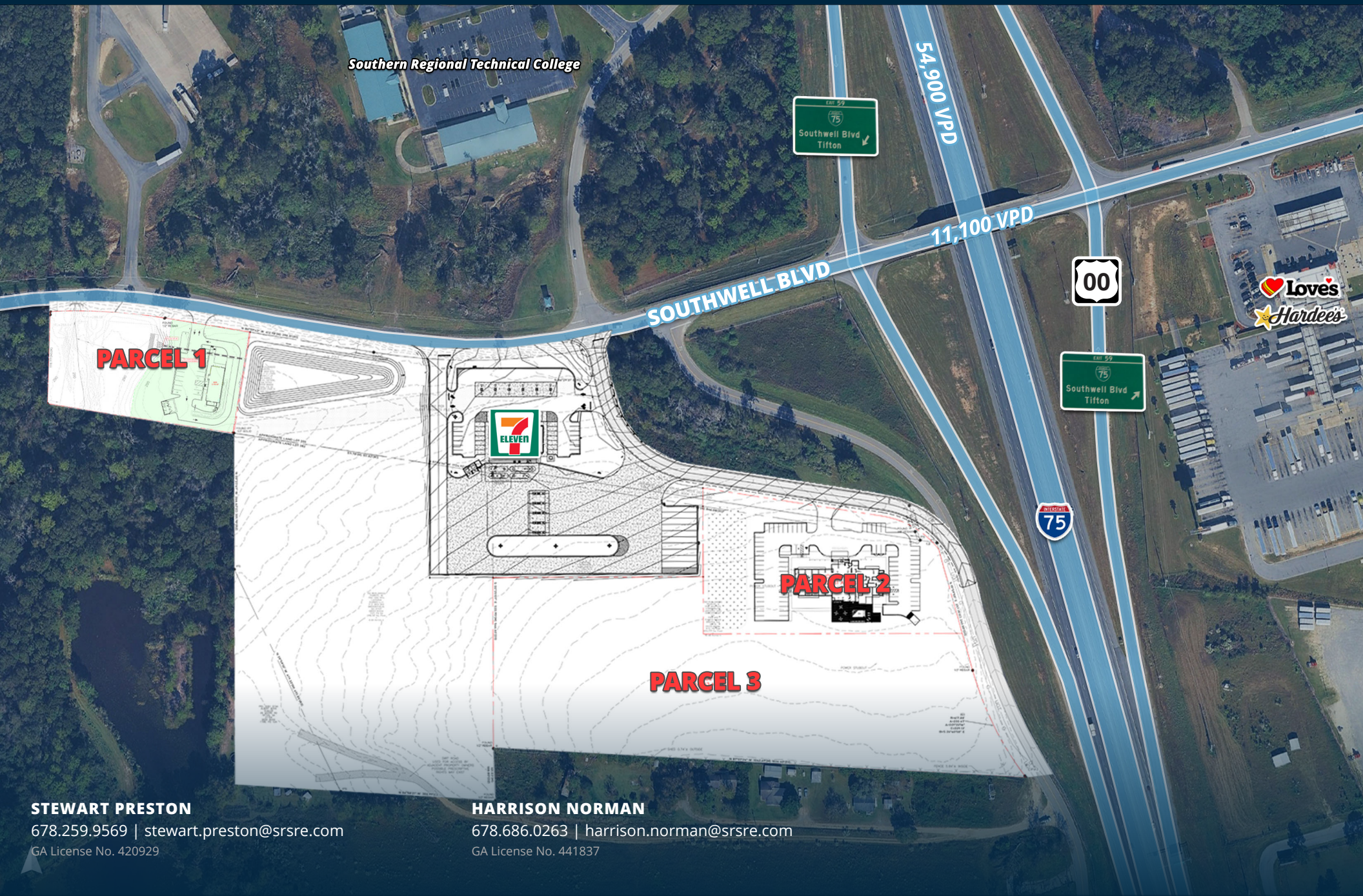


Available

SWC of Southwell Blvd + Windy Hill Rd | Tifton, GA 31794

**STEWART PRESTON**

678.259.9569 | stewart.preston@srsre.com

GA License No. 420929

HARRISON NORMAN

678.686.0263 | harrison.norman@srsre.com

GA License No. 441837



Available

SW Corner of Southwell
Blvd + Windy Hill Rd
Tifton, GA

Property Specifications

