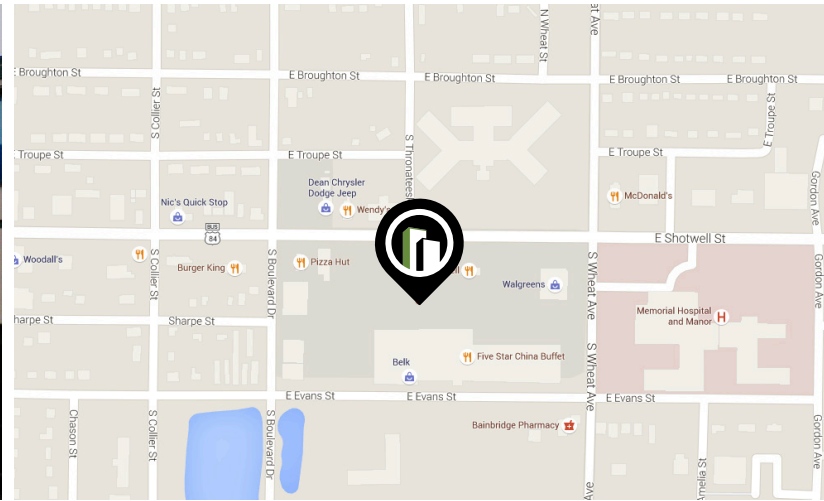


Out Parcel For Lease



Bainbridge Mall Out Parcel

1400 East Shotwell Street, Bainbridge, Georgia 39819

Potential to build 4,000 to 12,000 SQ FT Building

Property Details

- Join Belk, Walgreens, It's Fashion Metro and Shoe Dept
- For lease
- Flexible lease terms
- Aggressive lease rates
- Prime location with excellent visibility on Shotwell Street

Leasing Contact

Name	Phone Number	Email Address
Leasing Department	561-533-0344	leasing@in-rel.com



2328 10th Avenue N, Suite 401
Lake Worth, Florida 33461

Tel: 888-523-0344
Fax: 561-533-0146

lakeworth@in-rel.com
www.in-rel.com

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For Lease



Property Details

No.	Retailer Name	SQ FT
5	Chinese Restaurant	3,840
10	Beauty Supply	16,712
20	Rose's Express	15,000
30	It's Fashion Metro	19,800
40-80	AVAILABLE	14,003
90	The Shoe Department	6,860
100-120	AVAILABLE	2,989
125	AVAILABLE	370
130-155	AVAILABLE	4,963
140	Focus Credit Union	2,697
160	Belk Simpson	40,800
190	Spotlight Cinemas - Pad	14,246
PAD	Walgreen's	N/A
PAD	Taco Bell (Renovated)	N/A
PAD	Golden Corral	N/A
PAD	Pizza Hut	N/A
PAD	First Community Bank - ATM	N/A
PAD	AVAILABLE	N/A

Demographics

	10 mi.	20 mi.	30 mi.
Population	21,953	49,701	165,890
Avg HH Income	\$49,846	\$48,821	\$58,876



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For Lease

Potential Site #1

Parking Spaces

Parking Surplus	129
Spaces Removed	87
Surplus Remaining	42
New Spaces	33
Spaces Required	33
Surplus Remaining	47

Size and Space SQ FT

Out Parcel Lot Size	30,500
Max. Building Size (35%)	10,675
Proposed Building Size	9,100
Min. Landscape Space Required	4,575
Landscape Space Provided	8,151



Potential Site #2

Parking Spaces

Parking Surplus	129
Spaces Removed	87
Surplus Remaining	42
New Spaces	33
Spaces Required	32
Surplus Remaining	43

Size and Space SQ FT

Out Parcel Lot Size	30,500
Max. Building Size (35%)	10,675
Proposed Building Size	4,000
Min. Landscape Space Required	4,575
Landscape Space Provided	11,034



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Bainbridge Mall Out Parcel

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For Lease

Potential Site #3

Parking	Spaces
Parking Surplus	129
Spaces Removed	87
Surplus Remaining	42
New Spaces	33
Spaces Required	41
Surplus Remaining	34

Size and Space	SQ FT
Out Parcel Lot Size	30,500
Max. Building Size (35%)	10,675
Proposed Building Size	4,000
Min. Landscape Space Required	4,575
Landscape Space Provided	10,000



Potential Site #4

Parking	Spaces
Parking Surplus	129
Spaces Removed	87
Surplus Remaining	42
New Spaces	29
Spaces Required	26
Surplus Remaining	45

Size and Space	SQ FT
Out Parcel Lot Size	30,500
Max. Building Size (35%)	10,675
Proposed Building Size	3,200
Min. Landscape Space Required	4,575
Landscape Space Provided	11,284



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