



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Harvey's Retail Bays

1000 1st Ave NE, Cairo, GA 39828

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

FORMER HARVEY'S AVAILABLE

1000 1ST AVE NE, CAIRO, GA 39828



OFFERING SUMMARY

Available SF: 37,679 SF

3,924 SF

Lease Rate: \$8.00-\$10.00 SF/yr
(NNN)

Building Size: 47,999 SF

PROPERTY HIGHLIGHTS

- Former Harvey's Space, 37,679 SF available for lease on 1st Ave NE in Cairo, GA.
- Existing 3,924 SF of restaurant space available with two hoods and walk-in freezer and cooler in place.
- High traffic area with 21,420 vehicles per day.
- Average household income within a five mile radius is \$44,635.
- Population within a five mile radius is 14,662.

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ADDITIONAL PHOTOS

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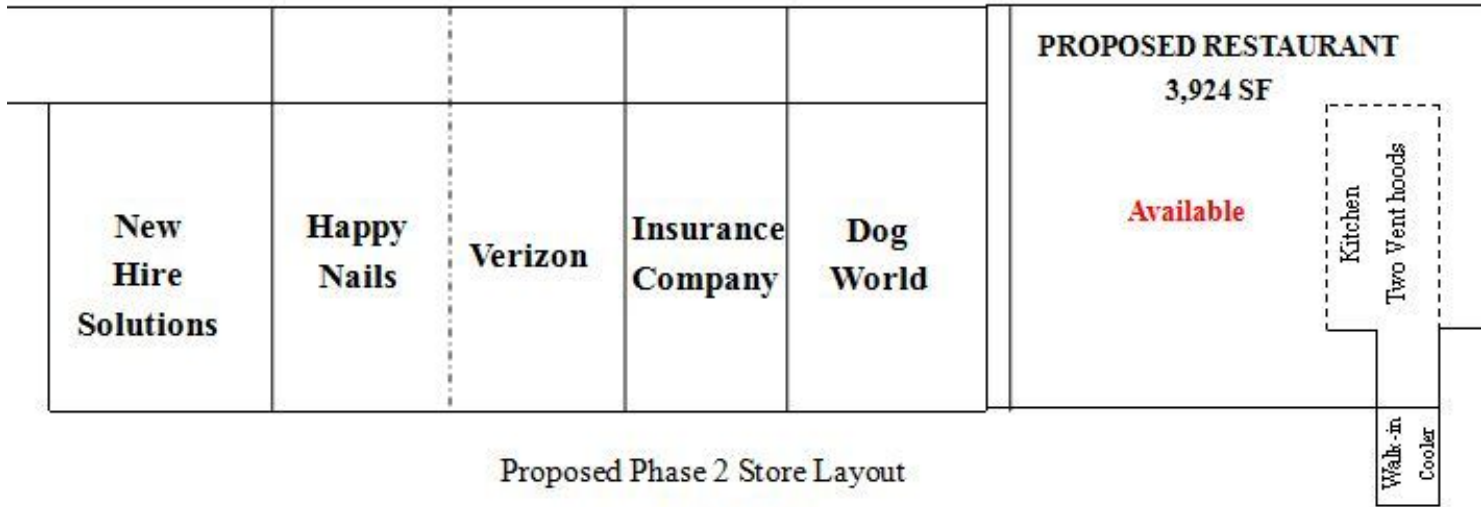


AVAILABLE SPACES

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HARVEY'S SUPERMARKET



Proposed Phase 2 Store Layout
Cairo Crossing S.C.
Cairo, GA

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Big Box	Retail	\$8.00 SF/YR	NNN	37,679 SF	Negotiable
Restaurant Space	Retail	\$10.00 SF/YR	NNN	3,924 SF	Negotiable

