



# Tifton Mall

**Property for Lease**

# Tifton Mall

458 Virginia Avenue North, Tifton, GA 31794



SCAN ME!



## Property Details

- Property Size: **220,615 SQ FT**
- Established tenant base, including Belk, TJ Maxx, Beall's Outlet, Rainbow, Hibbett Sports, Ashley Home Store, 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

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## Property Details

| NO.           | RETAILER NAME                | SQ FT         |
|---------------|------------------------------|---------------|
| 1             | Ollie's Bargain Outlet       | 34,102        |
| 2             | Adventure Town               | 5,000         |
| 2A            | Adore Nails & Spa            | 2,236         |
| 3             | Army                         | 2,640         |
| 3A            | JD Boutique                  | 1,000         |
| 4             | Geer Gifts                   | 7,000         |
| 7             | Belk                         | 47,562        |
| 12/604        | Beauty Palace                | 11,767        |
| 13            | Mail Office/Public Restrooms | 0             |
| 18            | Beall's Outlet               | 20,000        |
| 20/21         | Encore Shoes                 | 9,350         |
| 23            | Rusty Lids                   | 700           |
| 23A           | Subway                       | 1,200         |
| 24            | Hibbett Sports               | 3,800         |
| 26            | GNC                          | 1,750         |
| 27A           | Bath and Body Works          | 2,704         |
| 606           | Rainbow                      | 7,194         |
| 610           | TJ Maxx                      | 24,000        |
| 612/<br>614   | Ashley Home Store            | 21,000        |
| Pad 29        | Waffle House                 | Outparcel     |
| Pad 30        | Huffman Tire                 | Outparcel     |
| Pad 31        | T Town Wing and Deli         | 1,800         |
| <b>Pad 32</b> | <b>AVAILABLE</b>             | <b>17,400</b> |
| Pad 33a       | Bank of America              | ATM           |
| Pad 33b       | Stabos BBQ                   | Outparcel     |

## Demographics

|                 | 5 mi.    | 10 mi.   | 15 mi.   |
|-----------------|----------|----------|----------|
| Population Avg. | 30,431   | 42,937   | 55,460   |
| HH Income       | \$81,908 | \$83,603 | \$61,661 |
| Households      | 11,032   | 16,871   | 20,371   |

## Kiosks

| NO. | Service                      |
|-----|------------------------------|
| 1   | Discount Diamonds            |
| 2   | Four Seasons Phone           |
| 3   | Sport & Print Warehouse, LLC |
| 4   | Custom Tee Style Inc.        |

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Pad 32– 17,400 SQ FT



# FLOOR PLAN

Pad 32– 17,400 SQ FT | 6 Screens | 870 Seats

