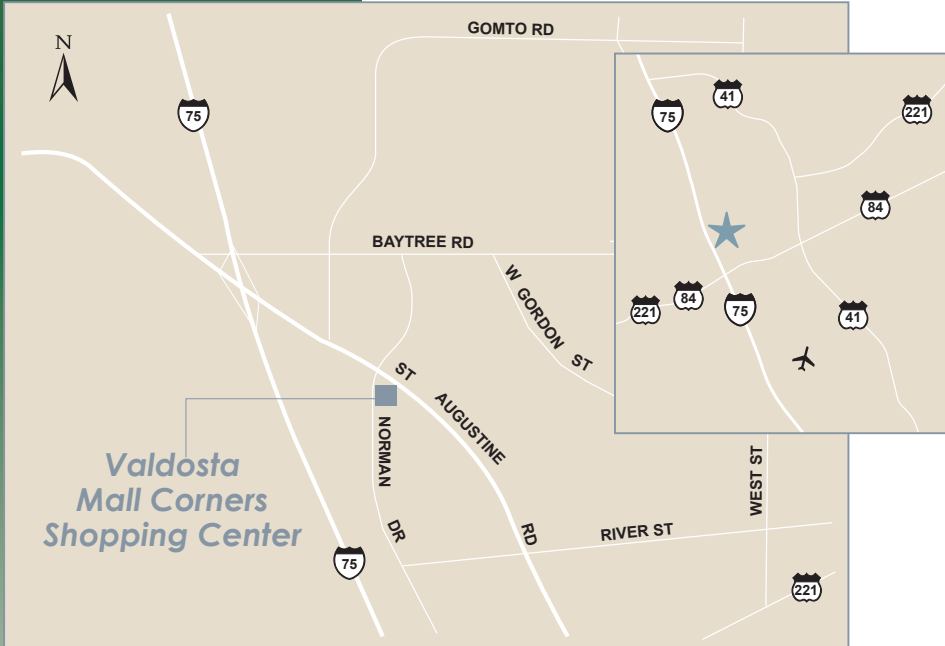


3,000 SF OUTPARCEL

VALDOSTA MALL CORNERS

1000 St. Augustine Road - Valdosta, GA 31601



Property Specifics

- 169,325 sf neighborhood center
- Located at the intersection of St. Augustine Rd and Norman Drive
- 23,250 +/- daily traffic count (GA DOT 2009 count)
- Area Retailers include: It's Fashion, Shoe Show, Cato, Family Dollar, Hobby Lobby, Tractor Supply Company, Target, Lowe's, Sam's Club, Home Depot, Office Max, Publix, and Valdosta Mall
- Less than one mile off Interstate 75
- Four points of access
- Valdosta is a regional shopping destination for South Georgia



For more information,
contact:

Curt Scott
404.214.9934 direct
229.886.2373 cell
curtscott@staffordprop.com

DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population - 2013	33,154	68,092	81,274
Projected Population - 2018	35,235	68,092	87,694
Average Household Income	\$41,127	44,299	\$46,514

Stafford Properties, Inc
3050 Peachtree Rd, NW, Suite LL-50
Atlanta, GA 30305
www.staffordprop.com

