

Walmart-Anchored Shadow Center For Lease

ALBANY CROSSROADS

2831-2849 Ledo Road, Albany, GA 31707



For More Information:

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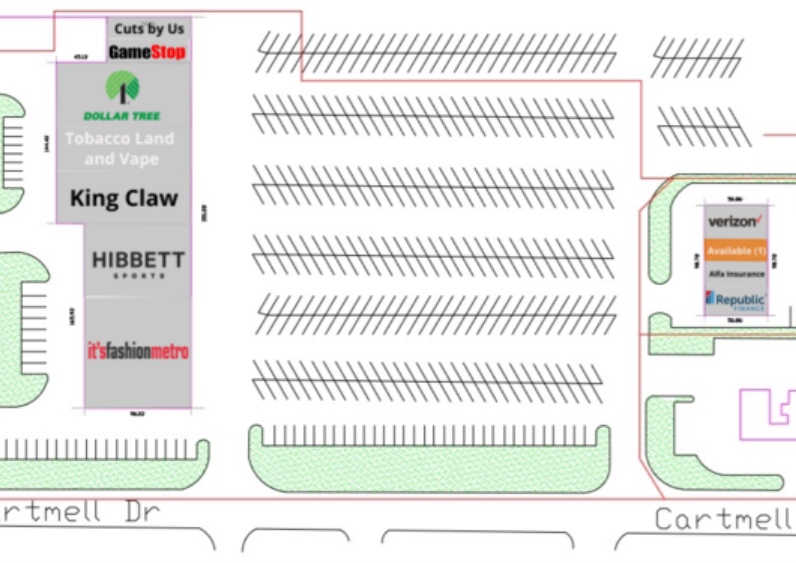
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Albany Crossroads

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Albany Crossroads is a 43,700 square foot shopping center anchored by Walmart Supercenter in Albany, Georgia. The property is within a strong retail market in Dougherty County which also draws from nearby Lee County. The center consists of two buildings: a 37,700 SF building attached to Walmart and a 6,000 SF building anchored by Verizon Wireless with frontage on Ledo Road. This shopping center is occupied by large national tenants such as: Dollar Tree, Verizon, GameStop, Hibbett Sports, and It's Fashion Metro (Cato).

LOCATION DESCRIPTION

Albany is a city in the U.S. state of Georgia. Located on the Flint River in southwest Georgia, it is the seat of Dougherty County. Albany is the principal city of the Albany, Georgia metropolitan area.

PROPERTY HIGHLIGHTS

- 900 SF Available
- Walmart-Anchored Shadow Center
- Anchor Retailers: Dollar Tree, Verizon, GameStop, & Hibbett Sports
- Frontage along Ledo Road with 21,220 VPD
- Large hospital and retirement redevelopment directly north of property

SPACES

SPACE SIZE

Available (1)

900 SF

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

Total Households

1,402

23,699

43,366

Total Population

3,308

58,752

115,204

Average HH Income

\$62,267

\$60,888

\$51,247

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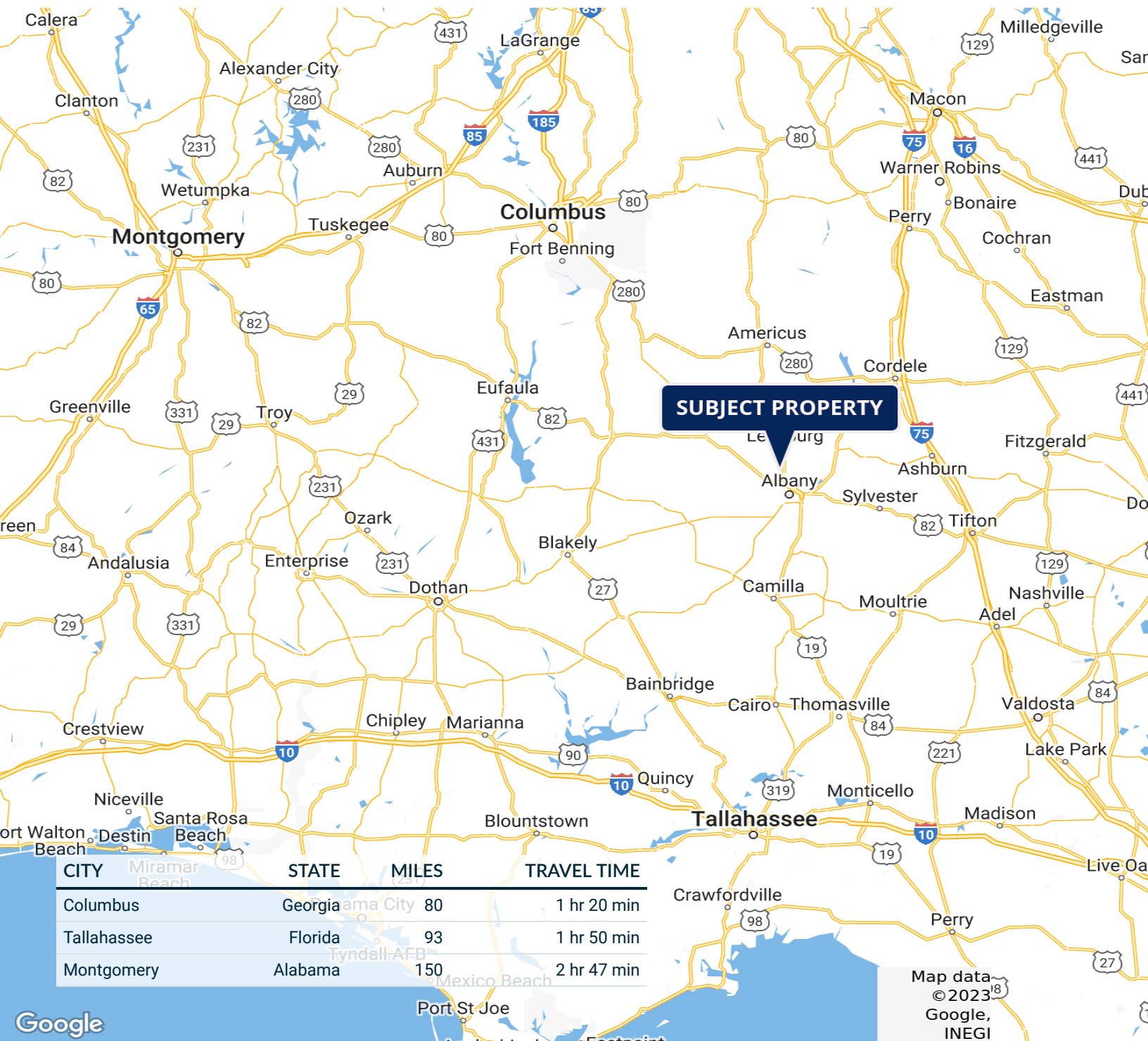
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RETAILER MAP



Albany Crossroads

AERIAL MAP



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