



BUILD-TO-SUIT/GROUND LEASE

SEC HWY 280 & ARC WAY, CORDELE, GA

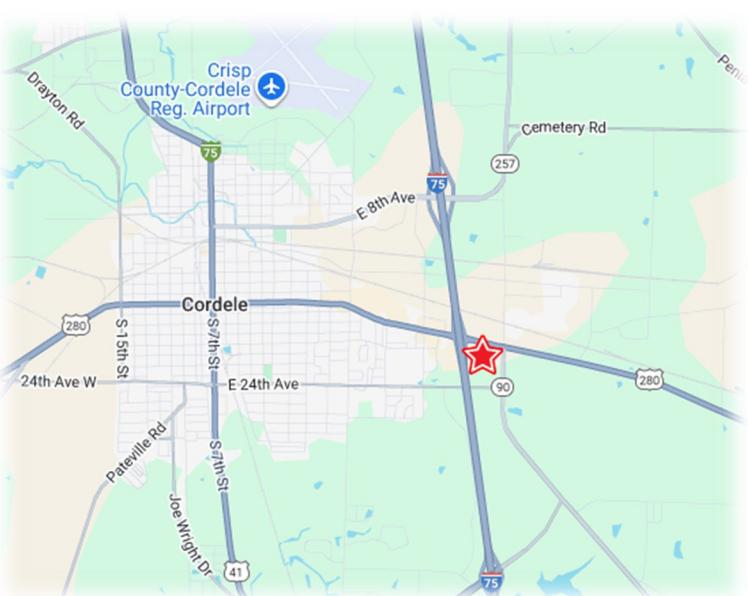
+/- 22.75 ACRES



Property Highlights

- Outparcels, anchor and retail space available for GL or BTS
- Located at Exit #101 at I-75 & Hwy 280 in Cordele's retail hub
- Planned residential expansion for east of I-75
- Existing & new retail in area with new QT & Dunkin adjacent to site
- Great interstate access & visibility including local traffic access from 24th Ave

Demographics	1 Mile	3 Miles	5 Miles
Population	878	11,777	14,682
Average HH Income:	\$62,525	\$58,702	\$61,403
Daytime Population:	2,171	7,482	8,598



Nearby Retailers



CONTACT

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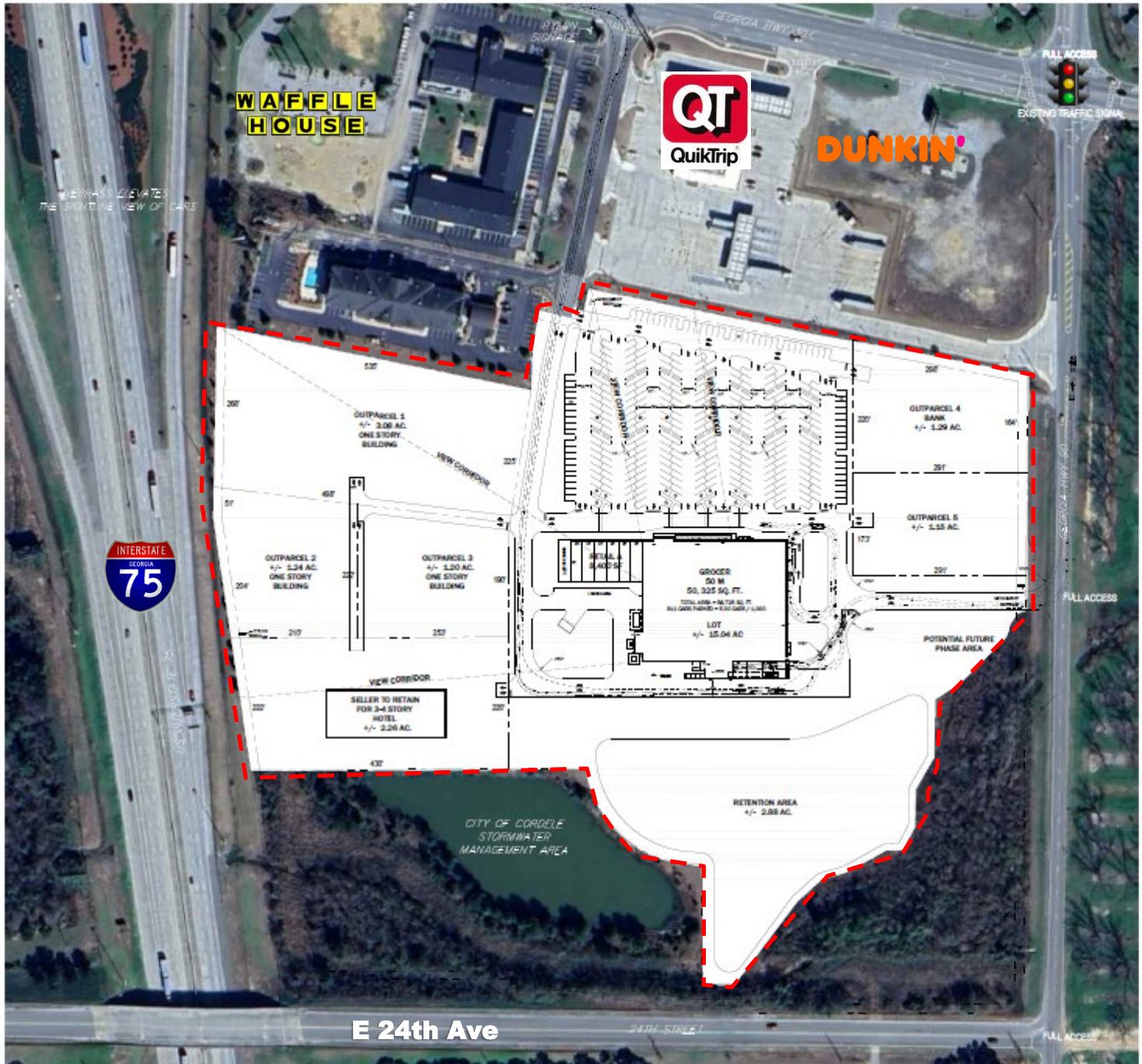


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Proposed Crisp County Crossing Shopping Center



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