



## FOR LEASE

1707-1729 NORMAN DR. | VALDOSTA, GA 31601

# Promenade Plaza Shops

- Prime 25,000± SF anchor space available with approximately 154 feet of store-frontage in the Books-A-Million, Best Buy shopping center
- Located across from Valdosta Mall anchored by Belk, JC Penney, Ross, PetSmart, and Old Navy, total GLA 573,788 SF
- Nearby retailers include: TJMaxx, Michaels, Lowe's, Target, Kohl's, Kirkland's, Hobby Lobby, and Home Depot
- Lowndes High School with 2,942± students is in close proximity
- Valdosta is home to Moody Air Force Base with 5,682± military and civilian personnel
- Nearby Wild Adventures Theme Park features the south's largest ride collection, the region's largest water park and popular concert venue
- Valdosta State University is less than two miles from the plaza with enrollment of 11,341± students
- Easy access to I-75 with 53,600 - 56,800± cars per day
- Traffic counts: St. Augustine Rd at Norman Rd. - 24,700± AADT

**NANCY SUMNER**  
Vice President | Retail Services  
+1 904 861 1134  
nancy.sumner@colliers.com

**KATY FIGG**  
Vice President | Retail Services  
+1 904 861 1133  
katy.figg@colliers.com

Colliers International  
NORTHEAST FLORIDA  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville



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## SITE PLAN



TENANT LIST		
Suite	Tenant	SF
ANCHOR	Available	25,000
A	Blown Away	1,200
B	Available	1,200
C	World Finance Co.	1,200
D	Available	1,200
E	Available	2,400
F	Cici's Pizza	5,400
G	Yo Yo Nails	900
H	Beijing Cafe	3,600
I	Winnersville Fitness	11,370
J	Mori's Japanese Steakhouse	4,200
K	Simply Silver	2,800

## DEMOGRAPHIC SUMMARY

	Population 2018	Daytime Population 2018	Households 2018	Average Household Income 2018
MSA	145,955	148,040	53,618	\$58,198
1 Mile:	6,224	8,174	2,677	\$43,469
3 Mile:	32,608	42,047	12,432	\$51,862
5 Mile:	66,555	72,738	24,779	\$54,248

Source: Esri Business Analyst Online 2018

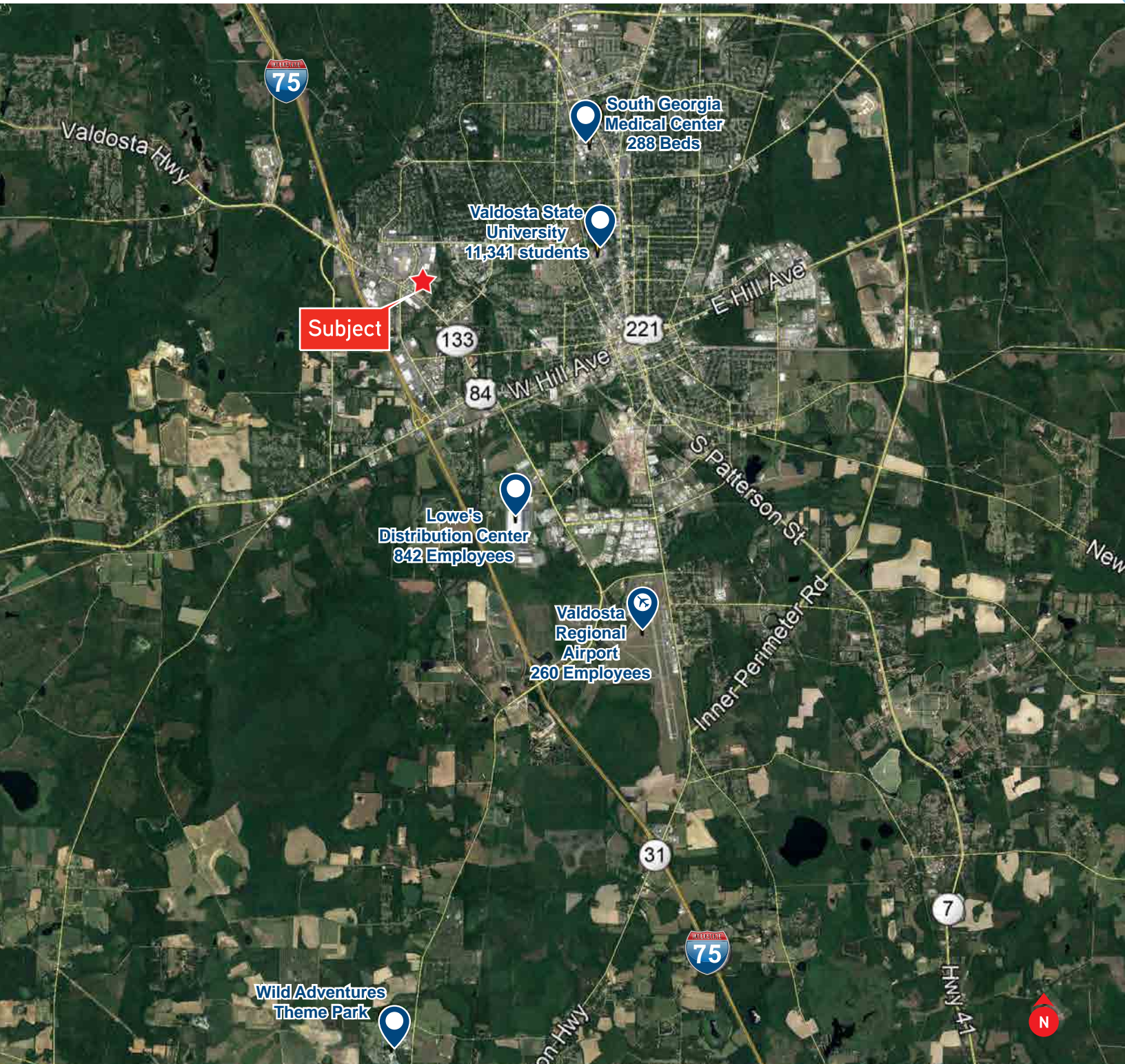
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## OVERVIEW AERIAL



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### CONTACT US:

NANCY SUMNER  
Vice President | Retail Services  
+1 904 861 1134  
[nancy.sumner@colliers.com](mailto:nancy.sumner@colliers.com)

KATY FIGG  
Vice President | Retail Services  
+1 904 861 1133  
[katy.figg@colliers.com](mailto:katy.figg@colliers.com)