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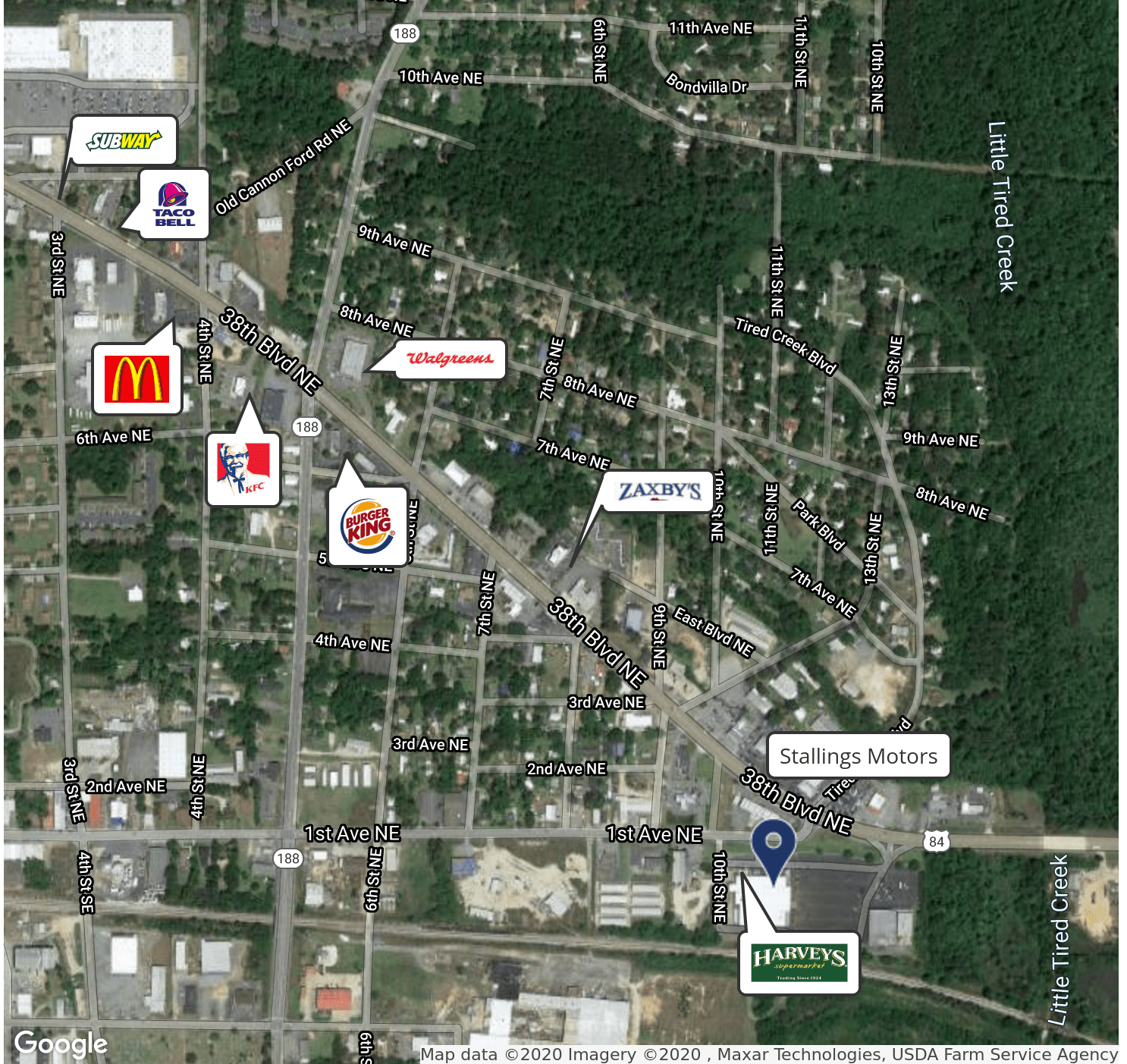