TOTAL LAND AREA

10.929 AC

PARCEL 1

0.82 AC Usable (1.71 Total)

PARCEL 2

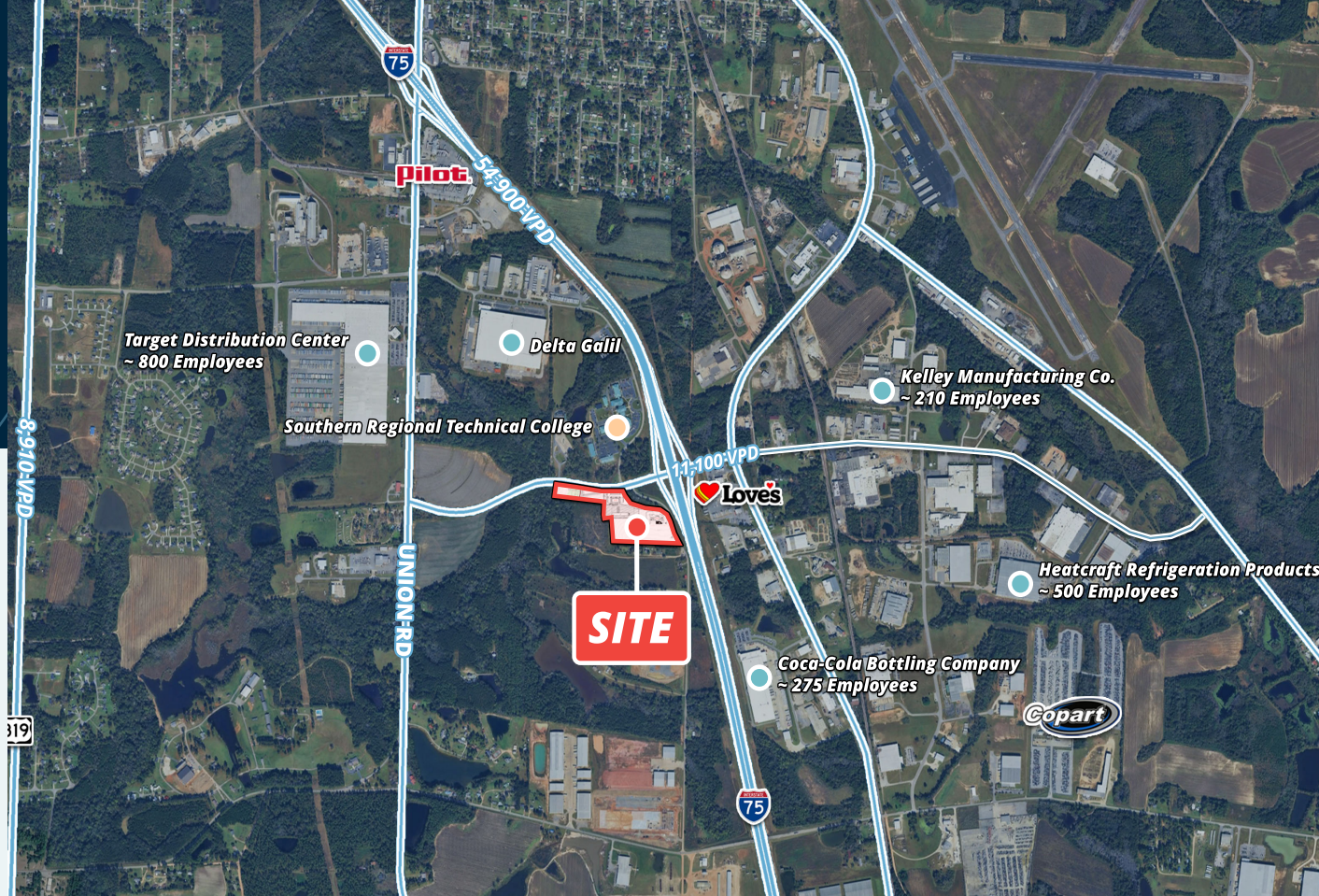
2.661 AC

PARCEL 3

6.563 AC

STEWART PRESTON GA License No. 420929
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HARRISON NORMAN GA License No. 441837
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About the Property

