Property for Lease

Tifton Mall

458 Virginia Avenue North, Tifton, GA 31794

Property Highlights

- Property Size: 220,615 SQ FT
- Established tenant base including: Belk, TJ Maxx, Beall's Outlet, Rainbow, Hibbett Sports, AMC Theaters, Jo-Ann Fabric, Ollie's Bargain Outlet
- Convenient access off I-75
- Tifton's Premiere Shopping Mall
- Publix Supermarket located adjacent to the mall
- Serves surrounding towns of Ashburn, Brookfield, Fitzgerald, Ocilla, Omega, Sumner, Sycamore and Ty Ty
- Excellent visibility

Property Description

Tifton Plaza is located in Tifton, Tift County, Georgia, just off I-75. Tifton is situated 30 miles east of Albany and 45 miles north of Valdosta in the heart of south Georgia. Tifton is the county seat of Tift County and Tifton Plaza serves several surrounding towns including Ty Ty, Omega, Brookfield, Sumner, Ocilla, Philpsburg, and Sycamore.

Tifton Mall is the area's premiere shopping destination with a well established tenant base including TJ Maxx, Belk, Beall's Outlet, Bath & Body Works, Claire's Boutique, GNC, Hibbett Sports, Maurices, Ollie's Bargain Outlet, Jo Ann Fabric, Rainbow, Rue21, AMC Theaters and other national tenants.

InRel PROPERTIES

200 Lake Avenue, 2nd floor
Lake Worth Beach, FL 33460

Tel: 561-533-0344
leasing@in-rel.com

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Property Details

No.	Retailer Name	SQ FT
1	Ollie's Bargain Outlet	34,102
2	Maurice's	5,000
2A	AVAILABLE	2,236
3	Army	2,640
3A	Claire's Boutique	1,000
4	Rue21	7,000
7	Belk	47,562
12	AVAILABLE	4,100
13	Mail Office/Public Restrooms	0
18	Beall's Outlet	20,000
20/21	Encore Shoes	9,350
23	S&S Outfiters	700
23A	Subway	1,200
24	Hibbett Sports	3,800
26	GNC	1,750
27A	Bath and Body Works	2,704
604	AVAILABLE	7,667
606	Rainbow	7,194
610	TJ Maxx	24,000
612	JoAnn Fabrics	16,233
614	AVAILABLE	4,767
Pad 29	Waffle House	Outparcel
Pad 30	Huffman Tire	Outparcel
Pad 31	Cod Tail Seafood + Chicken	1,800
Pad 32	AMC Theaters	17,400
Pad 33a	Bank of America	ATM
Pad 33b	Expresso 41, LLC	Outparcel

Demographics

	5 mi.	10 mi.	15 mi.
Population Avg	30,010	43,519	55,460
HH Income	$58,904	$61,104	$61,661
Households	11,032	15,994	20,371

Kiosks

No.	Name
1	Custom Aluminum Designs
2	Discount Diamonds
3	Four Seasons Phone
4	K.Ks Oaties
5	Kingscorn Gourmet Popcorn
6	Sport & Print Warehouse, LLC

