

PRIME I-75 RETAIL CENTER FOR LEASE | 1,500 - 33,920 SF

3002 FRONTAGE ROAD CORDELE, GA 31015

FOR LEASE

Now Leasing - Parkway Village



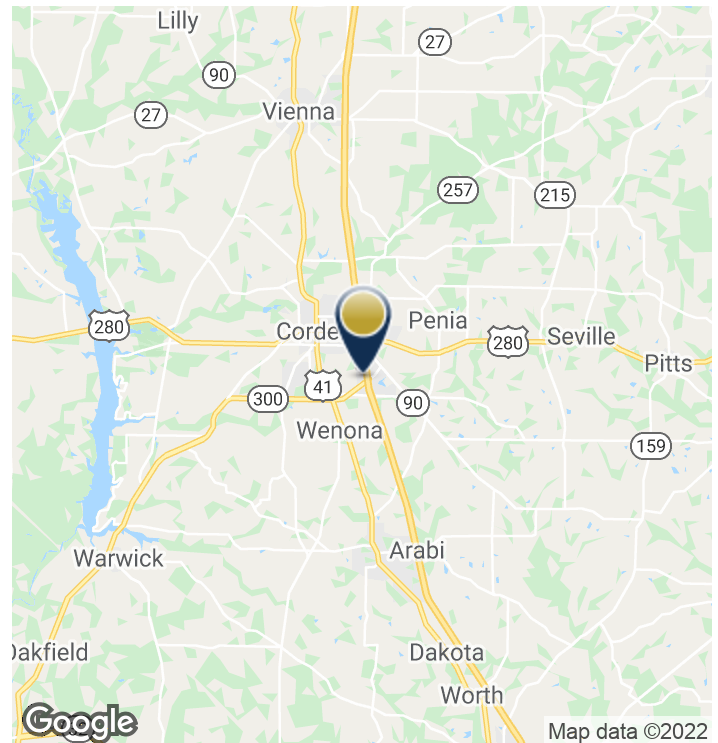
PROPERTY HIGHLIGHTS

- 1,500 SF - 33,920 SF available for lease
- Available for lease at \$7.50/SF
- Retail and restaurant spaces
- Visible from I-75 S, right off exit 99 ramp
- Space with drive-thru (suite #1)
- Ideal for grocery, restaurants, furnishings, general retail and businesses that cater to school-age children
- Additional 1.77 acre out-parcel for sale or build-to-suit

LOCATION OVERVIEW

Parkway Village is located at the intersection of I-75 S and Georgia-Florida Pkwy. The property is located across the street from a 107-room Comfort Inn & Suites and is a half-mile from Crisp County Middle School and High School. New businesses have been announced in the area, including a trucking company which will bring an additional 125 jobs.

- **44,730 VPD on I-75 S**
- **7,349 VPD on Georgia-Florida Pkwy**
- **± 300 VPD on Frontage Rd**