RETAILER MAP

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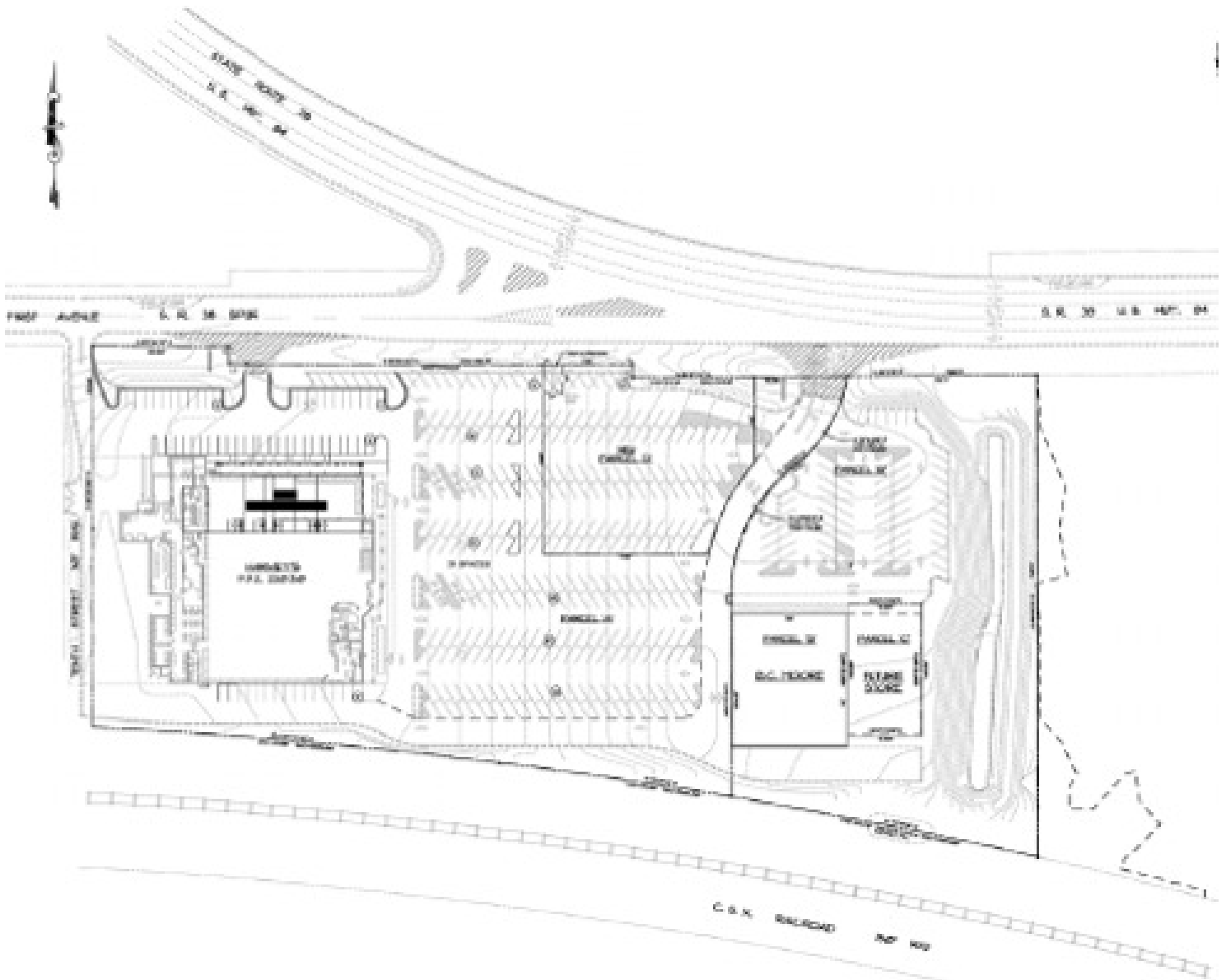




