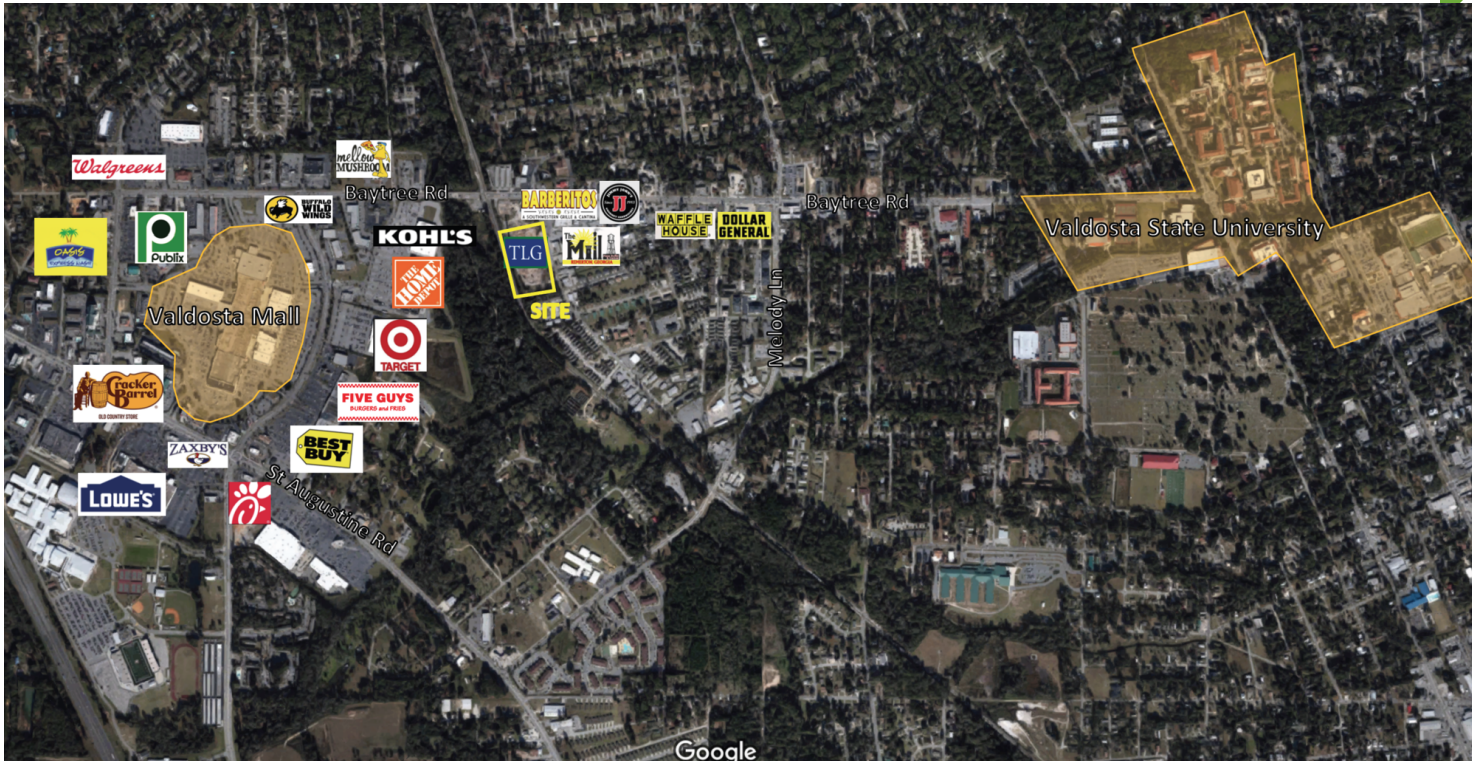




COMMERCIAL REAL ESTATE

MIXED USE PROPERTY FOR LEASE



Remerton Mill Commercial Space

1853 W Gordon Street, Valdosta, GA 31601

TREY DESANTIS

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EXECUTIVE SUMMARY

REMERTON MILL COMMERCIAL SPACE

1853 W GORDON STREET, VALDOSTA, GA 31601



OFFERING SUMMARY

Available SF: 14,500 SFBays available from
1,200-8,000 SF**Lease Rate:** \$15.00 SF/yr (NNN)**Property Status:** Under
Construction**Date Available:** April 1, 2019

