




# Fitzgerald Outparcel


276 Ocilla Highway, Fitzgerald, GA 31750




## DEMOGRAPHICS

### 3 MILE


 11,589  
Estimated population


 5,833  
Estimated daytime population


 \$50,994  
Average household income

 4,857  
Households

### 5 MILE

 14,732  
Estimated population


 6,366  
Estimated daytime population


 \$54,928  
Average household income

 6,186  
Households

### 10 MILE

 22,601  
Estimated population

 8,419  
Estimated daytime population

 \$59,273  
Average household income

 9,277  
Households

## DRIVE TIME POPULATION

**5**  
Min  4,097

**10**  
Min  14,730

**15**  
Min  20,350

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

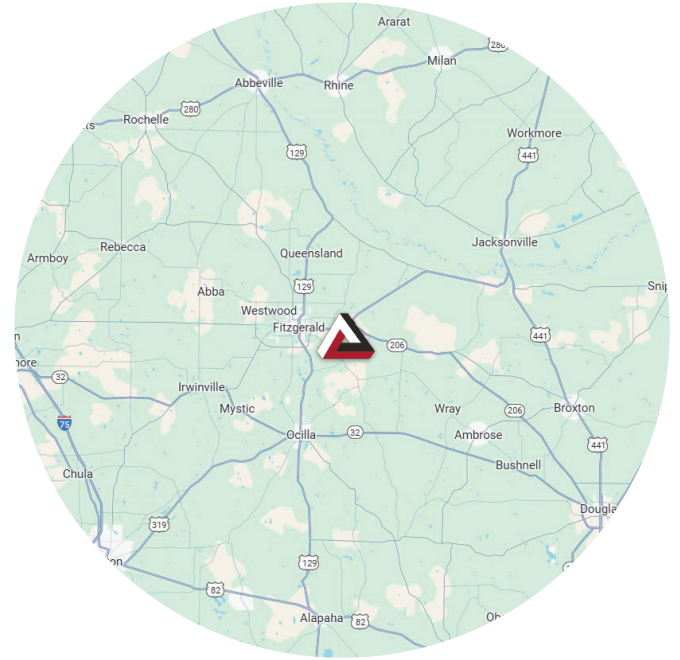
SUITE	TENANT	SIZE
Land	Available	0.57 AC



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

## HIGHLIGHTS

- 0.57 AC available for GL or BTS.
- The property is located in the heart of the Fitzgerald, GA retail market.
- The property is close to the lighted intersection of Benjamin H. Hill Drive (7,570 VPD) and Ocilla Hwy (12,900 VPD).
- The site is close to Walmart, which sees 1.5 million visits annually.
- Nearby tenants include Dollar Tree, Pizza Hut, Zaxby's, Wendy's, and Burger King.
- The site is close to multiple industrial business centers, driving a heavy daytime population and commuter traffic to the area.



7,570 on Benjamin H. Hill Rd  
12,900 on Ocilla Hwy



Full access from Ocilla Hwy.



Signage options available.

