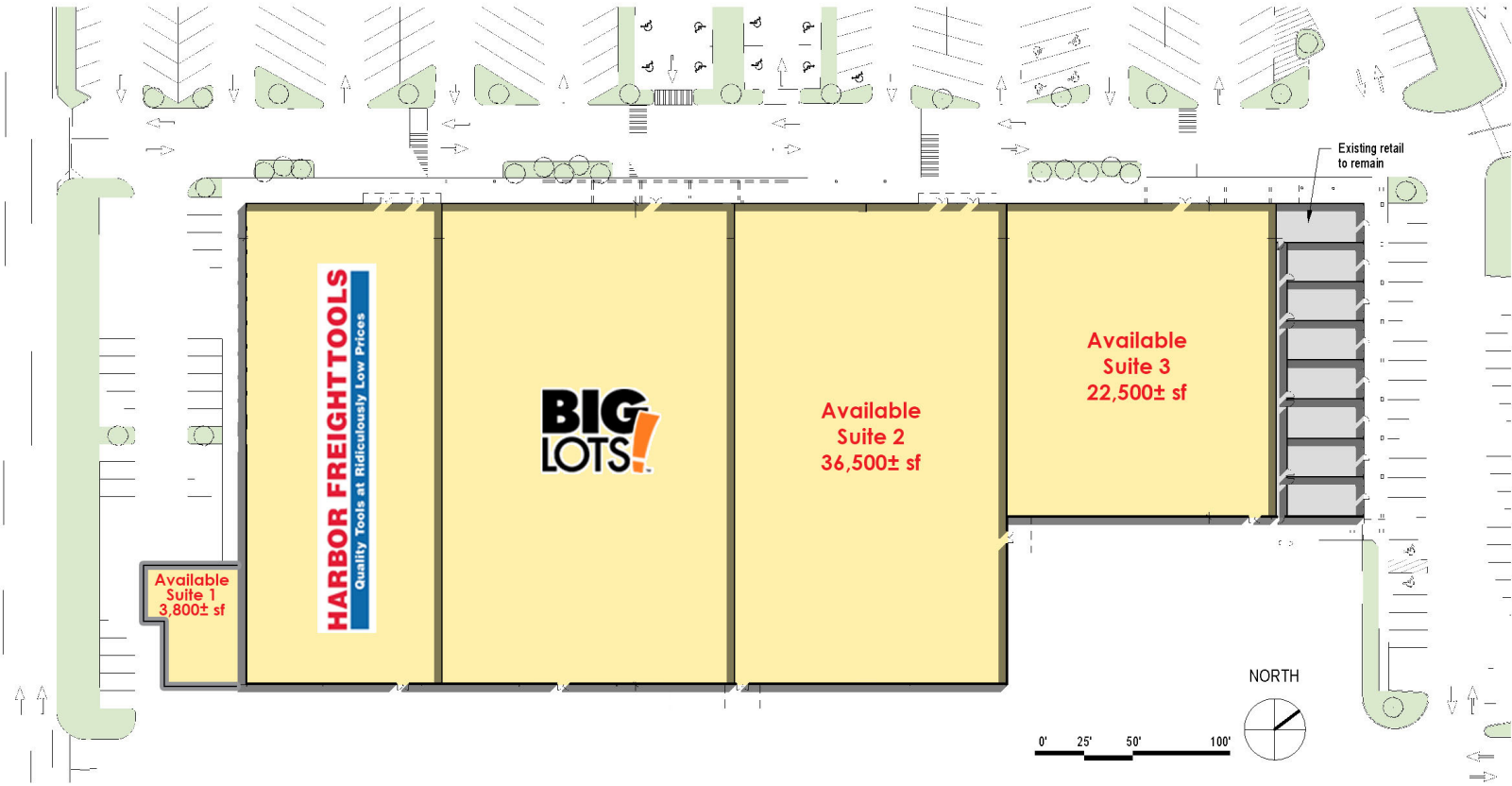
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2024 Projected Population	5,366	34,401	64,619
2019 Estimated. Population	5,357	34,258	64,531
2010 Census	5,457	34,891	66,591
2019 Estimated Average HH Income	\$66,338.50	\$77,182.86	\$70,356.26