PROPERTY OVERVIEW

Remerton Mill is a mixed use retail/residential project located within walking distance of Valdosta State University in Valdosta, GA. Remerton Mill will include a total of 96 Residential Units (174 beds) and 14,500 sf of retail space for lease. Spaces ranging in size from 1,200 sf to 8,000 sf.

LOCATION OVERVIEW

Remerton Mill is located on West Gordon Street just off Baytree Road, the connector road between the Valdosta Mall and Valdosta State University. The retail component of this development is at the intersection of West Gordon Street and Baytree Place, the heart of college restaurants and nightlife.

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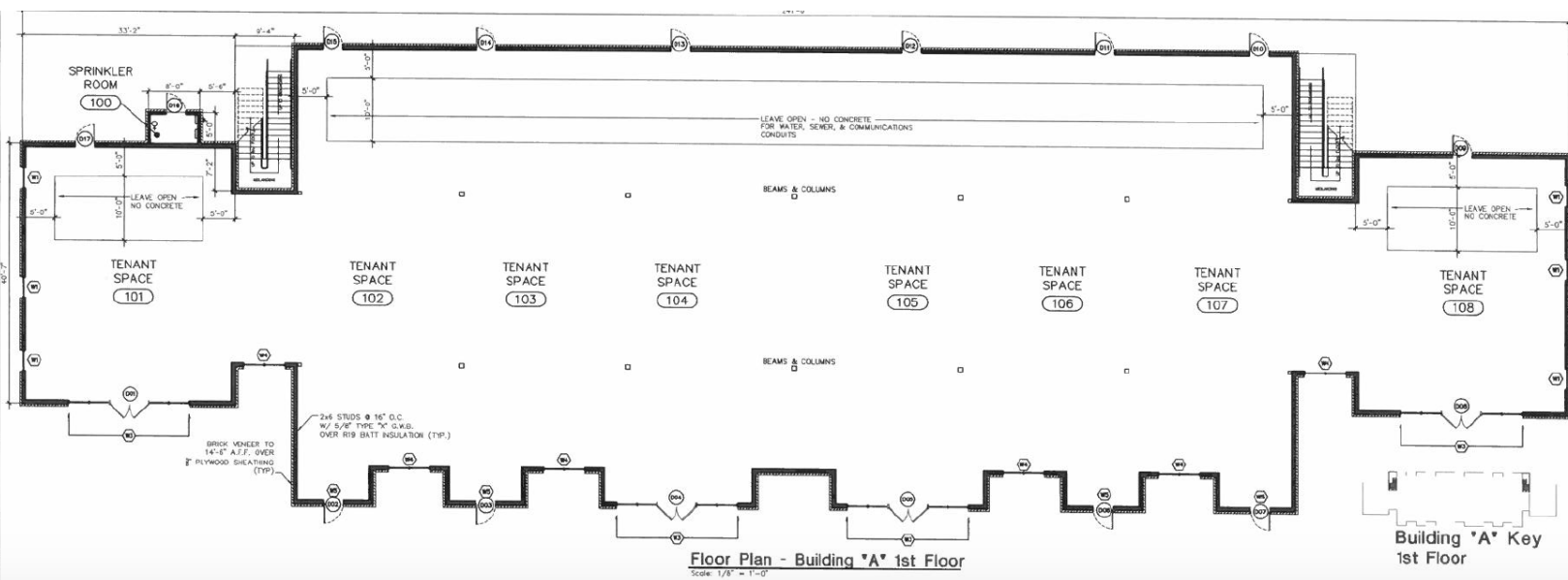
ELEVATIONS AND FLOOR PLAN