Food Trucks

No.	Name
1	3 G Eats LLC
2	Fred's Catering

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Suite 2A- 2,236 SQ FT

Photos

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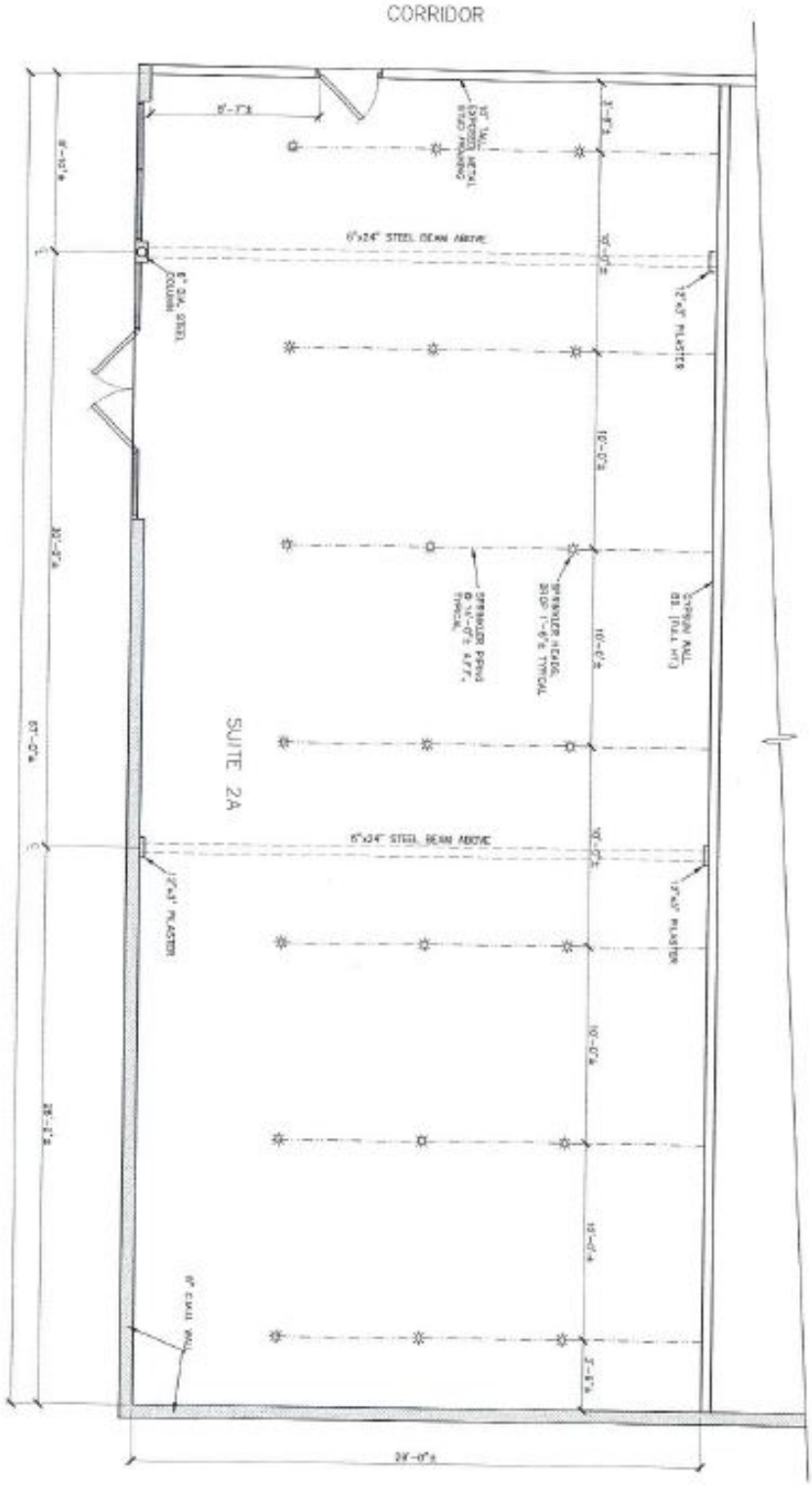
Suite 2A - 2,236 SQ FT

Floor Plan



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Suite 12 - 4,100 SQ FT

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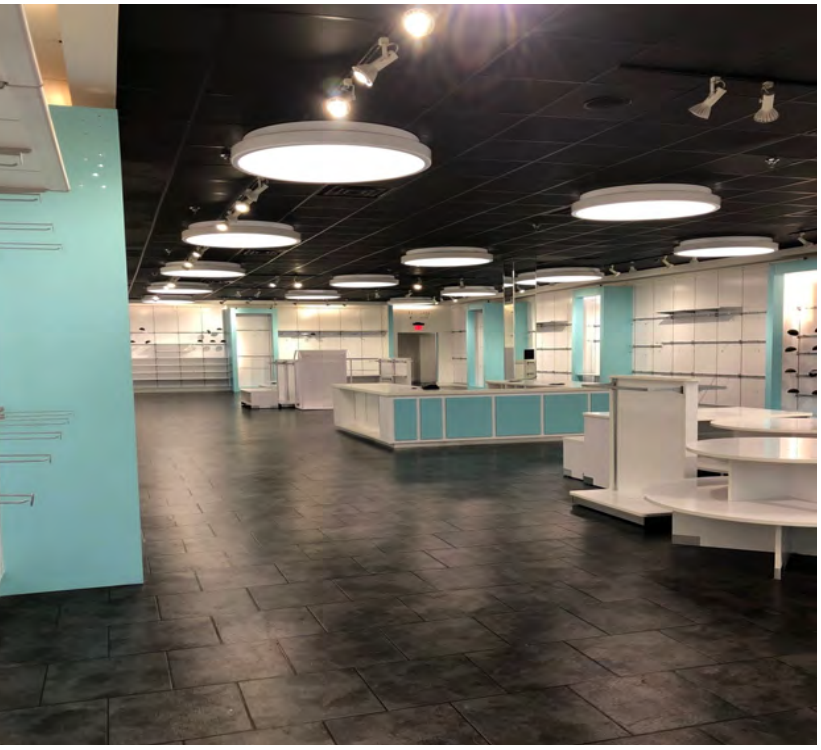

