

Publix #1422 - Publix At Tifton

620 Virginia Avenue North
Tifton, GA 31794
Lat 31.463, Long -83.529

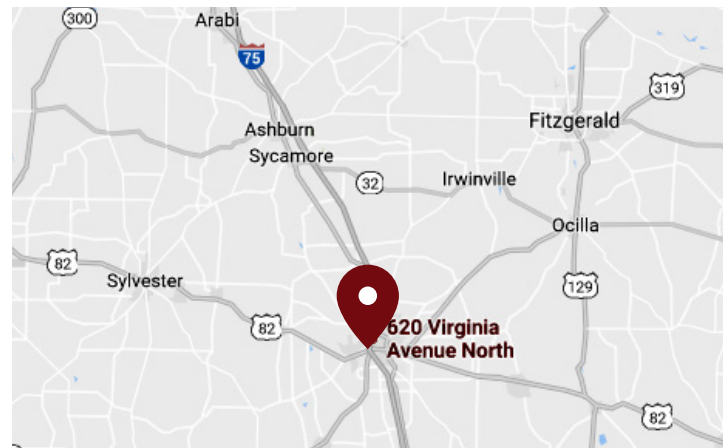
FOR LEASE



1,000 - 1,250 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Only Publix-Anchored Center in Tifton, GA Generating an Average of 105,000 Customers per Month
- Strategically Positioned at the Hard Signalized Intersection of Virginia Avenue and W 8th Street and has Immediate Access to Interstate-75
- Tifton Serves as South Central Georgia's Primary Business Hub with Major Employers in Medical, Industrial and Educational Services Including the Following: Tifton Regional Medical (1,825 Employees), Tift County BOE (1,059 Employees), Target Distribution Center (700 Employees) and Shaw Industries (580 Employees)
- Located Within Two Miles of Abraham Baldwin Agricultural College (3,800 Students), the University of Georgia Tifton Campus and Eighth Street Middle School (1,112 Students)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,161	24,004	26,587
Daytime Population	5,438	28,429	35,151
Total Households	1,321	8,921	10,970
Avg. HH Income	\$71,999	\$58,173	\$60,849

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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www.crossmanco.com

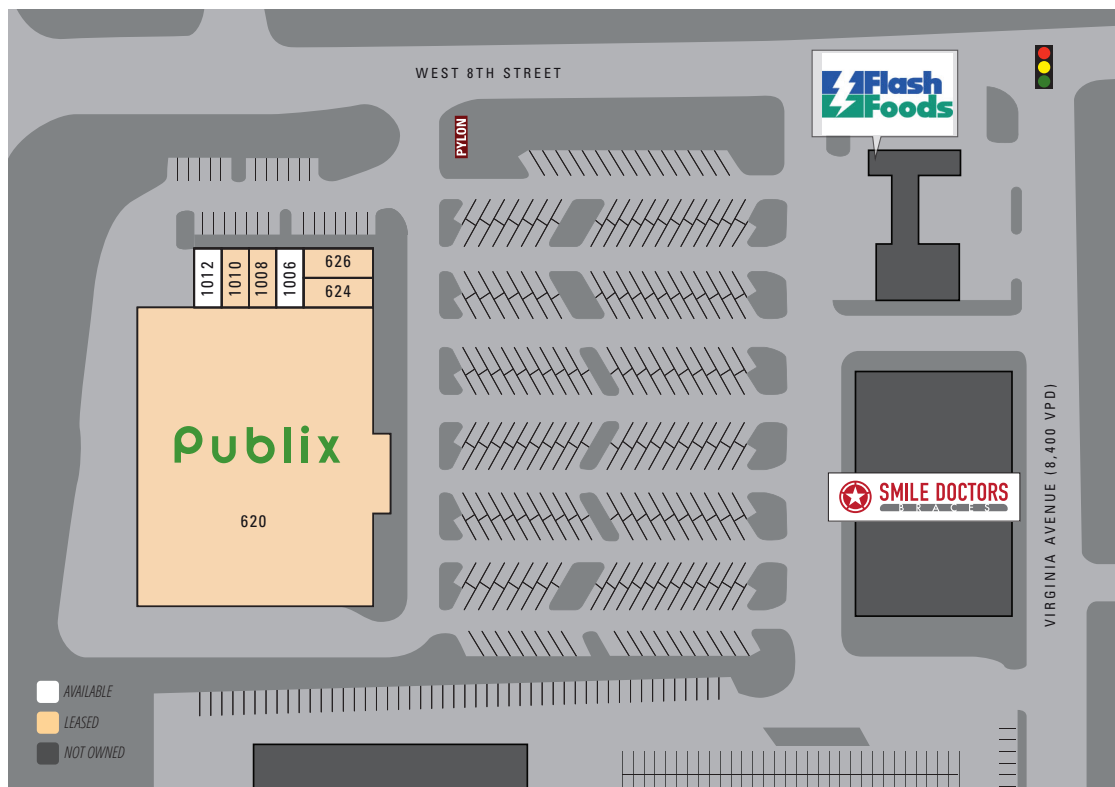
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SITE PLAN