REMERTON MILL COMMERCIAL SPACE

1853 W GORDON STREET, VALDOSTA, GA 31601

Proposed Front Elevation - Building A

Scale: NTS



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AERIAL RENDERING

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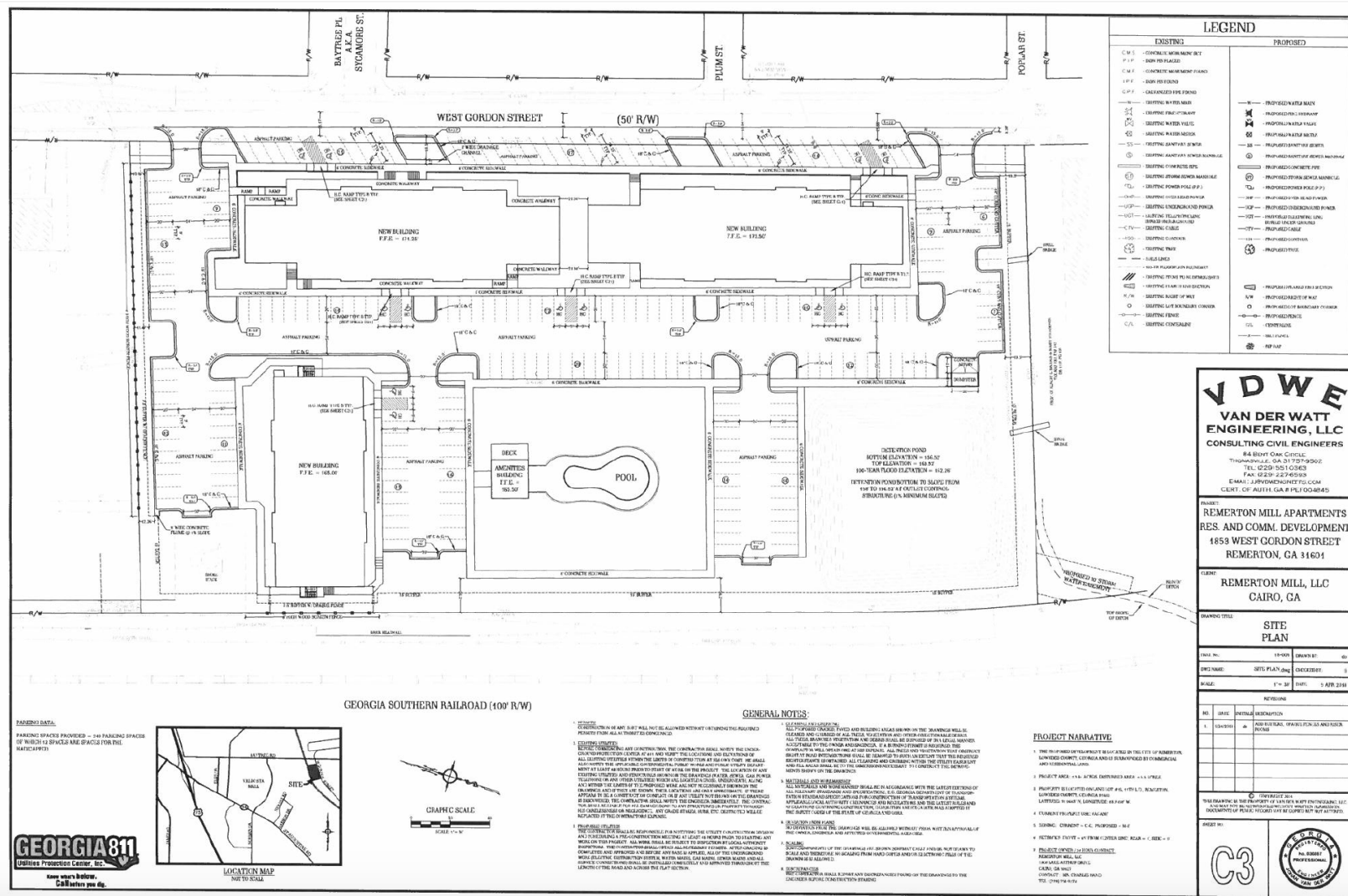