- Prime retail development opportunity off Exit 59 at the signalized southwest corner of Southwell Blvd and Windy Hill Rd, offering exceptional visibility, frontage, and accessibility
- Anchored by a 7-Eleven convenience store, driving consistent daily traffic and consumer activity to the corridor
- Strategically located near I-75, offering convenient access for local residents and capturing strong traffic from travelers heading to and from Florida
- Flexible parcel configuration offers strong potential for multi-tenant retail, drive-thru concepts, or standalone pad development in one of South Georgia's primary retail corridors

Traffic Counts

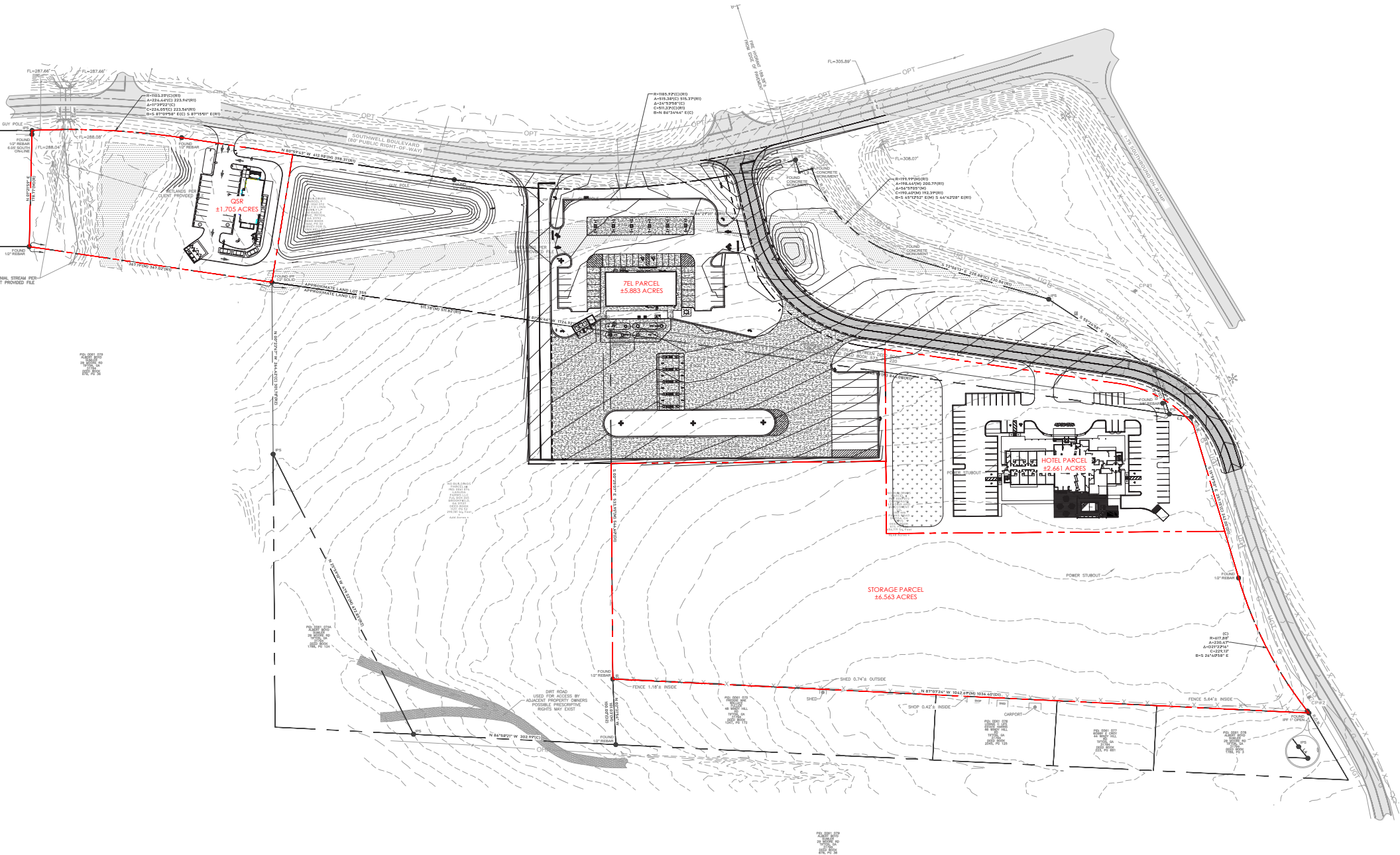
Southwell Blvd	11,100 VPD
I-75	54,900 VPD
US-82	18,500 VPD
Main St	6,610 VPD