Suite	Tenant	Size
620	Publix	45,600
624	Cuts By Us	1,250
626	OSAKA Hibachi & Sushi	1,250
1006	AVAILABLE	1,250
1008	Elegant Nail	1,250
1012	AVAILABLE	1,000

TOTAL 51,600



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **204,800**

EST. # OF VISITS ANNUALLY

 **1.23M**

AVG. VISITS / CUSTOMER

 **5.99**

AVG. LENGTH-OF-STAY / VISIT

 **39 MIN**

TOP 3 DAYS



Saturday
Friday
Sunday

OF VISITS

219,259
200,126
195,604

TOP 3 HOURS



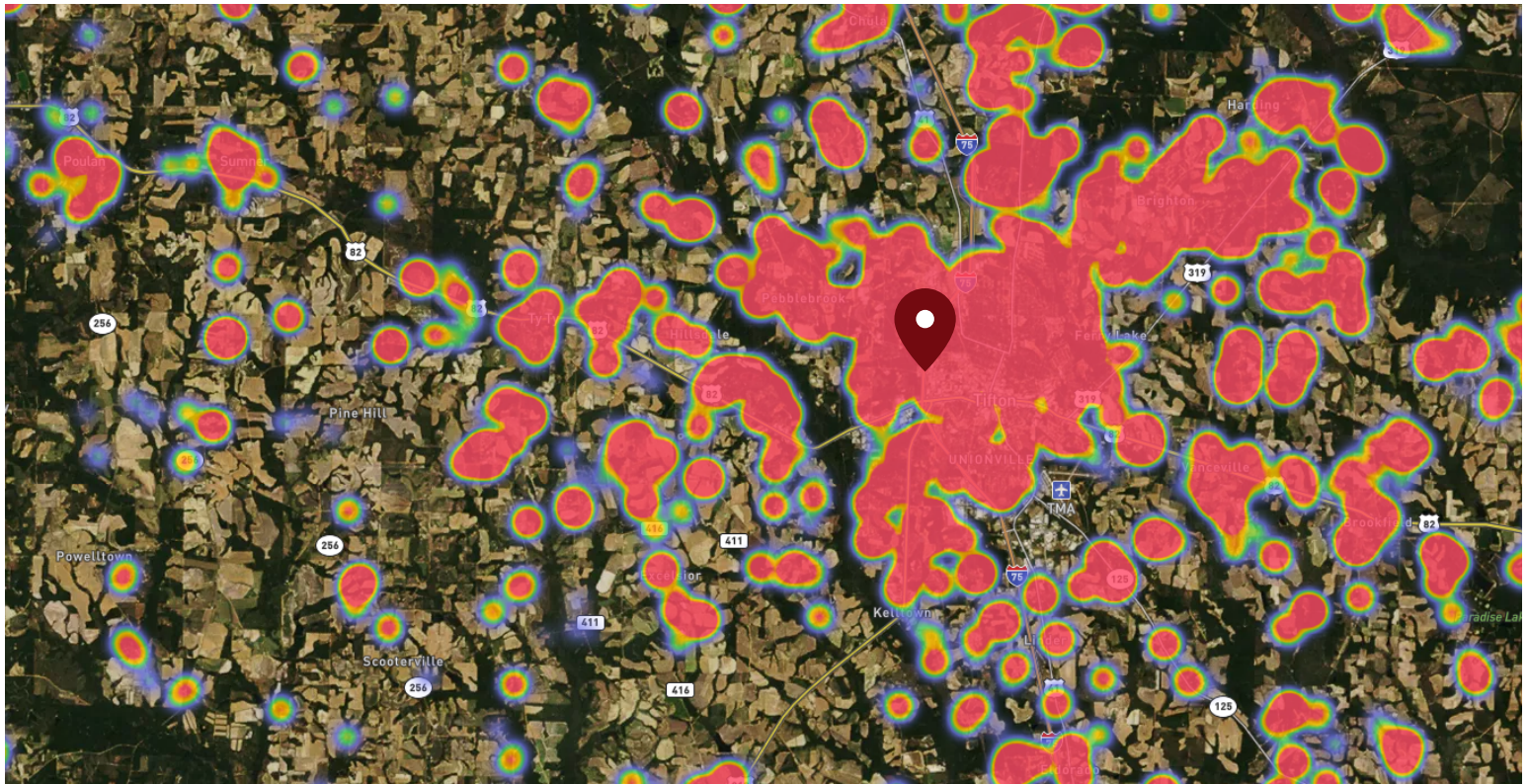
5-6 PM
4-5 PM
3-4 PM

OF VISITS

237,247
222,422
201,074

Data provided by Placer Labs Inc. (www.placer.ai) Nov 1, 2019 - Oct 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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