




Fitzgerald Outparcel


276 Ocilla Highway, Fitzgerald, GA 31750





DEMOGRAPHICS

3 MILE


 11,589
Estimated population


 5,833
Estimated daytime population


 \$50,994
Average household income

 4,857
Households

5 MILE


 14,732
Estimated population


 6,366
Estimated daytime population


 \$54,928
Average household income


 6,186
Households

10 MILE

 22,601
Estimated population

 8,419
Estimated daytime population

 \$59,273
Average household income

 9,277
Households

DRIVE TIME POPULATION

5
Min  4,097

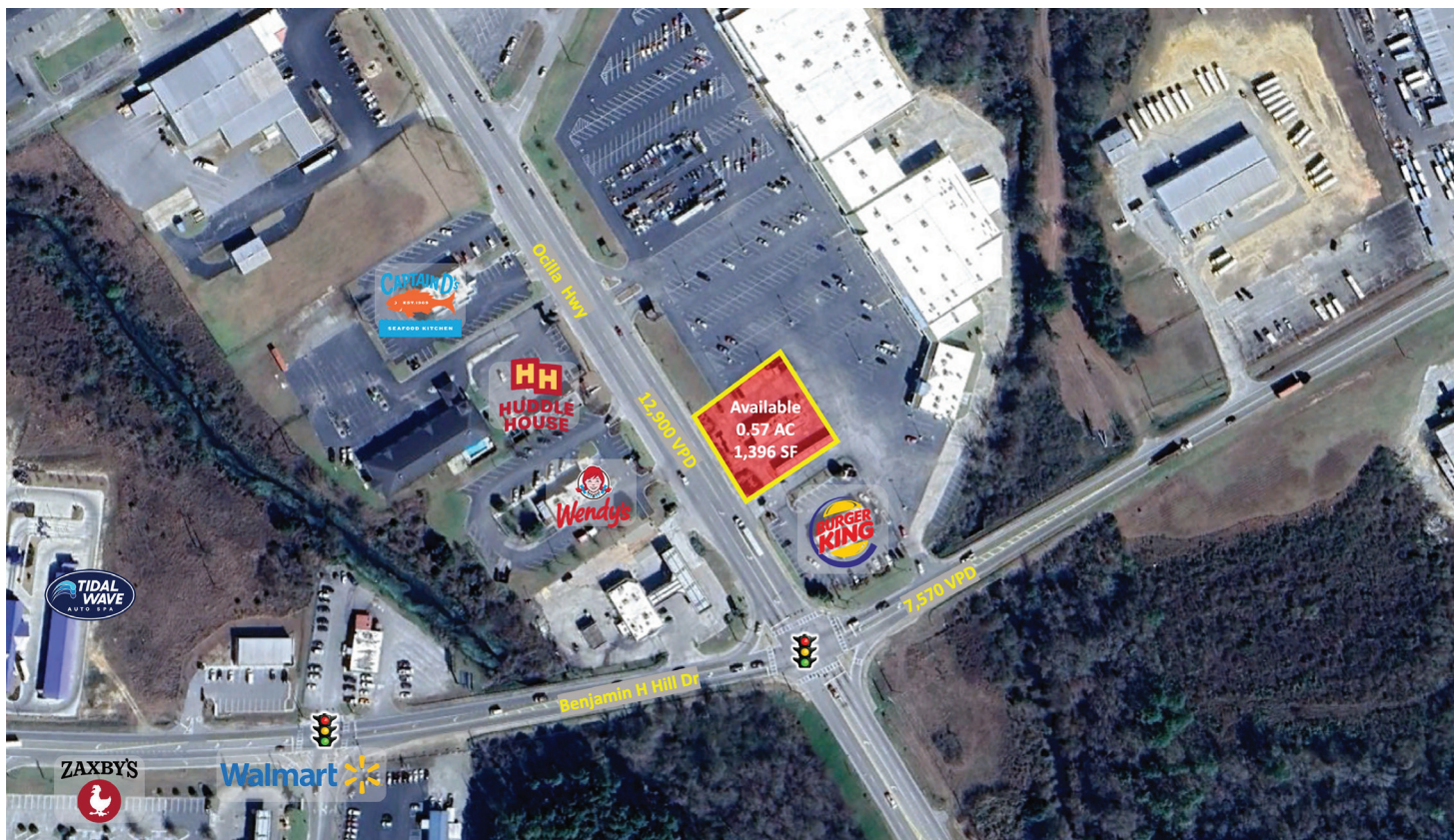
10
Min  14,730

15
Min  20,350

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

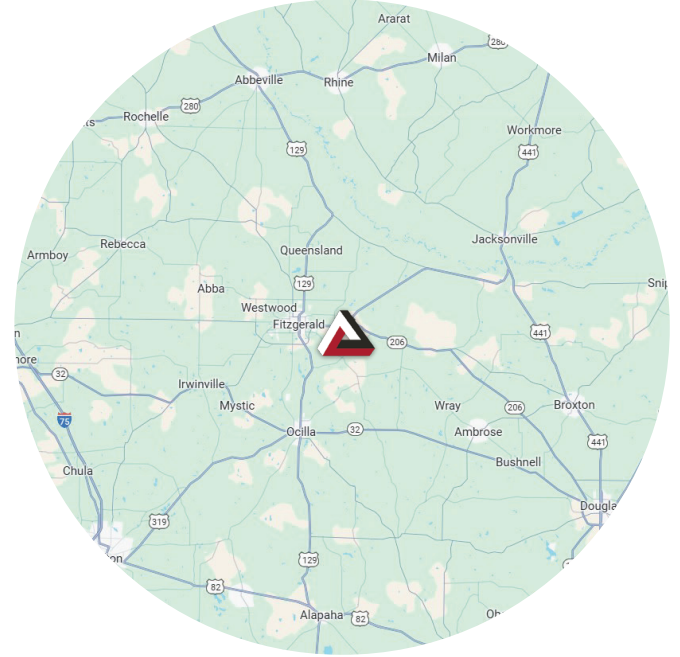
SUITE	TENANT	SIZE
Land	Available	0.57 AC



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HIGHLIGHTS

- 0.57 AC available for GL or BTS.
- The property is located in the heart of the Fitzgerald, GA retail market.
- The property is close to the lighted intersection of Benjamin H. Hill Drive (7,570 VPD) and Ocilla Hwy (12,900 VPD).
- The site is close to Walmart, which sees 1.5 million visits annually.
- Nearby tenants include Dollar Tree, Pizza Hut, Zaxby's, Wendy's, and Burger King.
- The site is close to multiple industrial business centers, driving a heavy daytime population and commuter traffic to the area.



7,570 on Benjamin H. Hill Rd
12,900 on Ocilla Hwy



Full access from Ocilla Hwy.



Signage options available.

