

AVAILABLE

The **TEMPLES** Company

(912) 538-7000

Shops at Wal-Mart Supercenter - Swainsboro, GA

414 South Main Street
Swainsboro, GA 30401

(Latitude, Longitude)
(32.58916, -82.32715)



AVAILABLE SPACES:

1,200 square feet (15' x 80')

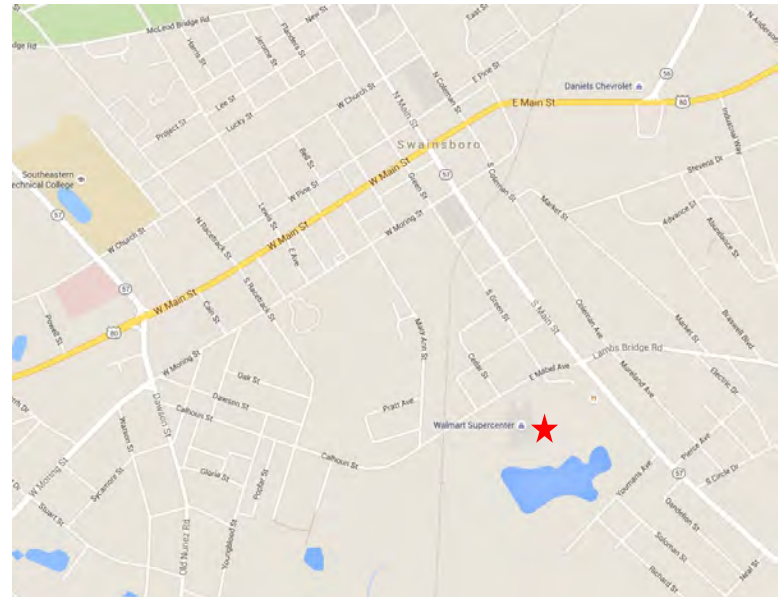
1,400 square feet (17.5' x 80')

4,800 square feet (60' x 80')

The Shops at Wal-Mart are:

- In the heart of Swainsboro's retail market.
- Located on US Hwy 1, the main retail corridor.
- Anchored by Wal-Mart Supercenter and other tenants including First Franklin, Cato, Shoe Show, H&R Block, GNC, Little Caesar's, Subway and Verizon.

Swainsboro is the county seat of Emanuel County and is located just north of I-16 and is the home of East Georgia State College with approximately 3,000 students.



DEMOGRAPHICS:

	5 miles	15 miles
2015 Population:	10,357	23,277
2015 Households:	3,866	8,742
2015 Median HH Income:	\$28,095	\$31,471

TRAFFIC COUNTS:

Street:	Daily Count
US #1:	13,300
E. Mabel Ave:	4,300



Please contact our office for additional information.

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* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 1903JAN



TENANT ROLL:	
Space	Tenant
A-1	First Franklin
A-2	Cato
A-3	Shoe Show
A-4	GNC
A-5	Vacant
A-6	Vacant
A-7	H&R Block
A-8A	Japanese Restaurant
A-8B	Nails For You
A-9	Nails For You
A-10	Verizon
A-11	Subway
A-12A	Vacant
A-12B	Little Caesar's

ASKING LEASE RATE:						
Address	Size	Dimensions	Rent	CAM, Taxes & Insurance*	Monthly Rent	
414 South Main Street - Suite A-5	1,200 s.f.	15' x 80'	\$12.50 per s.f.	\$2.17 per s.f.	\$1,250.00 + 217.00 = \$1,467.00	
414 South Main Street - Suite A-6	4,800 s.f.	60' x 80'	\$12.50 per s.f.	\$2.17 per s.f.	\$5,000.00 + 868.60 = \$5,868.00	
414 South Main Street - Suite A-12A	1,400 s.f.	17.5' x 80'	\$12.50 per s.f.	\$2.17 per s.f.	\$1,458.33 + 253.17 = \$1,711.50	

*Passthrough Breakdown: Common Area Maintenance - \$0.98 per s.f.; Taxes - \$0.73 per s.f.; Insurance - \$0.46 per s.f.