Source: Claritas - Pop-Facts Premier 2018

PROPOSED SITE PLAN



PRELIMINARY LEASING PLAN



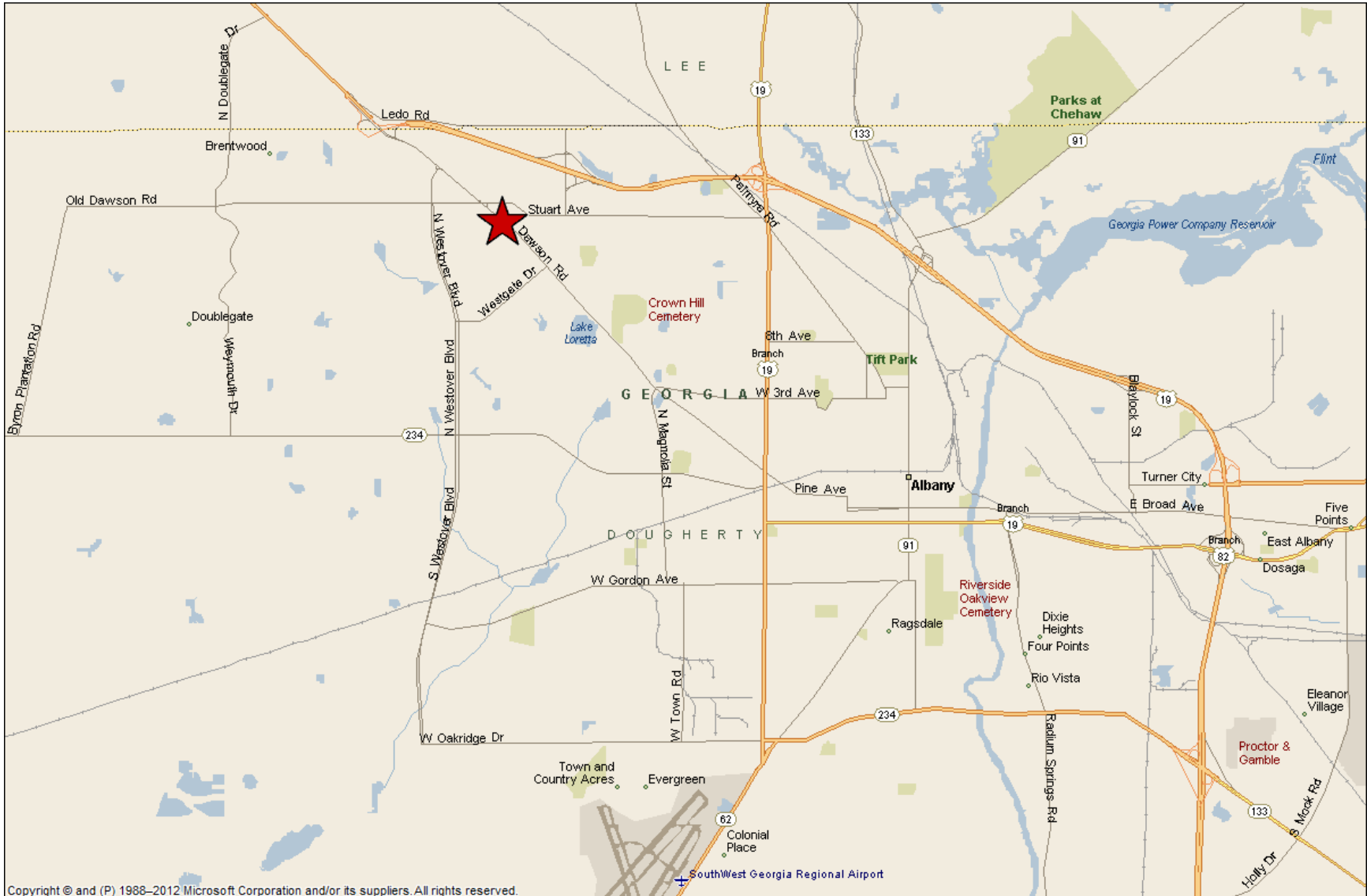
REDEVELOPMENT IN PROGRESS



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LOCATION MAP



131,750± SF RETAIL CENTER

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MARKET AERIAL



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PROPERTY AERIAL



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