

# Albany Square

2707 Dawson Rd Albany, GA

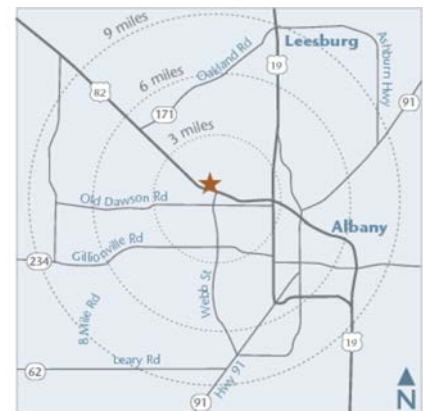


SUITES AVAILABLE FROM 2,880 TO 3,240 SF



## Property Highlights

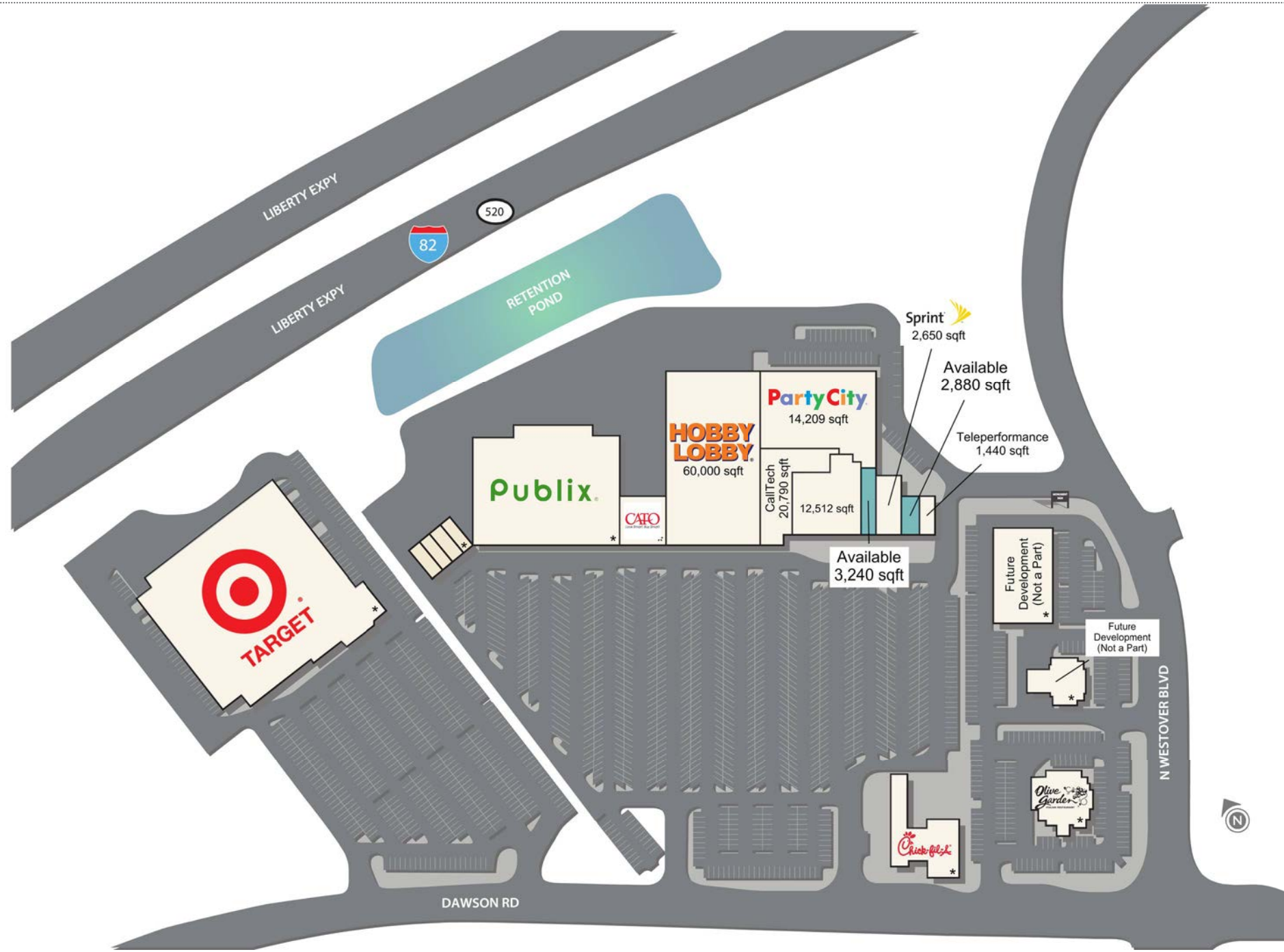
- » 118,000-square-foot\* anchored shopping center featuring Hobby Lobby, PetSmart and Party City.
- » The property is located at the retail crossroads of the city, shadow-anchored by Publix and Target to the east and adjacent to Albany Mall to the west. Albany Mall is an 872,000-square-foot\* regional mall anchored by Dillard's, JCPenney, Belk and Sears.
- » Albany is the eighth largest city in Georgia and the biggest city in the southwestern part of the state.
- » The Marine Corps Logistics Base Albany is one of the area's largest employers. The base, charged with rebuilding and repairing ground combat and combat support equipment, employs approximately 2,400 civilians and 600 Marines.
- » Albany is also home to several large manufacturing plants including plants operated by Miller Coors Brewing, Procter & Gamble and Georgia Pacific .



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## Property Lineup and Square Footage

Available	3,240 SF	Hobby Lobby	60,000 SF	CallTech	20,790 SF	Total	117,721
Available	2,880 SF	Party City	14,209 SF	Sprint PCS	2,650 SF		
Available		PetSmart	12,512 SF	Teleperformance	1,440 SF		

# Albany Square

VER  
LISTED  
NYSE

## Anchors



## Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2016 Estimated Population:	3,104	28,135	60,117
2016 Estimated Daytime:	1,537	12,079	25,117
2016 Estimated Households:	1,547	13,009	24,500
2016 Estimated Avg. Household Income:	\$ 72,111	\$ 72,600	\$ 61,706

Not to scale. \*NOT A PART. \*\*Source: ESRI.

Owned by Cole Credit Property Trust IV and Managed by VEREIT, Inc