

FOR LEASE > RETAIL CENTER > MONROE COUNTY



# Plantation Hill: Shadow Walmart Center

N LEE STREET @ PATROL ROAD, FORSYTH, GA 31029



## Overview

Plantation Hill is a 32,000± SF Walmart Supercenter shadow-anchored neighborhood shopping center in Forsyth, GA.

## Available Spaces

- > 610 - 5,000± SF

## Location

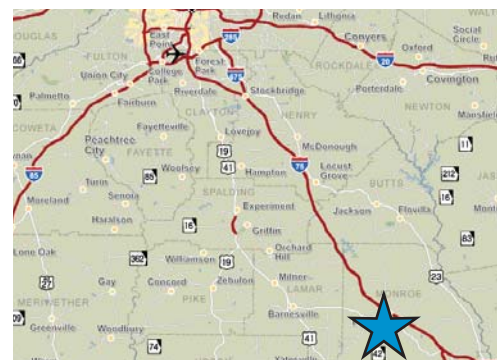
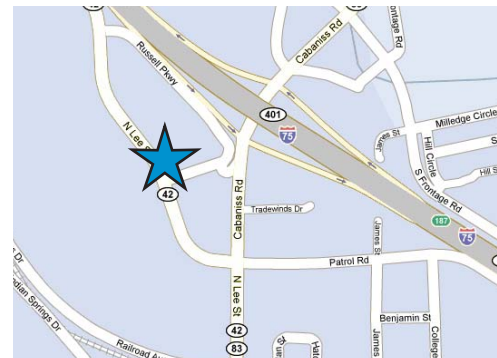
Forsyth has become a regional center for Georgia governmental facilities with the backfilling of Tift College by the GA Department of Corrections and the establishment of the GA Public Safety Training Center. The Department of Corrections arrival to the city brings 400 new jobs and the Public Safety Training Center draws over 200,000 attendees every year.

## Traffic Counts (2016)

- > 12,900 VPD north of Patrol Rd on N Lee Street
- > 84,300 VPD on southeast of N Lee Street on I-75
- > 12,900 VPD on N Lee Street south of Railroad Ave

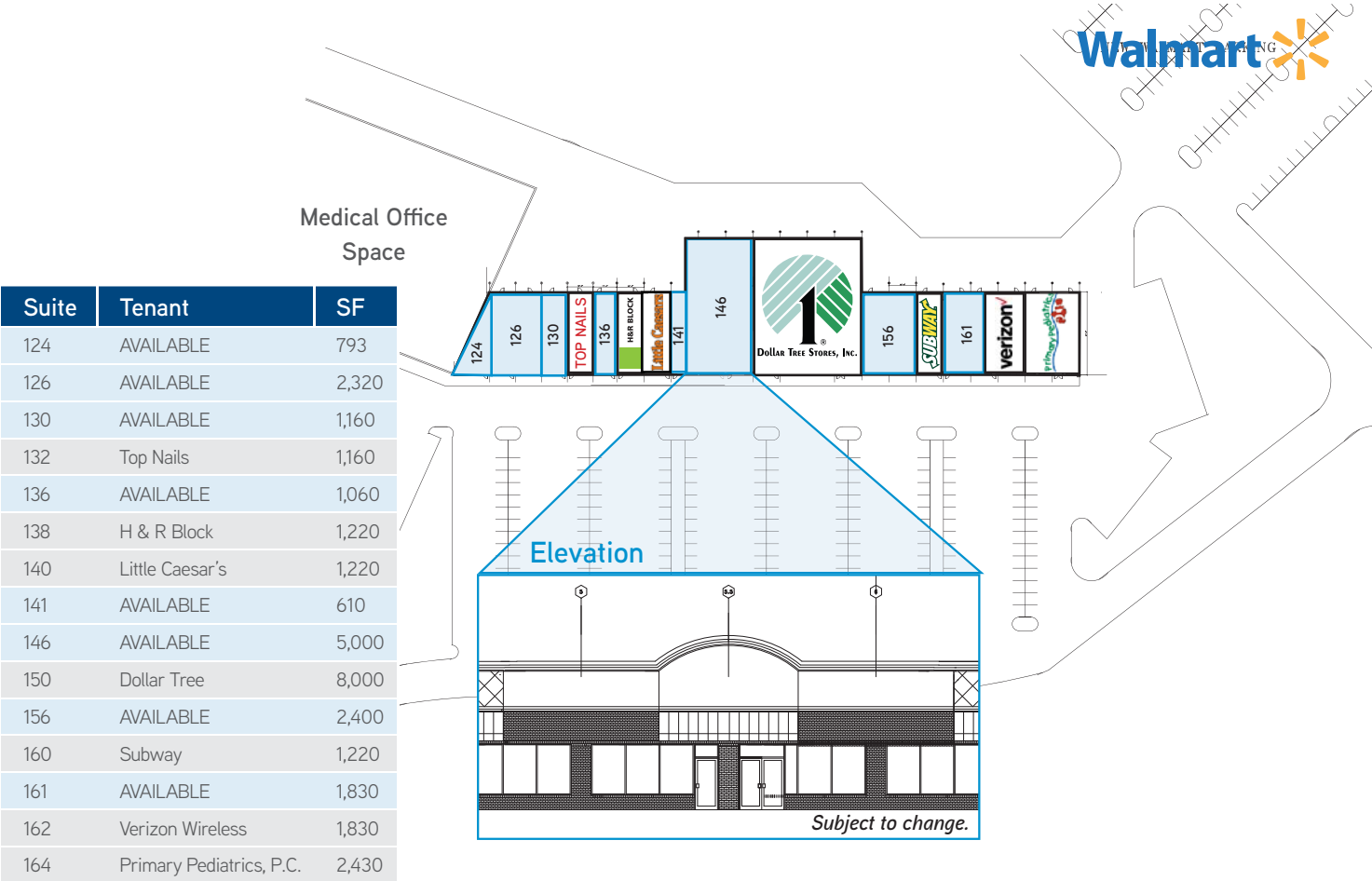
## DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	2,255	7,372	9,612
HOUSEHOLDS	981	2,529	3,377
AVERAGE HH INCOME	\$54,670	\$57,210	\$59,460



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