STAFFORD
PROPERTIES

Valdosta Mall Corners

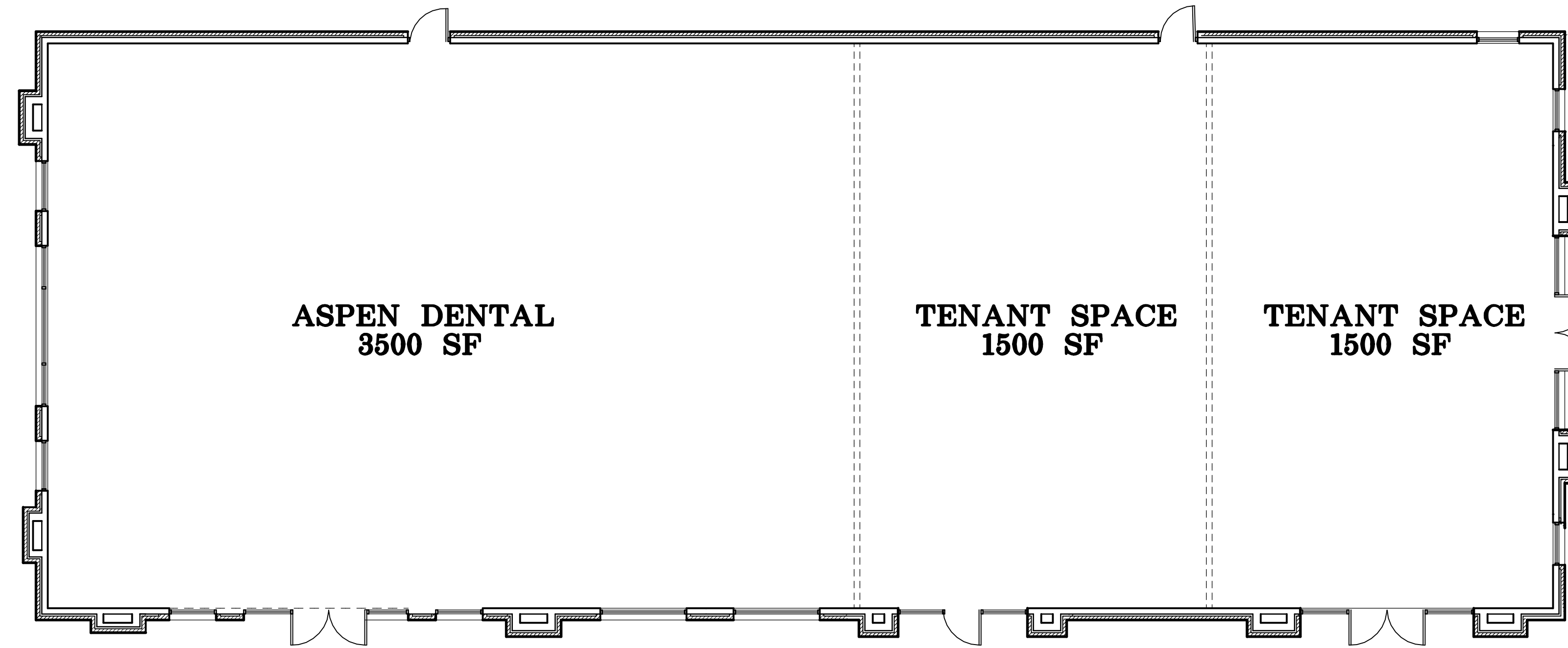
Valdosta, Georgia

Gross Leasable Area (GLA) 169,325 SF
Stores 13

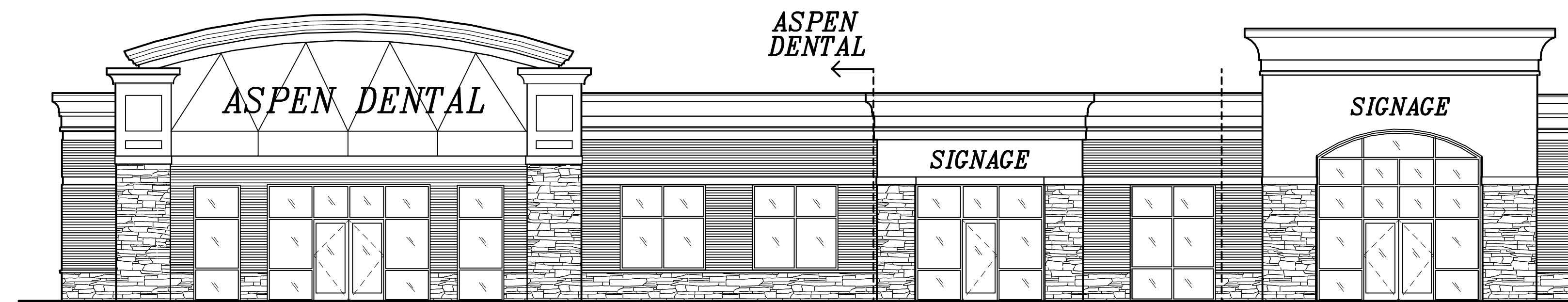
1. AVAILABLE	1,200 SF
2. H&R Block	1,200 SF
3. Nail Salon	1,200 SF
4. Crystal River Seafood	4,000 SF
5. Kirklands	17,000 SF
6. Family Dollar	10,000 SF
7. AVAILABLE	2,000 SF
8. It's Fashion	3,000 SF
9. Shoe Show	3,000 SF
10. Cato	7,000 SF
11. Tractor Supply Co.	27,300 SF
12. Hobby Lobby	59,684 SF
13. Goodwill Emporium	32,741 SF
14. AVAILABLE (Expansion)	12,000 SF