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SITE PLAN

REMERTON MILL COMMERCIAL SPACE

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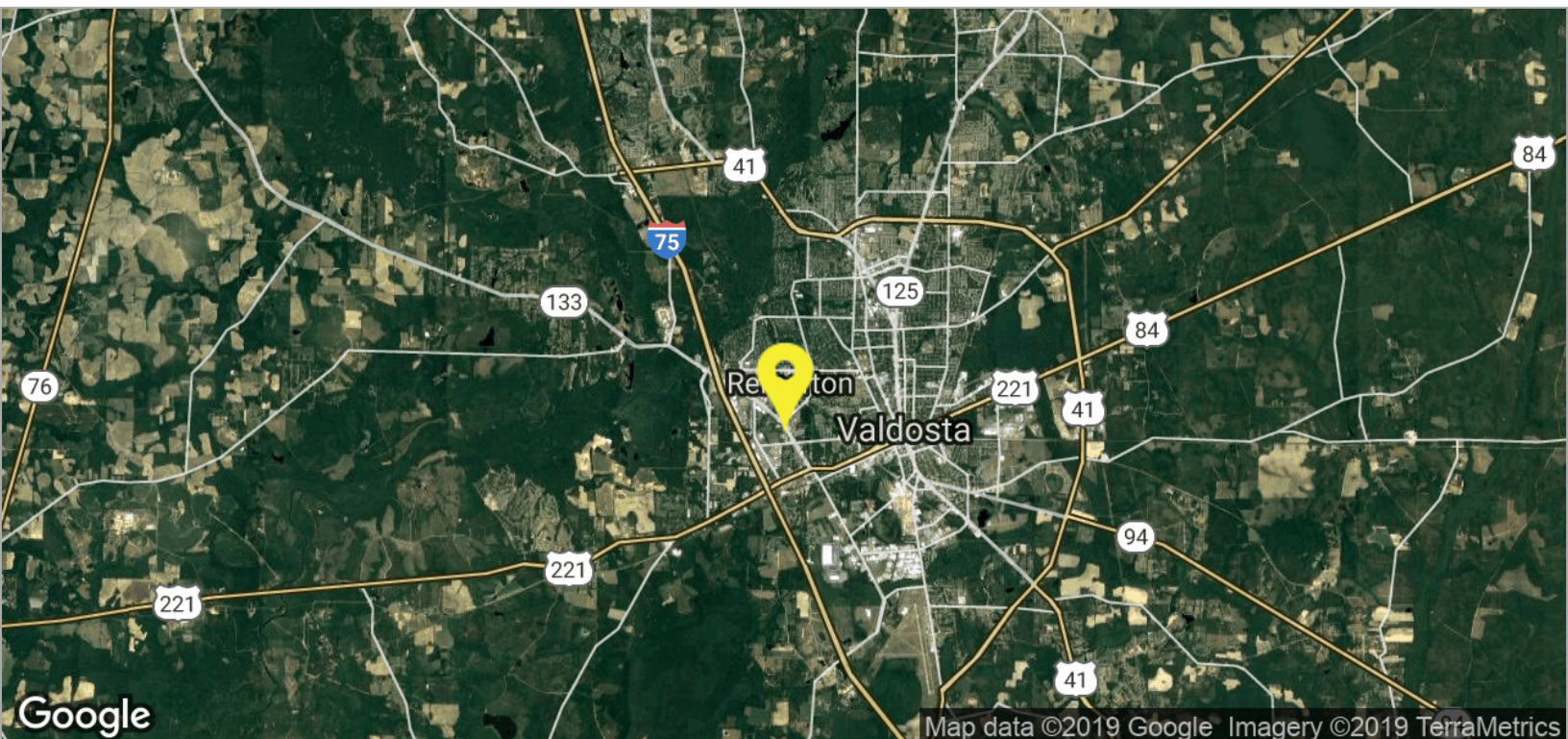
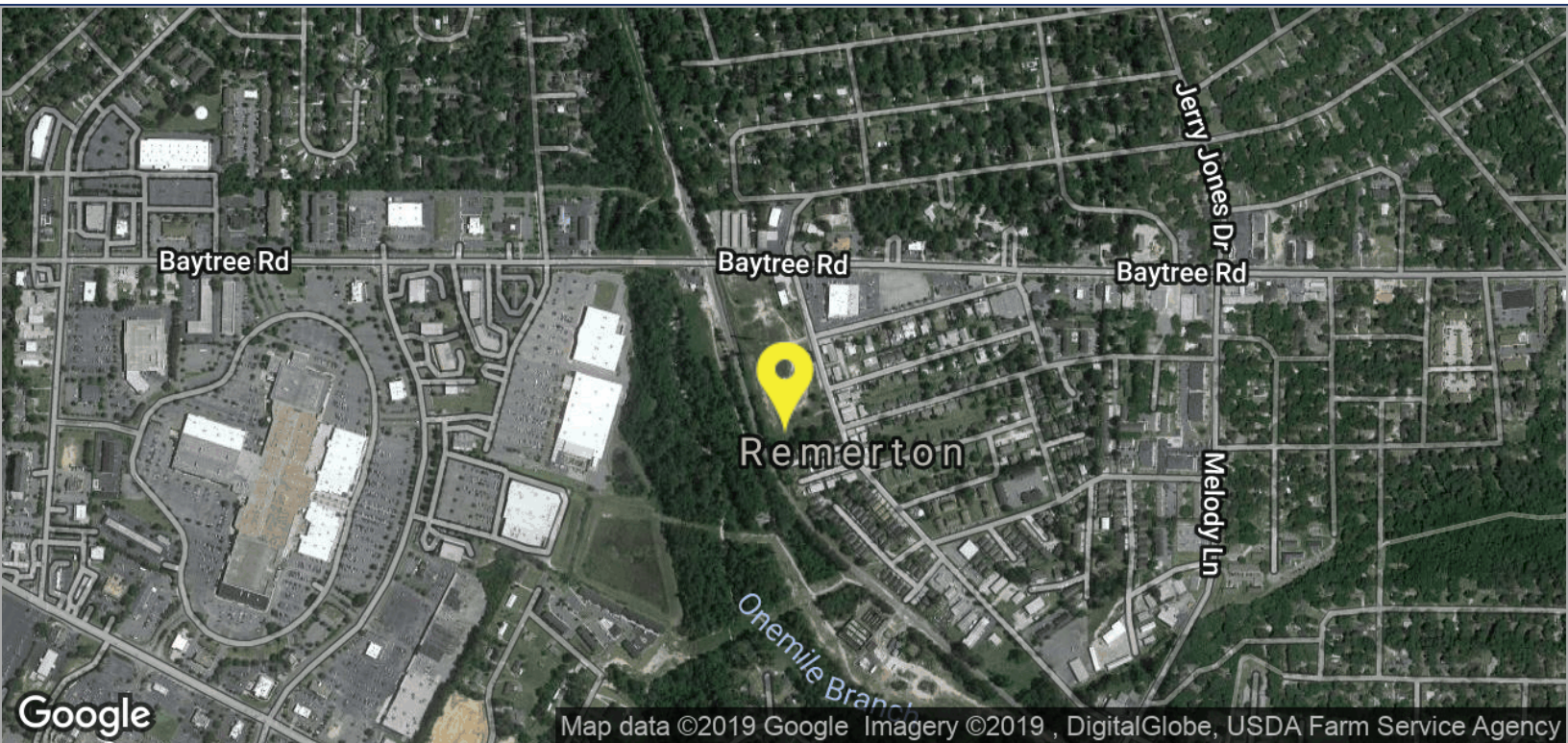
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LOCATION MAPS