PRIME I-75 RETAIL CENTER FOR LEASE | 1,500 - 38,700 SF | Georgia | 1 of 6



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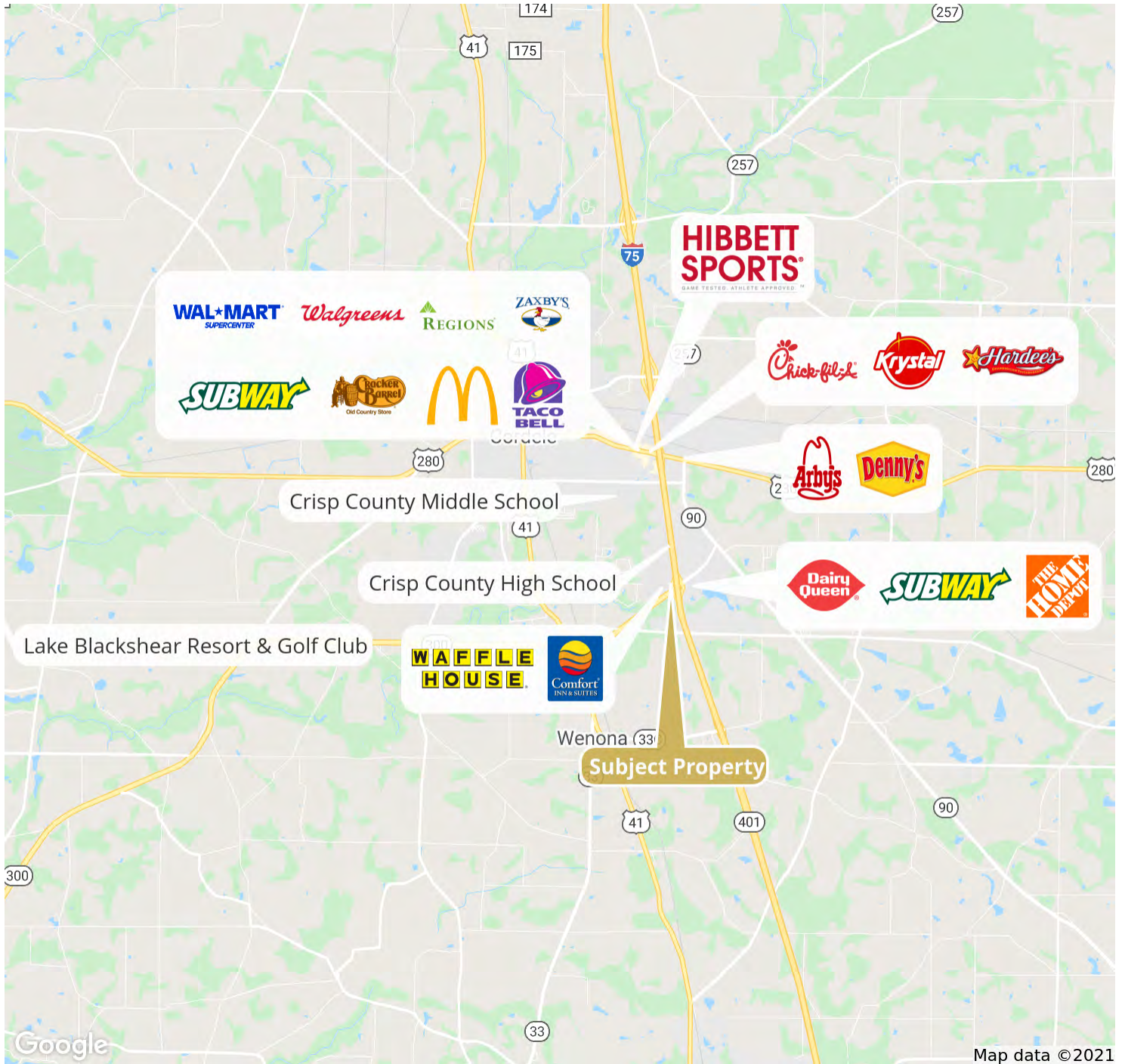
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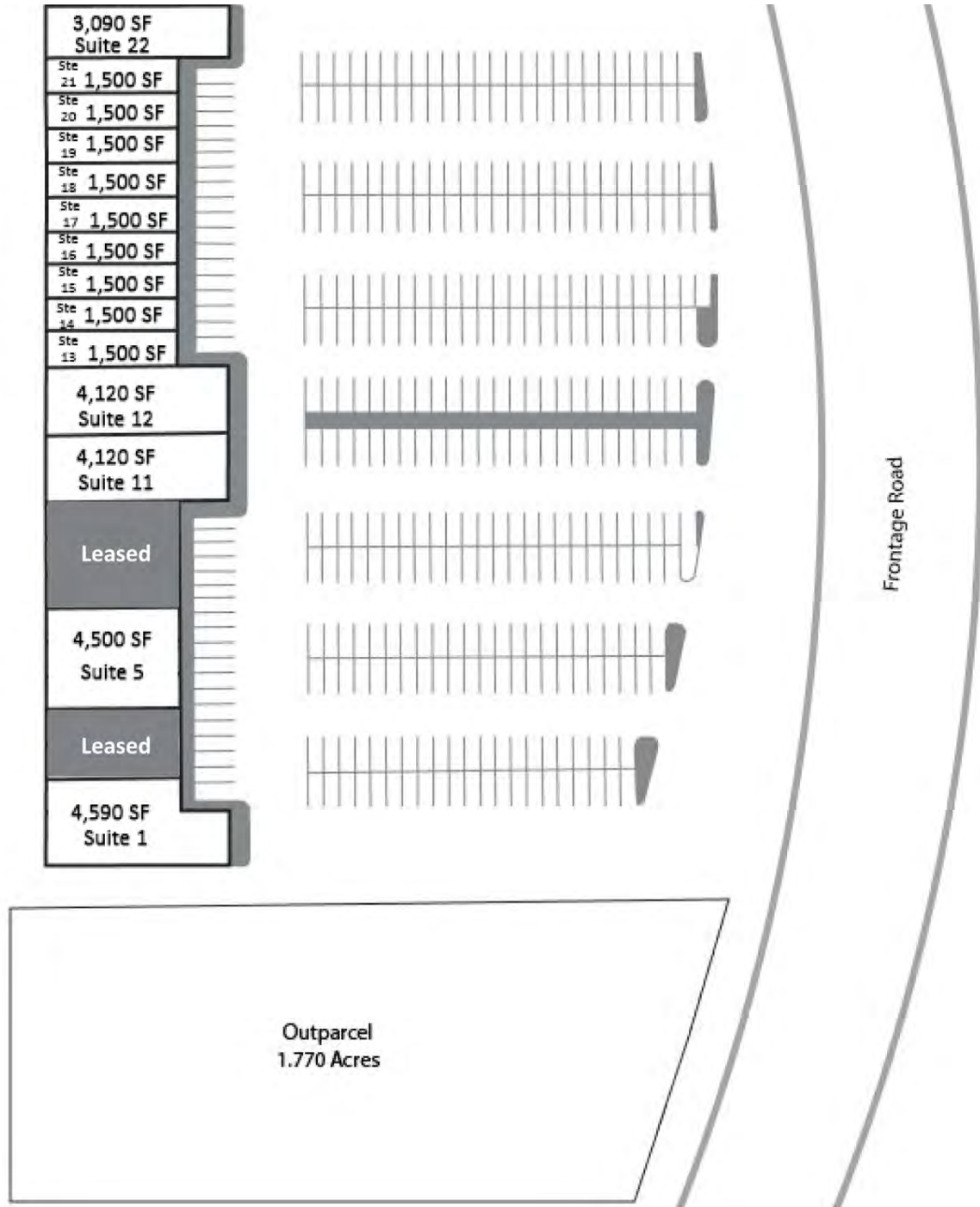
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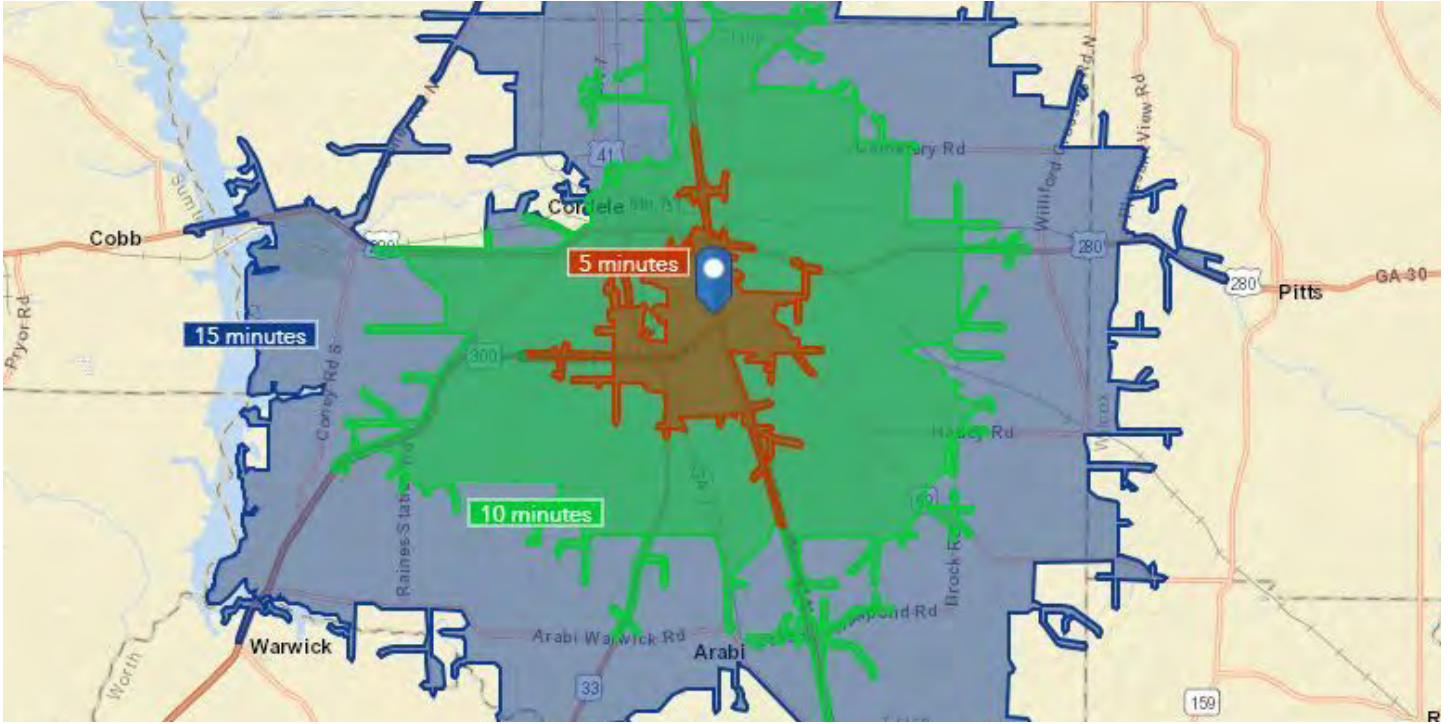


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2018 DEMOGRAPHICS (esri)

5 MINUTES

Population	2,642
Households	958
Average Household Income	\$67,510
Annual Population Growth (2018-2023)	1.20%

10 MINUTES

Population	15,805
Households	6,077
Average Household Income	\$49,286
Annual Population Growth (2018-2023)	1.20%

15 MINUTES

Population	23,604
Households	9,116
Average Household Income	\$51,182
Annual Population Growth (2018-2023)	1.20%

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Aerial



View from Georgia-Florida Pkwy



View from I-75