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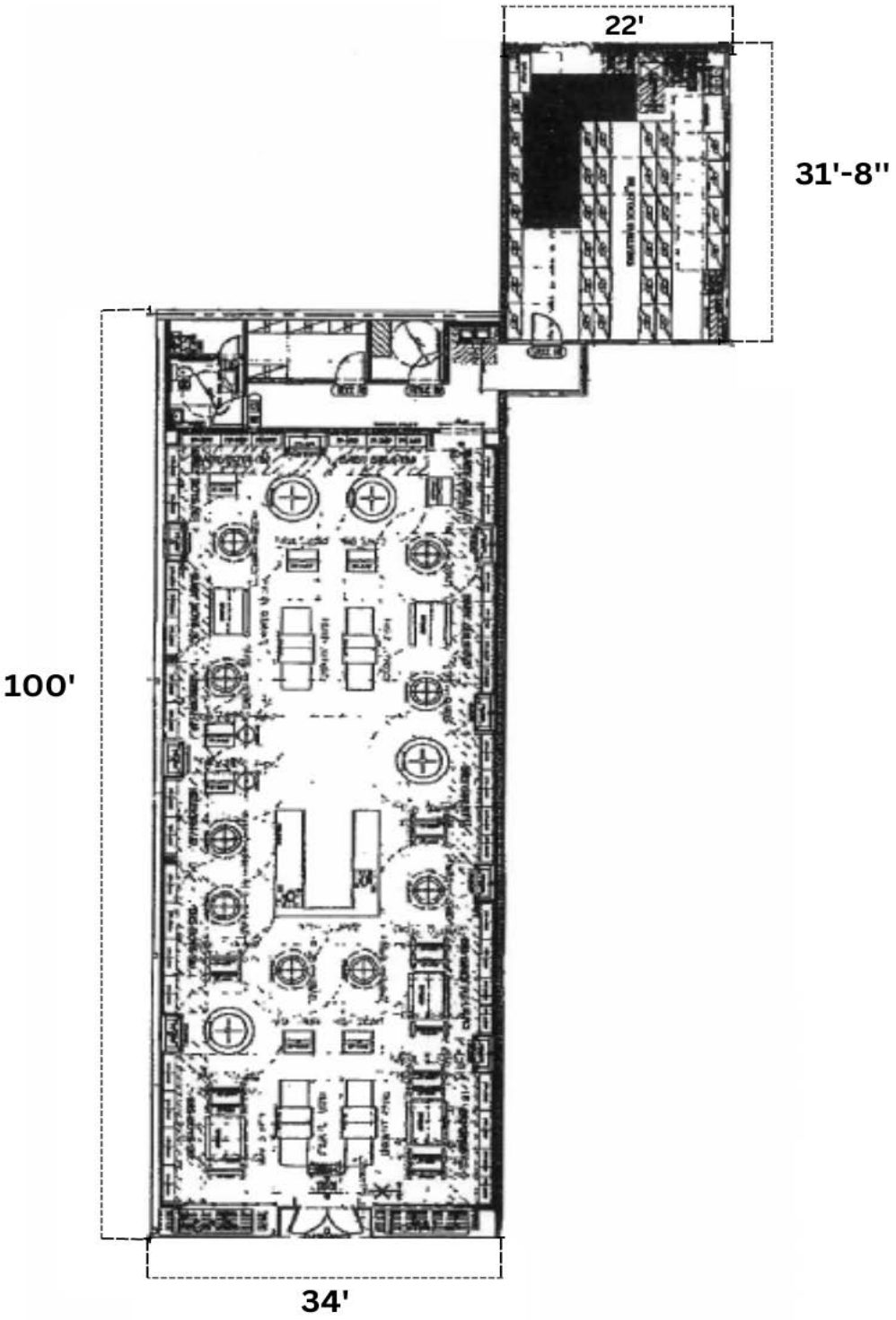
Suite 12 - 4,100 SQ FT