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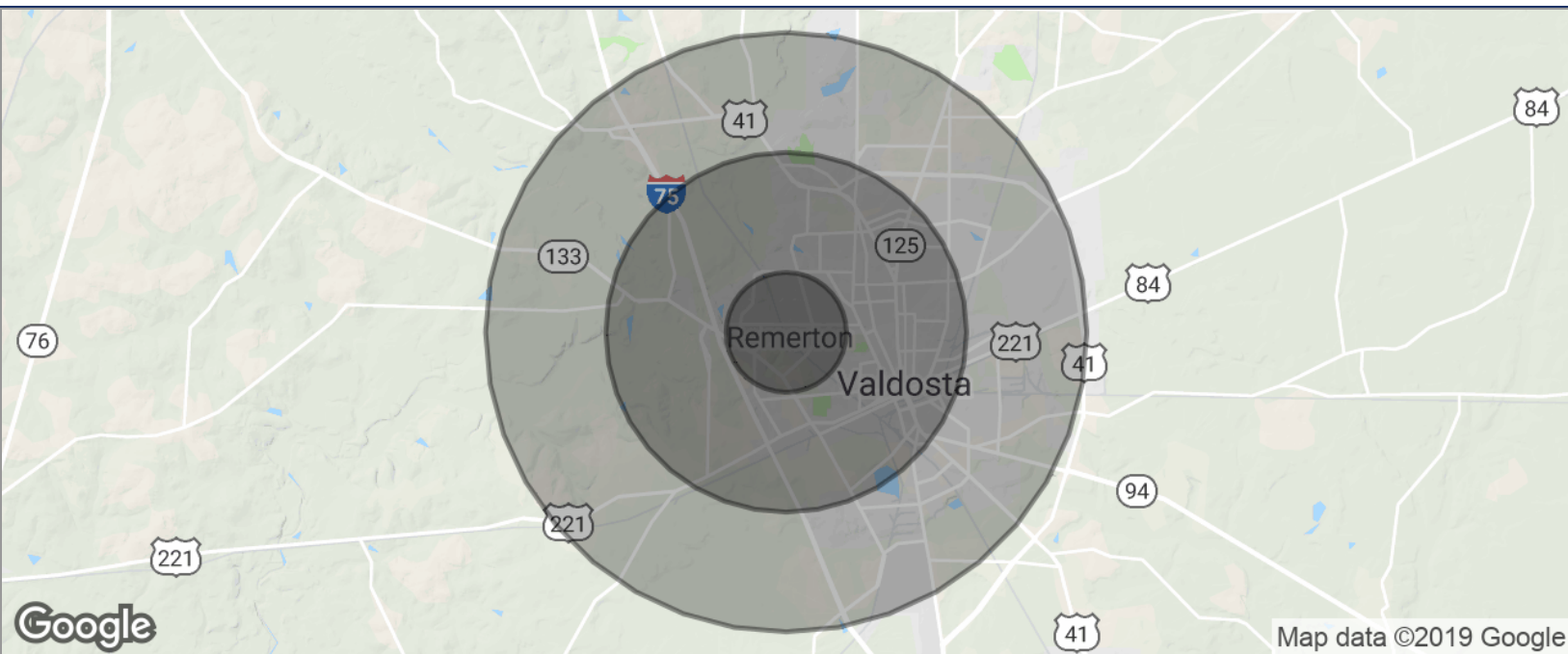




DEMOGRAPHICS MAP

REMERTON MILL COMMERCIAL SPACE

1853 W GORDON STREET, VALDOSTA, GA 31601



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,024	44,068	67,458
MEDIAN AGE	26.1	28.0	29.3
MEDIAN AGE (MALE)	25.2	26.8	27.7
MEDIAN AGE (FEMALE)	26.6	29.8	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,586	16,111	25,147
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$34,342	\$43,105	\$46,435
AVERAGE HOUSE VALUE	\$103,108	\$159,310	\$171,799
RACE	1 MILE	3 MILES	5 MILES
% WHITE	43.6%	43.4%	45.2%
% BLACK	53.0%	51.5%	48.9%
% ASIAN	0.7%	1.3%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	1.3%	1.5%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.3%	3.2%	3.3%

* Demographic data derived from 2010 US Census

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