Year: 2025 | Source: GDOT

Nearby Retailers

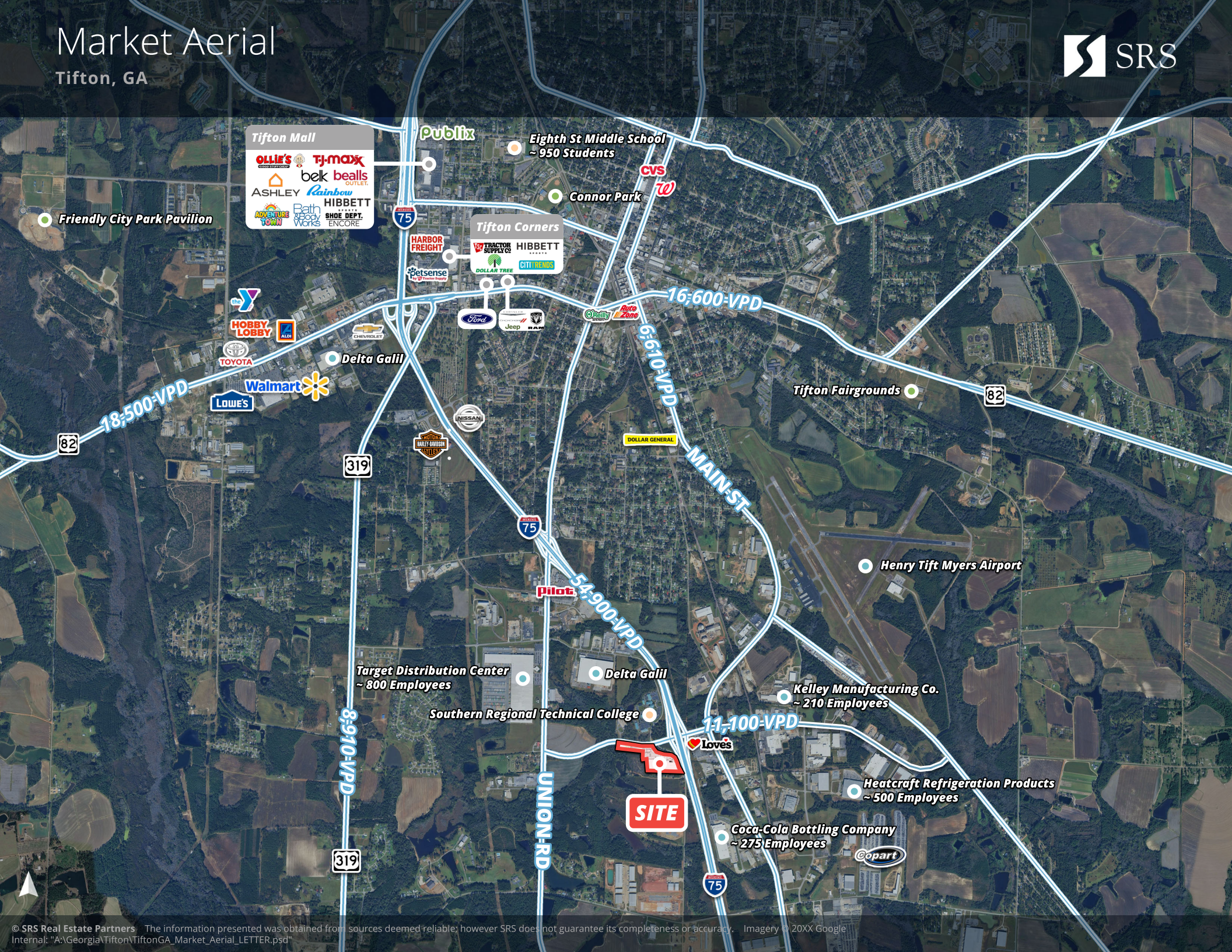


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Market Aerial

Tifton, GA



Tifton Mall
OLLIE'S
TJ-MAXX
belk
bealls
ASHLEY
Rainbow
HIBBETT
ADVENTURE
Bath
Shoe Dept.
ENCORE