Floor Plan



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Suite 604 - 7,667 SQ FT

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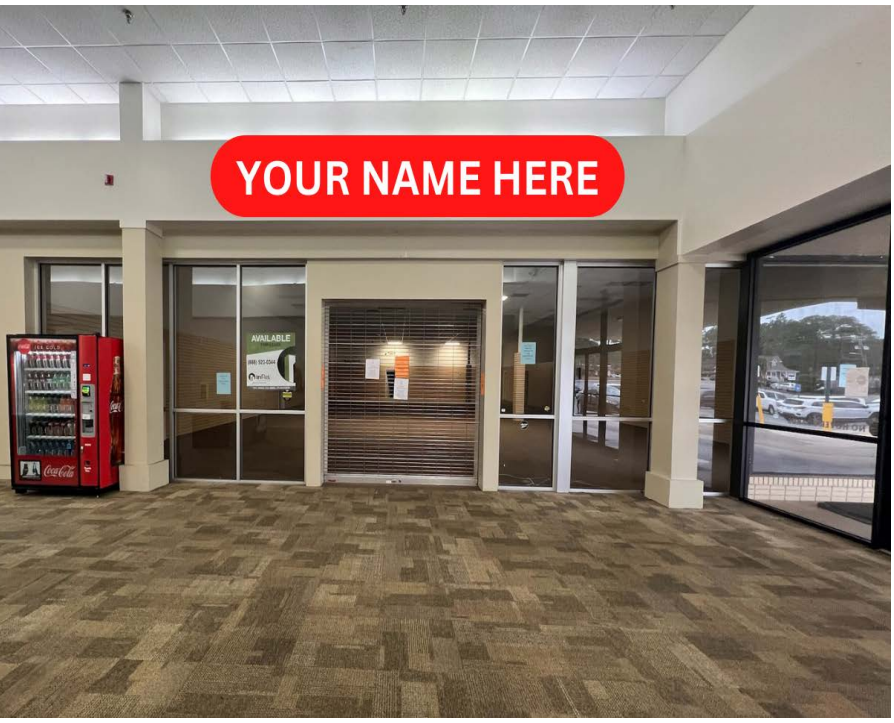

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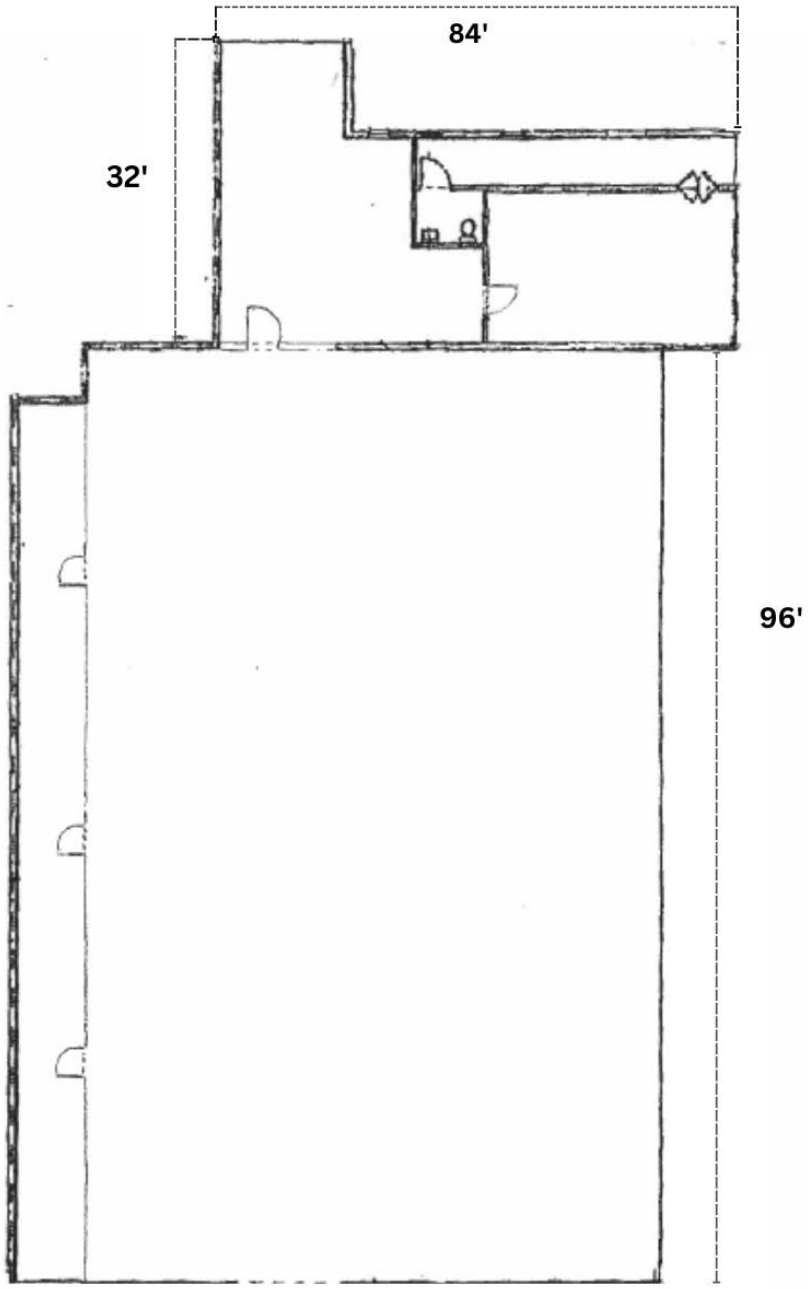