SITE PLAN

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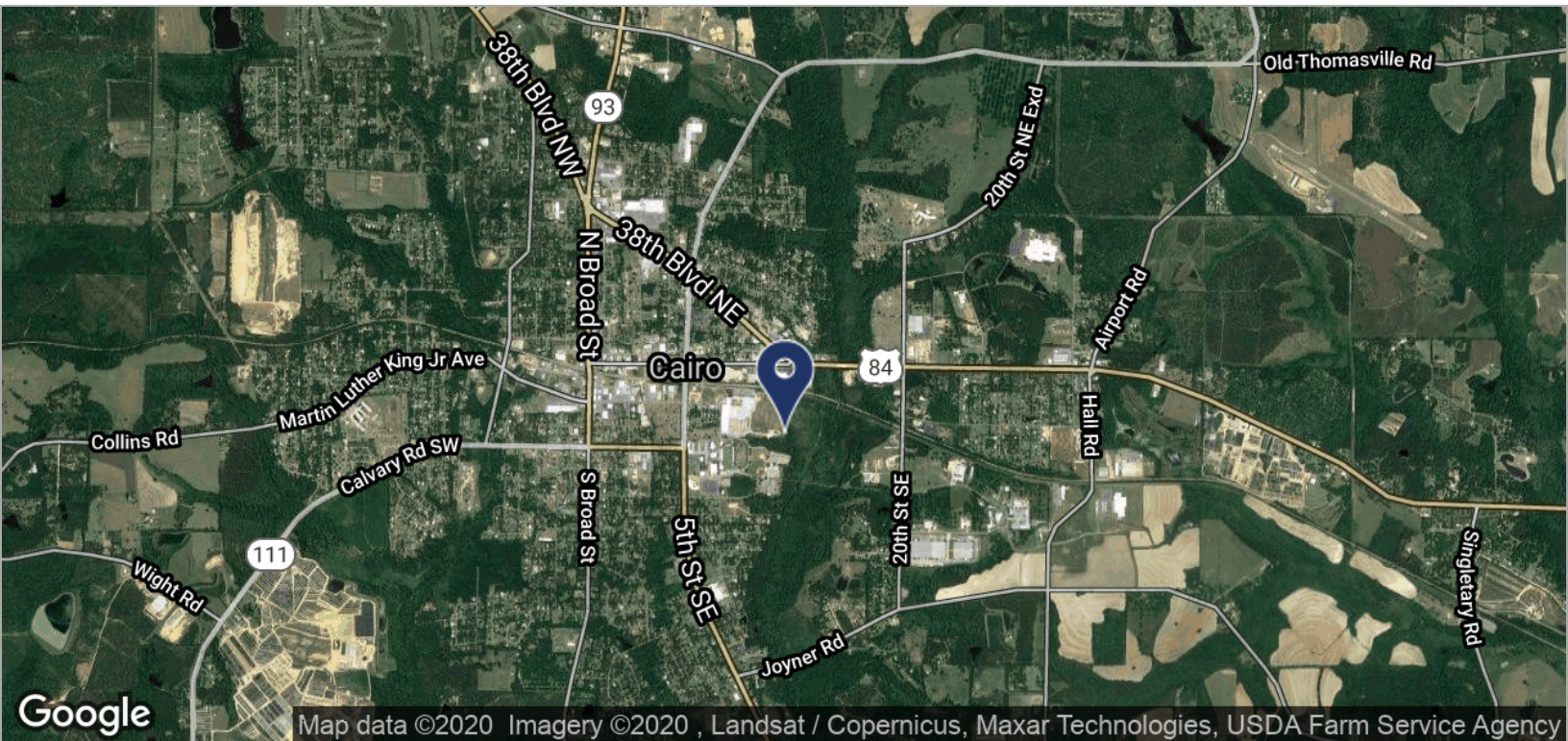
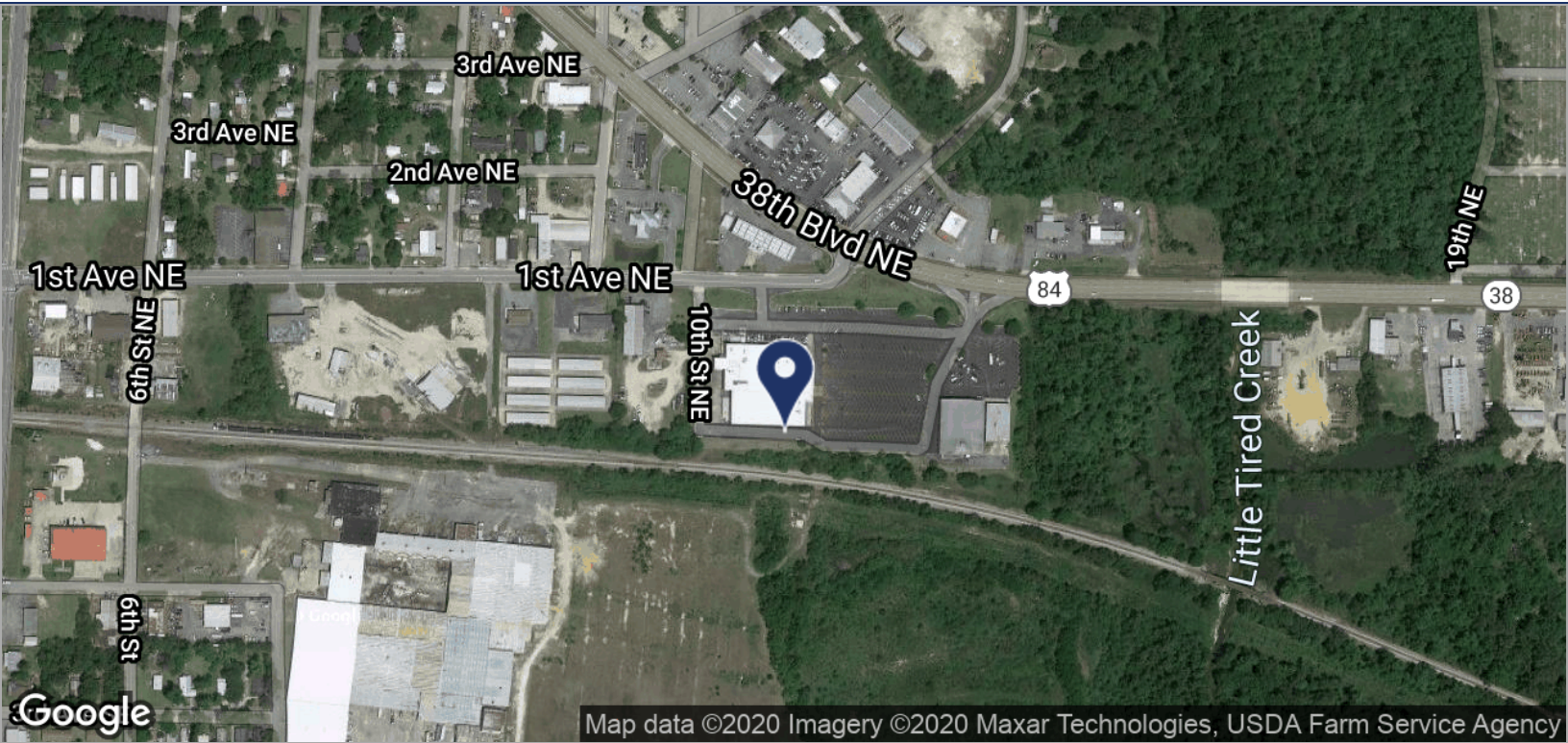




LOCATION MAPS

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