Publix

Eighth St Middle School
~ 950 Students

Connor Park

Tifton Corners

HARBOR FREIGHT
HIBBETT
DOLLAR TREE
CITY TREND

Petsense

Ford
Jeep
RAM

16,600-VPD

6,610-VPD

MAIN ST

Tifton Fairgrounds

82

Henry Tift Myers Airport

Kelley Manufacturing Co.
~ 210 Employees

Heatcraft Refrigeration Products
~ 500 Employees

Coca-Cola Bottling Company
~ 275 Employees

Copart

11,100-VPD

Loves

SITE

Target Distribution Center
~ 800 Employees

Southern Regional Technical College

Delta Galil

UNION RD

8,910-VPD

319

75

Pilot

NISSAN

HARLEY-DAVIDSON

LOWE'S

Walmart

TOYOTA

HOBBY LOBBY

ALDI

Delta Galil

CHEVROLET

82

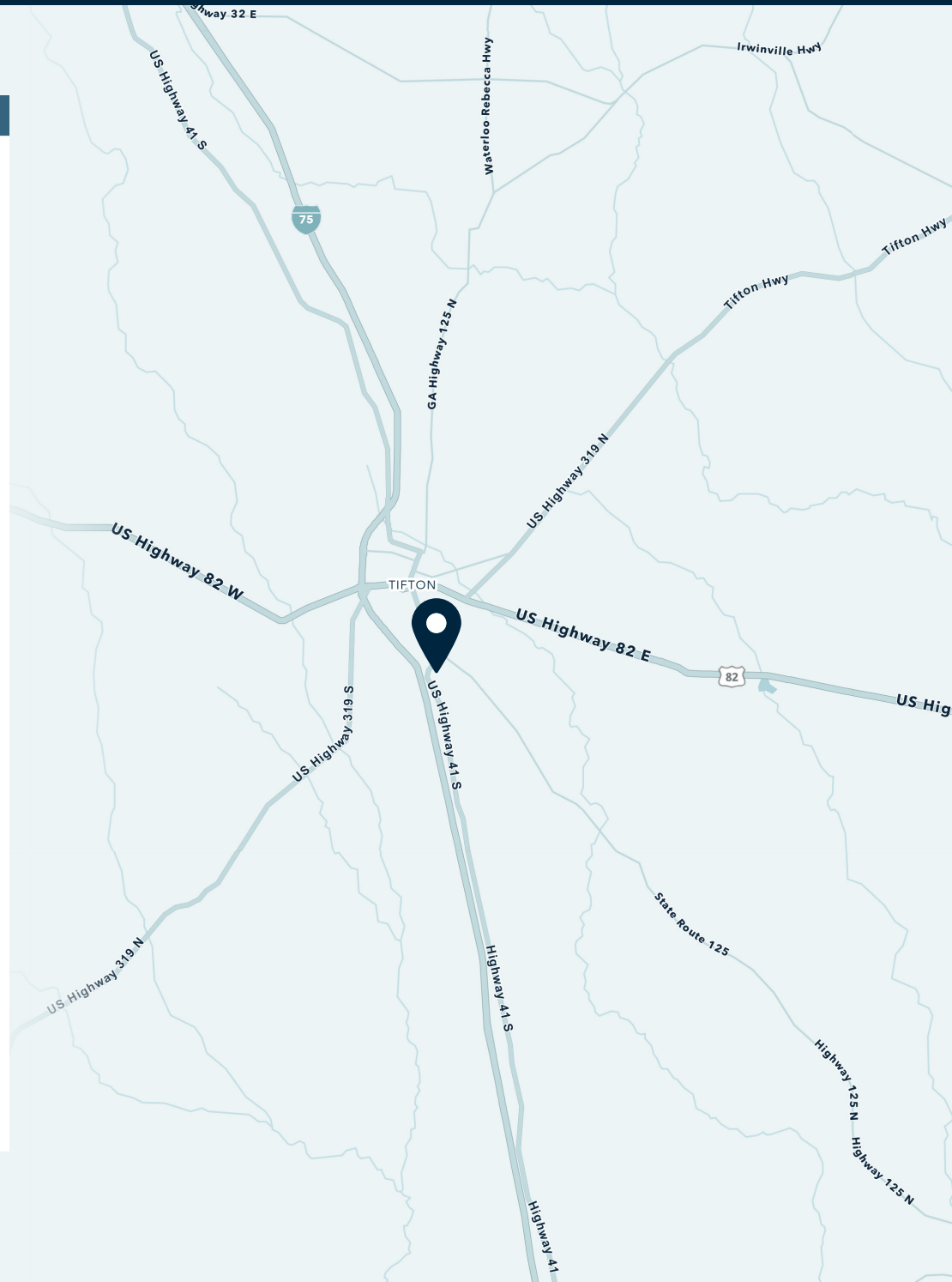
18,500-VPD

Friendly City Park Pavilion



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	632	12,515	28,375
2030 Projected Population	665	12,660	28,636
Proj. Annual Growth 2025 to 2030	1.02%	0.23%	0.18%
Daytime Population			
2025 Daytime Population	2,833	19,986	37,390
Workers	2,536	12,337	21,483
Residents	297	7,649	15,907
Income			
2025 Est. Average Household Income	\$91,685	\$62,054	\$71,014
2025 Est. Median Household Income	\$68,844	\$44,063	\$53,626
Households & Growth			
2025 Estimated Households	242	4,872	11,292
2030 Estimated Households	259	5,006	11,542
