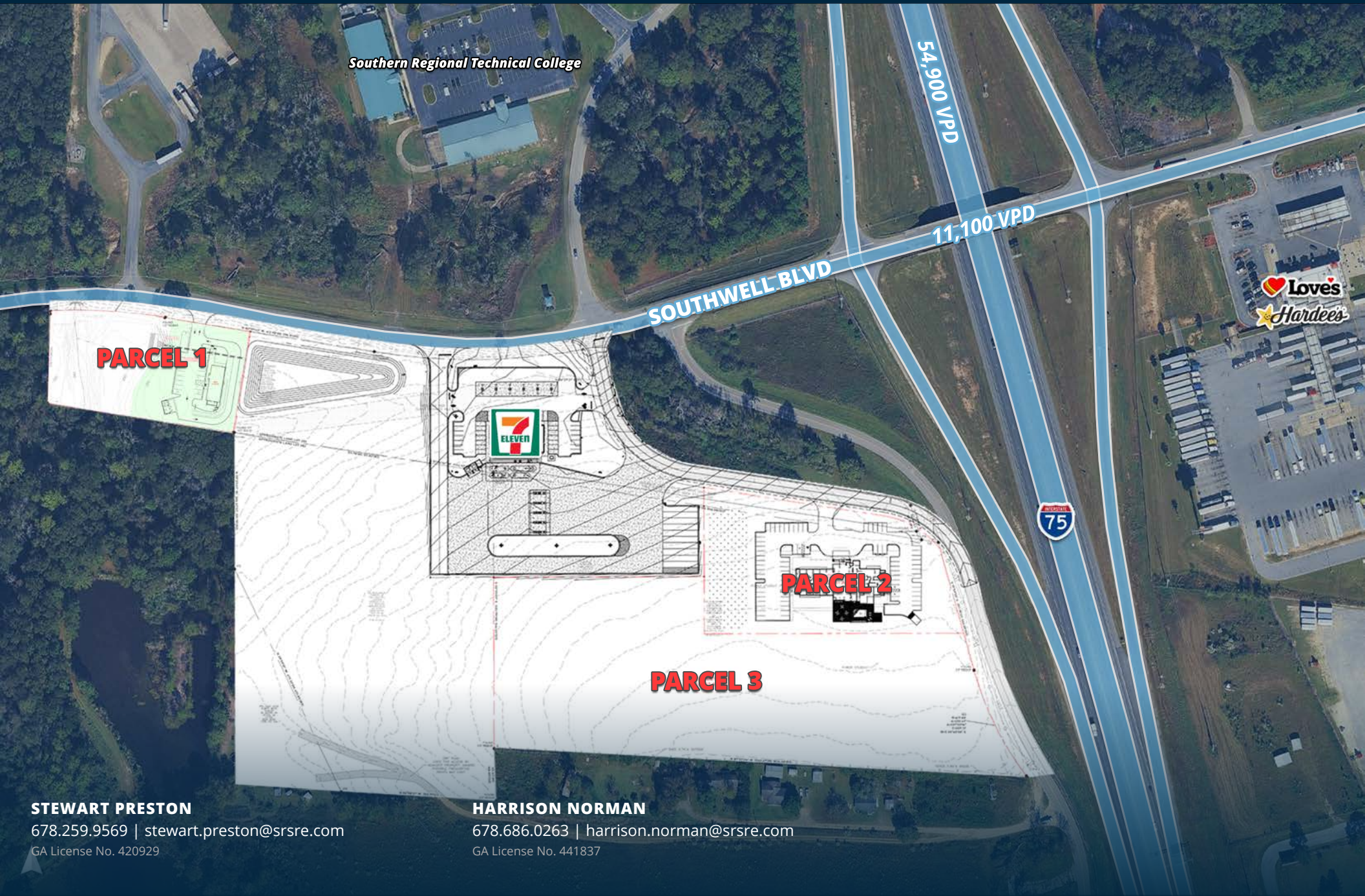


For Lease

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



Southern Regional Technical College

54,900 VPD

11,100 VPD

SOUTHWELL BLVD



PARCEL 1



PARCEL 2

PARCEL 3

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



For Lease

