

# 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, Jo-Ann Fabric, Ollie's Bargain Outlet
- Convenient access off I-75
- **Movie Theatre Available - 17,400 SQ FT**
- 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



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

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

 @TiftonMall  
 @TiftonMall

# Tifton Mall

458 Virginia Avenue North, Tifton, GA 31794



## Property Details

No.	Retailer Name	SQ FT
1	Ollie's Bargain Outlet	34,102
2	Maurice's	5,000
2A	Adore Nails & Spa	2,236
3	Army	2,640
3A	Claire's Boutique	1,000
4	AVAILABLE	7,000
7	Belk	47,562
12	JD Boutique	4,100
13	Mail Office/Public Restrooms	0
18	Beall's Outlet	20,000
20/21	Encore Shoes	9,350
23	AVAILABLE	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	T Town Wing and Deli	1,800
Pad 32	AVAILABLE	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	Discount Diamonds
2	Four Seasons Phone
3	Sport & Print Warehouse, LLC
4	Custom Tee Style Inc.

## Food Trucks

No.	Name
1	Fred's Catering



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

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





PAD 32 - 17,400 SQ FT

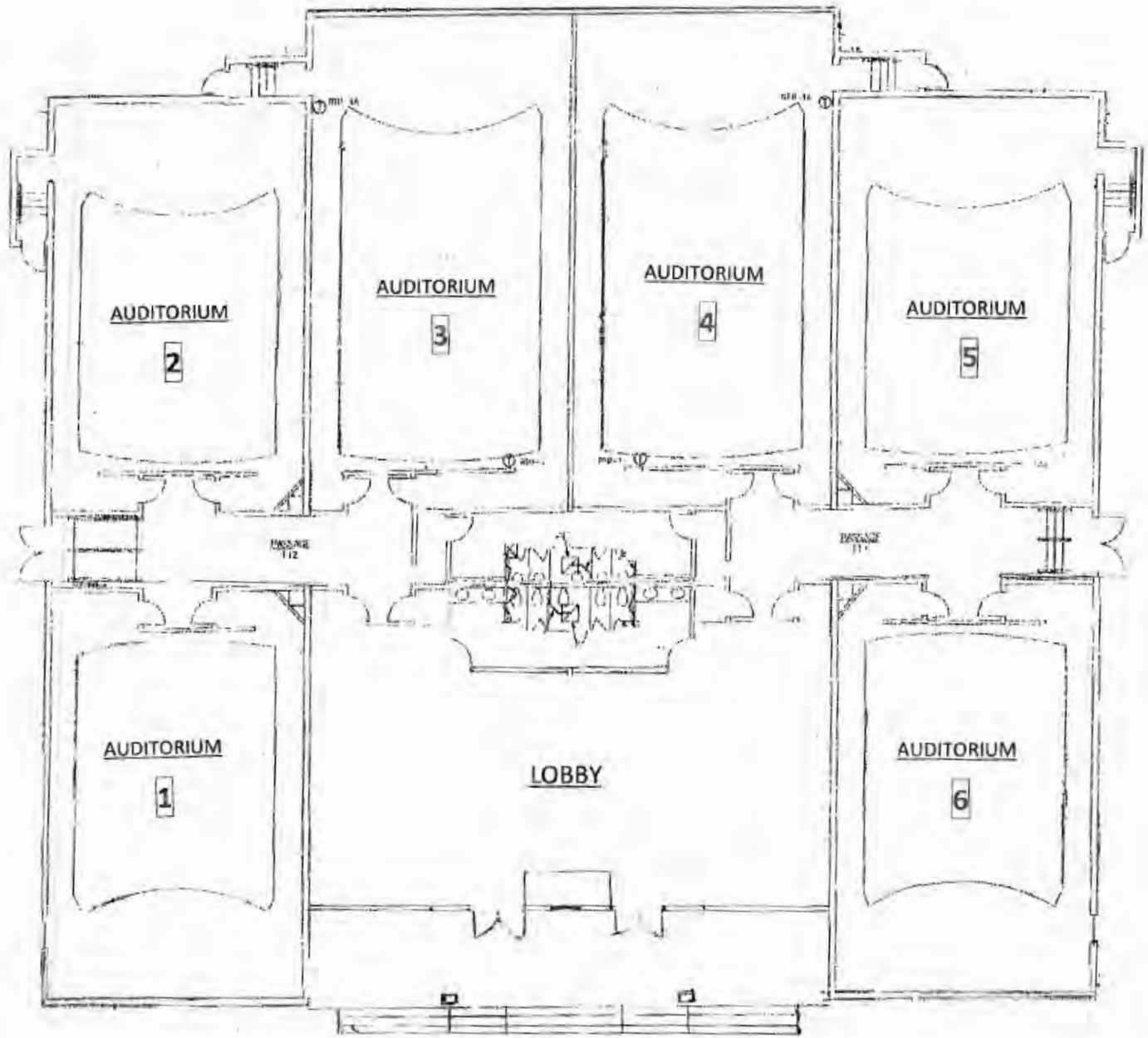
Photos



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

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

 @TiftonMall  
 @TiftonMall



- 6 Screens
- 870 Seats

- \* 6 screens
- \* 6 projectors
- \* Theater speakers
- \* 870 seats
- \* Popcorn warmer
- \* Ice machine
- \* Co2 soda machine
- \* Popcorn butter station & condiments
- \* Kitchen hood
- \* Hot water heater
- \* Display cases
- \* Ticket booth
- \* Office furniture
- \* Extra theater seats