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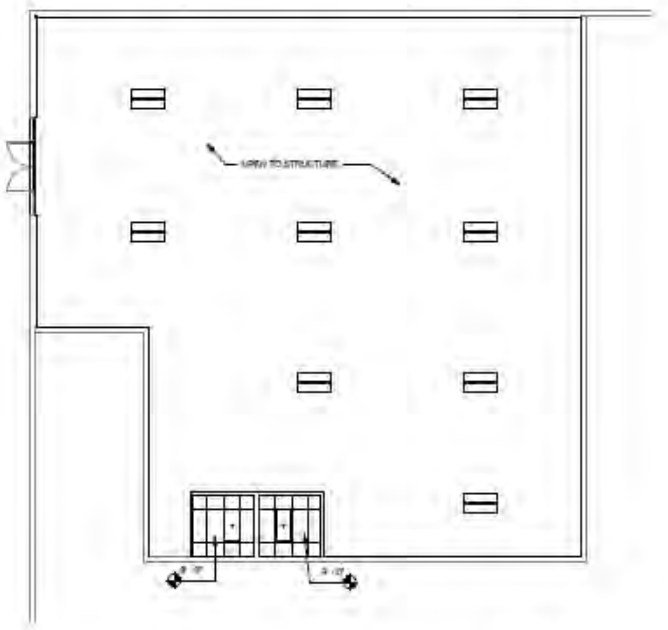
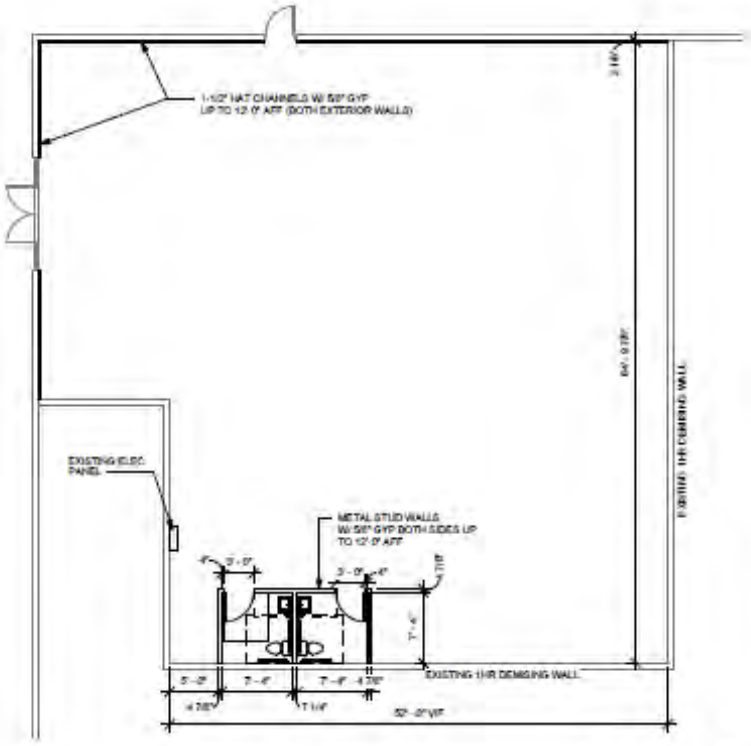


2 RCP



1 Floor Plan

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