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

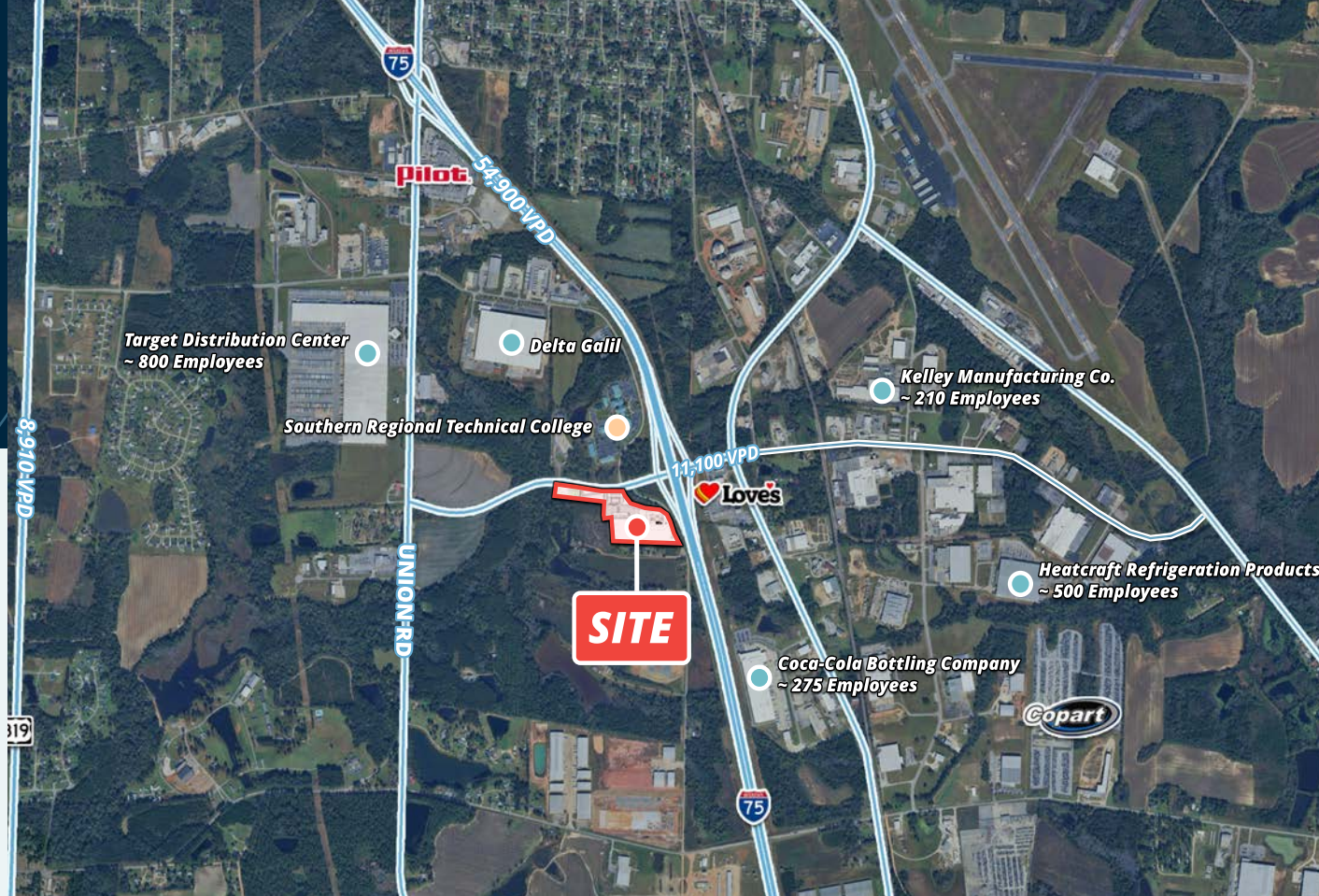
2.661 AC

PARCEL 3

6.563 AC

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HARRISON NORMAN GA License No. 441837
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About the Property

