

Available

**The
TEMPLES
Company**

912-538-7000

Vidalia Plaza - Vidalia, GA

East First Street
Vidalia, GA 30474

(Latitude, Longitude)
(32.21262, -82.40175)



AVAILABLE SPACES:

975 square feet (40' x 25')

1,600 square feet (20' x 80')

1,868 square feet (varies)

3,600 square feet (36' x 100')

- Vidalia Plaza is located in the heart of the retail area in Downtown Vidalia.
- High traffic intersection.
- Anchor tenants include:
 - Bi-Lo
 - Goodwill
 - Family Dollar
 - Buddy's Home Furnishings
 - Checkers



DEMOGRAPHICS:

	5 miles	10 miles	20 miles
2016 Population:	18,253	28,557	62,322
2016 Households:	7,109	10,777	22,789
2016 Median HH Income:	\$32,687	\$32,517	\$32,877

TRAFFIC COUNTS:

Street:	Daily Count
First Street (US 280)	20,000±
Slayton Street	3,350

***Please contact our office for
additional information.***

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* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 1722JUN



TENANT ROLL:

Space	Tenant
1	Goodwill
2	Bi-Lo
3	Alliance
4	Buddy's
5	Family Dollar
6	Vacant
7	Little Cutters Salon
8	Vacant
9	Dermatology Assoc. of Savannah
10A-B	Vacant
10C	Vacant
	Peoples Bank (on outparcel)
	Checkers (on outparcel)

ASKING LEASE RATE:

Space	Address	Size	Dimensions	Rent	CAM, Taxes & Insurance	Monthly Rent
6	1021 East First Street	1,600 s.f.	20' x 80'	\$8.25 per square foot	\$1.25 per square foot	\$1,100.00 + 166.67 = \$1,266.67
8	1015 East First Street	3,600 s.f.	36' x 100'	\$6.50 per square foot	\$1.25 per square foot	\$1,950.00 + 375.00 = \$2,325.00
10A-B	1009 East First Street	1,868 s.f.	Varies	\$7.00 per square foot	\$1.25 per square foot	\$1,089.67 + 194.58 = \$1,284.25
10C	1007-C East First Street	975 s.f.	40' x 25'	\$7.00 per square foot	\$1.25 per square foot	\$568.75 + 101.56 = \$670.31