Proj. Annual Growth 2025 to 2030	1.37%	0.54%	0.44%
Race & Ethnicity			
2025 Est. White	52%	28%	45%
2025 Est. Black or African American	40%	58%	39%
2025 Est. Asian or Pacific Islander	2%	1%	2%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	6%	13%	14%
2025 Est. Hispanic (Any Race)	5%	13%	13%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Georgia's 2nd Most Visited Love's Travel Stop

Top 5 Most Visited Gas Station in Georgia

Located at I-75 Exit 59 in Tifton, GA

LOVE'S TRAVEL STOP RANKINGS

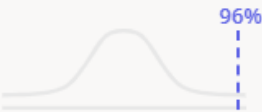
Love's Travel Stop
Southwell Blvd, Tifton, GA

Benchmark:
Chain: Love's Travel Stop
Metric: Visits



Nationwide

16 / 415
[View List](#)



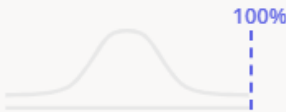
Georgia

2 / 15
[View List](#)



Local: 15mi

1 / 1
[View List](#)



GAS STATION RANKINGS

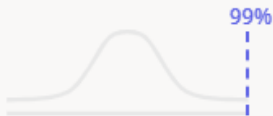
Love's Travel Stop
Southwell Blvd, Tifton, GA

Benchmark:
Category: Gas Station
Metric: Visits



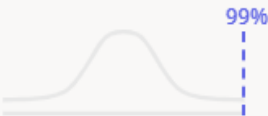
Nationwide

250 / 82,475
[View List](#)



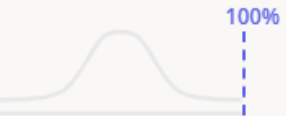
Georgia

5 / 4,004
[View List](#)



Local: 15mi

1 / 31
[View List](#)





SRS REAL ESTATE PARTNERS

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