- Highly visible retail development opportunity at the southwest corner of Southwell Blvd and Windy Hill Rd in Tifton, GA with strong frontage and accessibility
- Signalized intersection 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

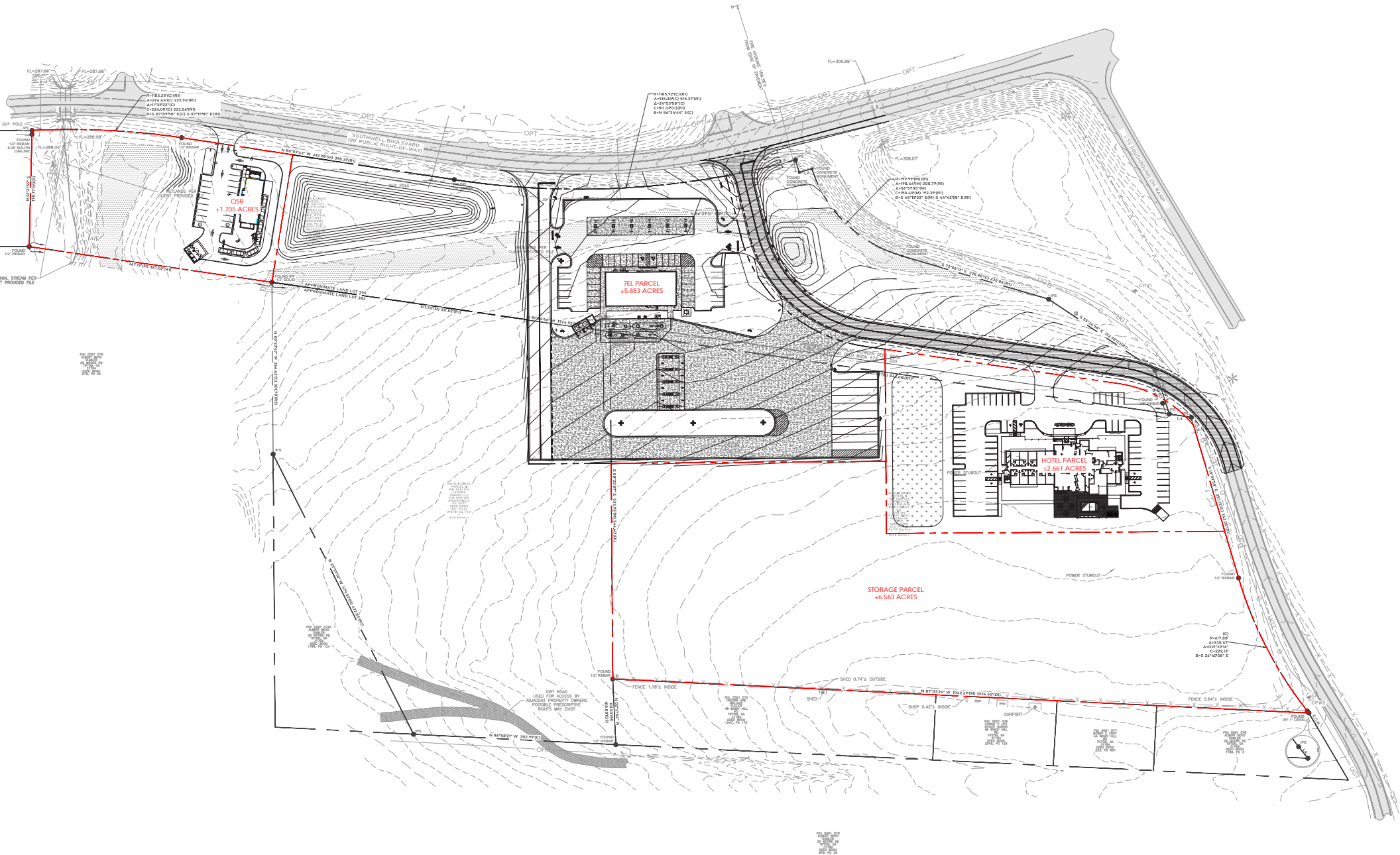
Traffic Counts