Outparcels	
15. AVAILABLE	1,500 SF
16. AVAILABLE	1,500 SF
17. Aspen Dental	3,500 SF
18. Steak 'n Shake	6,000 SF
19. Regions Bank ATM	



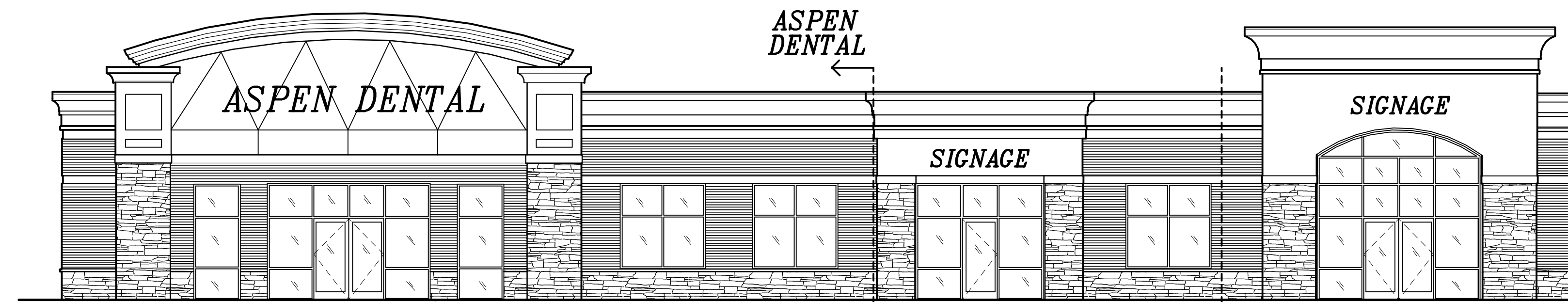


1 FLOOR PLAN
 A7.01 SCALE: 1/8" = 1'-0"



OPTION E

A NORTH ELEVATION
 A7.01 SCALE: 1/8" = 1'-0"



OPTION E

A NORTH ELEVATION
 A7.01 SCALE: 1/8" = 1'-0"

Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Radius 2: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Radius 3: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Description	0.00 - 3.00 miles <i>Radius 1</i>		0.00 - 5.00 miles <i>Radius 2</i>		0.00 - 7.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2018 Projection	35,235		73,078		87,694	
2013 Estimate	33,154		68,092		81,274	
2010 Census	31,867		64,902		77,110	
2000 Census	29,176		54,213		62,610	
Growth 2000 - 2010	9.22%		19.72%		23.16%	
Households						
2018 Projection	13,404		27,453		32,720	
2013 Estimate	12,505		25,475		30,245	
2010 Census	11,899		24,156		28,600	
2000 Census	11,181		20,341		23,304	
Growth 2000 - 2010	6.42%		18.76%		22.73%	
2013 Est. Population by Single Classification Race						
	33,154		68,092		81,274	
White Alone	15,734	47.46	31,732	46.60	41,039	50.49
Black or African American Alone	15,610	47.08	32,447	47.65	35,325	43.46
American Indian and Alaska Native Alone	102	0.31	240	0.35	295	0.36
Asian Alone	407	1.23	1,065	1.56	1,342	1.65
Native Hawaiian and Other Pacific Islander Alone	26	0.08	81	0.12	95	0.12
Some Other Race Alone	702	2.12	1,214	1.78	1,524	1.88
Two or More Races	573	1.73	1,313	1.93	1,654	2.04
2013 Est. Population Hispanic or Latino						
	33,154		68,092		81,274	
Hispanic or Latino	1,561	4.71	3,014	4.43	3,775	4.64
Not Hispanic or Latino	31,593	95.29	65,078	95.57	77,499	95.36
2013 Tenure of Occupied Housing Units						
	12,505		25,475		30,245	
Owner Occupied	5,019	40.14	11,738	46.08	15,163	50.13
Renter Occupied	7,486	59.86	13,737	53.92	15,082	49.87
2012 Average Household Size						
	2.35		2.46		2.50	

Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Radius 2: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Radius 3: VALDOSTA MALL CORNERS, 1000 N SAINT AUGUSTINE RD, VALDOSTA, GA 31601-3532, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Households by Household Income	12,505		25,475		30,245	
CY HHs, Inc < \$15,000	3,463	27.69	6,086	23.89	6,603	21.83
CY HHs, Inc \$15,000 - \$24,999	2,676	21.40	4,566	17.92	5,187	17.15
CY HHs, Inc \$25,000 - \$34,999	1,581	12.64	3,486	13.68	4,026	13.31
CY HHs, Inc \$35,000 - \$49,999	1,680	13.43	3,762	14.77	4,502	14.89
CY HHs, Inc \$50,000 - \$74,999	1,362	10.89	3,419	13.42	4,498	14.87
CY HHs, Inc \$75,000 - \$99,999	865	6.92	2,043	8.02	2,666	8.81
CY HHs, Inc \$100,000 - \$124,999	362	2.89	1,053	4.13	1,451	4.80
CY HHs, Inc \$125,000 - \$149,999	153	1.22	369	1.45	471	1.56
CY HHs, Inc \$150,000 - \$199,999	188	1.50	407	1.60	506	1.67
CY HHs, Inc \$200,000 - \$249,999	61	0.49	112	0.44	135	0.45
CY HHs, Inc \$250,000 - \$499,999	83	0.66	135	0.53	159	0.53
CY HHs, Inc \$500,000+	31	0.25	37	0.15	41	0.14

2013 Est. Average Household Income	\$41,127	\$44,299	\$46,514
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2013 Est. Median Household Income	\$25,714	\$30,982	\$33,279
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2012 Median HH Inc by Single Race Class or Ethn

White Alone	34,428	41,066	43,707
Black or African American Alone	21,074	23,035	23,683
American Indian and Alaska Native Alone	40,045	40,794	39,998
Asian Alone	26,668	36,438	35,335
Native Hawaiian and Other Pacific Islander Alone	59,052	54,662	58,850
Some Other Race Alone	31,487	33,331	32,290
Two or More Races	14,999	21,459	23,579
Hispanic or Latino	43,113	38,076	38,725
Not Hispanic or Latino	25,191	30,700	33,056

Pop-Facts: Demographic Quick Facts 2013 Report

Appendix: Area Listing

Area Name: VALDOSTA MALL CORNERS

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1000 N SAINT AUGUSTINE RD	Latitude/Longitude	30.838632	-83.318076
VALDOSTA, GA 31601-3532	Radius	0.00	- 3.00

Area Name: VALDOSTA MALL CORNERS

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1000 N SAINT AUGUSTINE RD	Latitude/Longitude	30.838632	-83.318076
VALDOSTA, GA 31601-3532	Radius	0.00	- 5.00

Area Name: VALDOSTA MALL CORNERS

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1000 N SAINT AUGUSTINE RD	Latitude/Longitude	30.838632	-83.318076
VALDOSTA, GA 31601-3532	Radius	0.00	- 7.00

Project Information:

Site: 1

Order Number: 971634202

