

Darien Outlet Center

1111 Magnolia Bluff Way • Darien, Georgia 31305

FOR LEASE



Features:

- 285,629 SF Shopping Center
- The center is situated on the transportation corridor of Interstate 95 in southeast Georgia.
- open-air outlet shopping center with cobblestone driving avenues and banner-lined entrance.

Anchor Tenant:

- **International Décor Outlets**, the first direct-to-consumer outlet for manufacturers and retailers of interior decor and home improvement materials in the United States.

Traffic Counts:

- 42,710 AADT (*I-95 Southbound*)
- 44,640 AADT (*I-95 Northbound*)

2013 Demographics

	<u>10 Miles</u>	<u>25 Miles</u>	<u>50 Miles</u>
Average HH Income	\$53,561	\$58,901	\$57,877
Population	19,140	104,187	505,596
Daytime Population	6,264	50,117	190,094

LPA

**Lat Purser
& Associates, Inc.**

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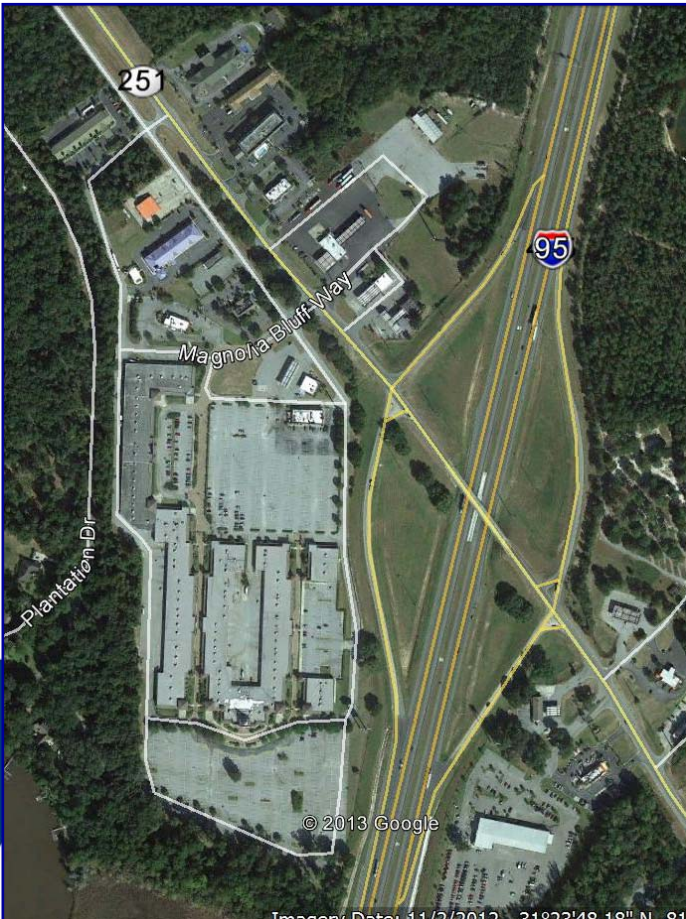
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Imagery Date: 11/2/2012 31°23'48.18" N 81°