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

Year: 2025 | Source: GDOT

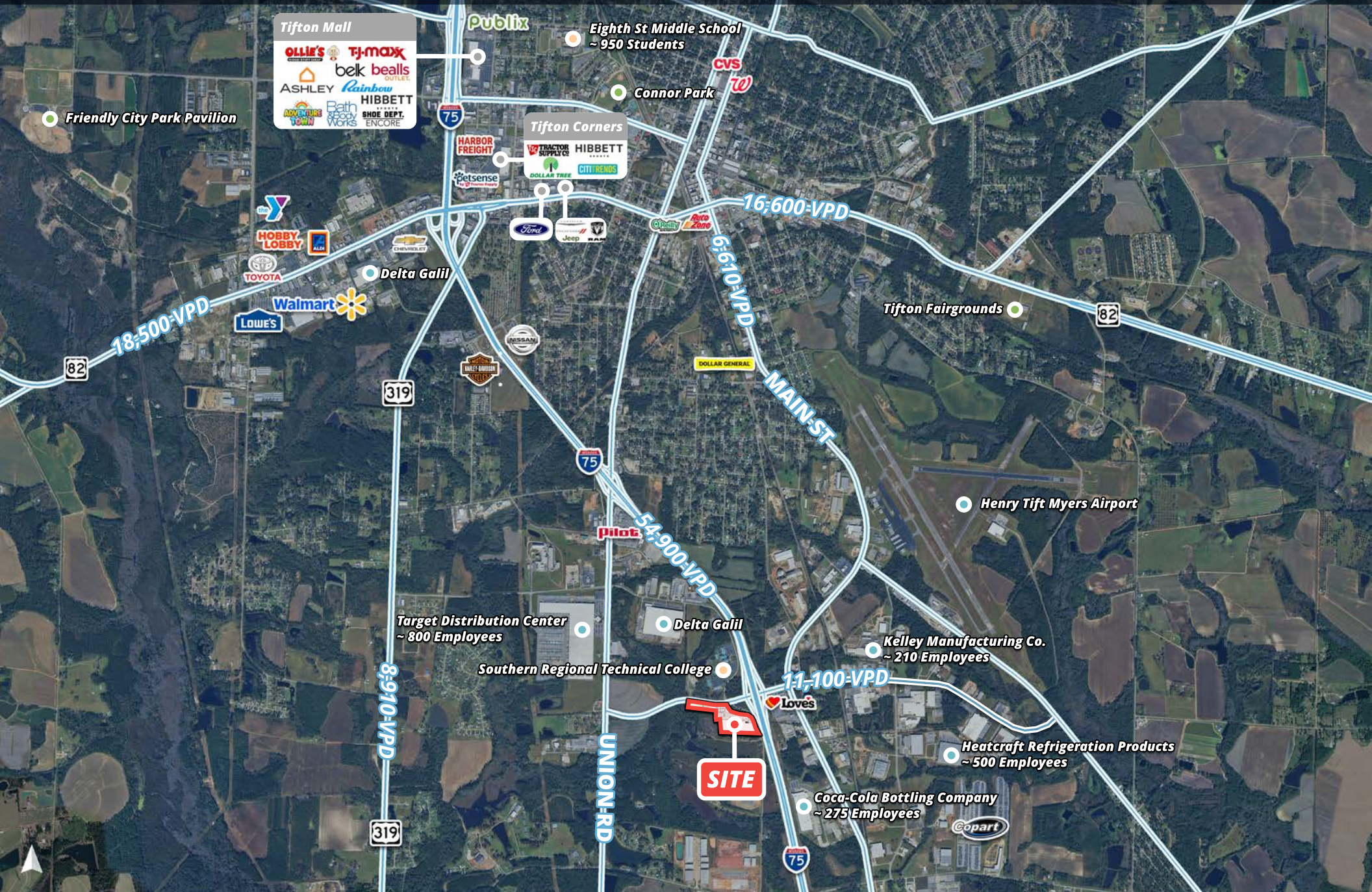
Nearby Retailers





Market Aerial

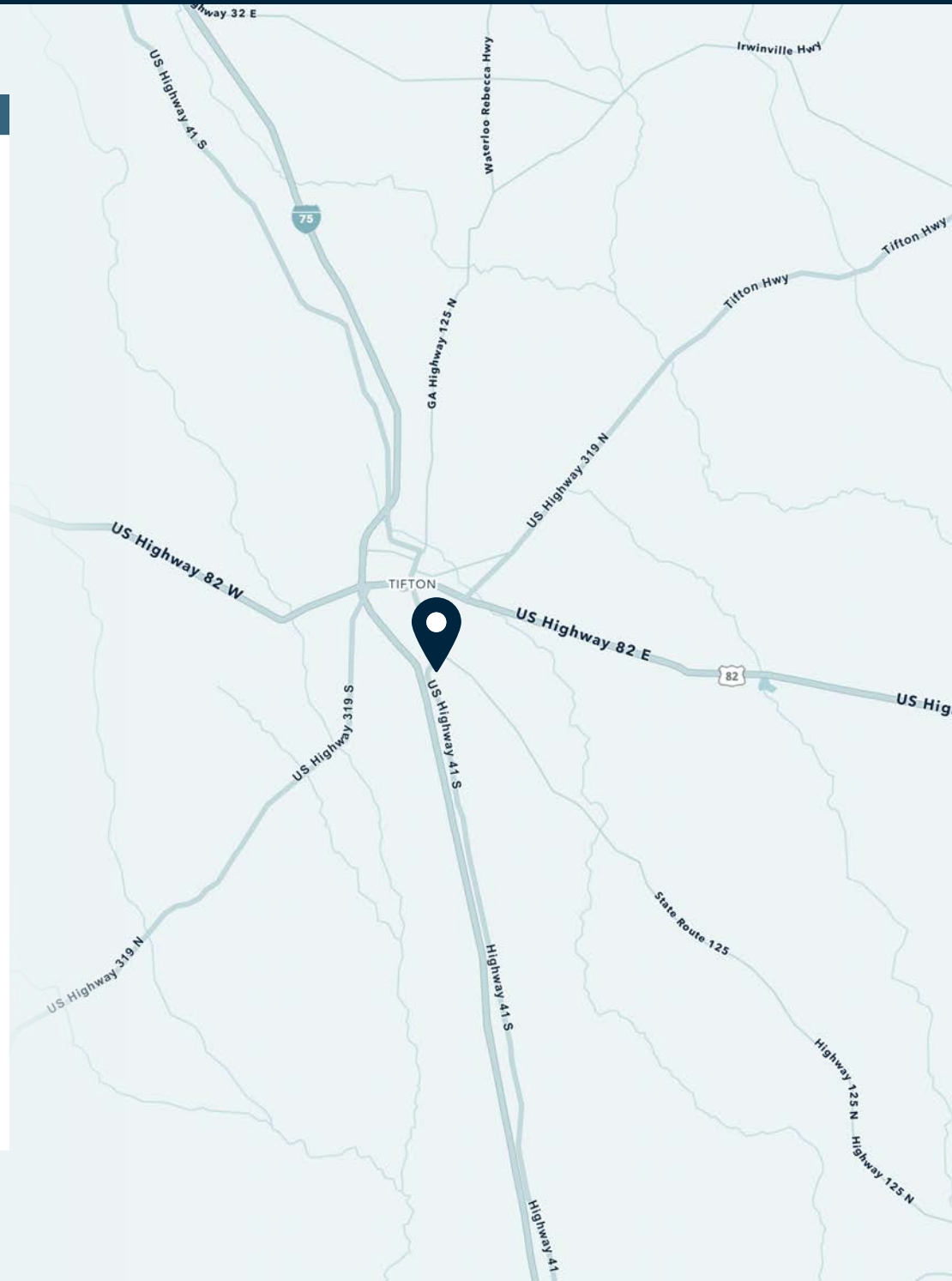
Tifton, GA





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

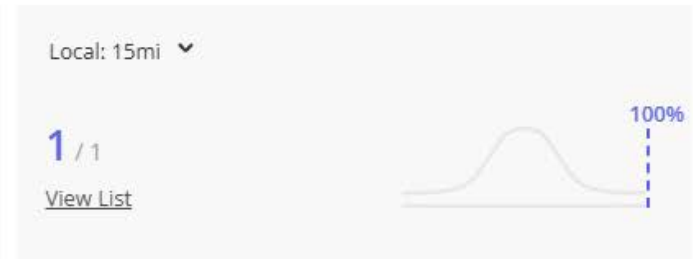
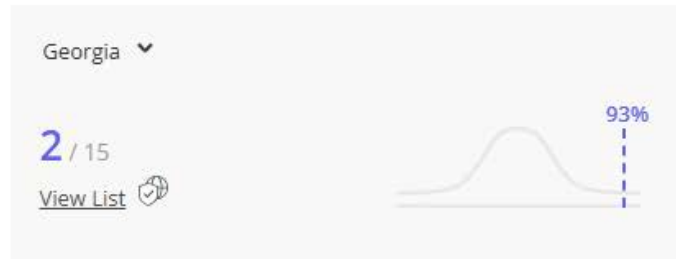
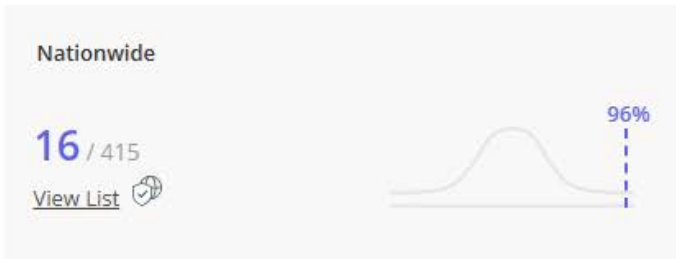
Top 5 Most Visited Gas Station in Georgia

Located at I-75 Exit 59 in Tifton, GA

LOVE'S TRAVEL STOP RANKINGS

Love's Travel Stop
Southwell Blvd, Tifton, GA

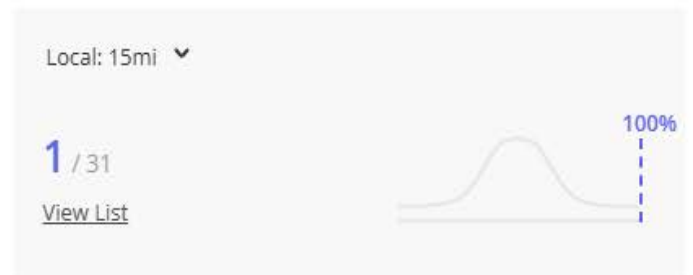
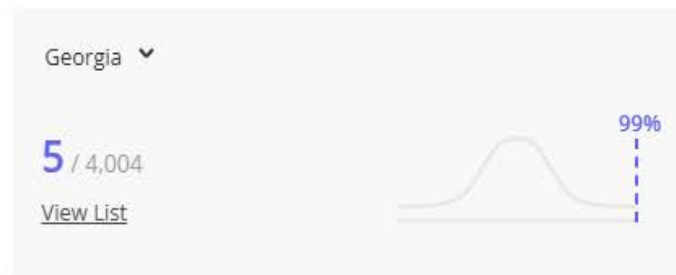
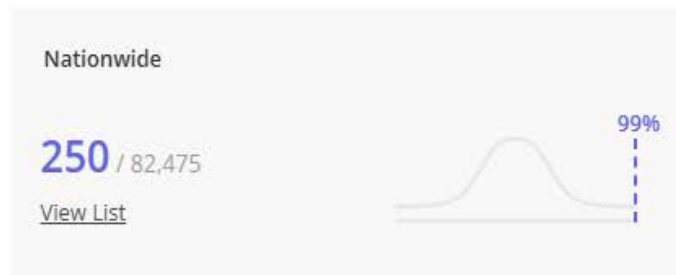
Benchmark:
Chain: Love's Travel Stop
Metric: Visits



GAS STATION RANKINGS

Love's Travel Stop
Southwell Blvd, Tifton, GA

Benchmark:
Category: Gas Station
Metric: Visits





SRS REAL ESTATE PARTNERS

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