

Retail/Office Space for lease

701 RIVERSIDE AVENUE, WAYCROSS, GA
31501



For Lease

\$12 Per SQFT

Matt Demir

(904)-200-1835

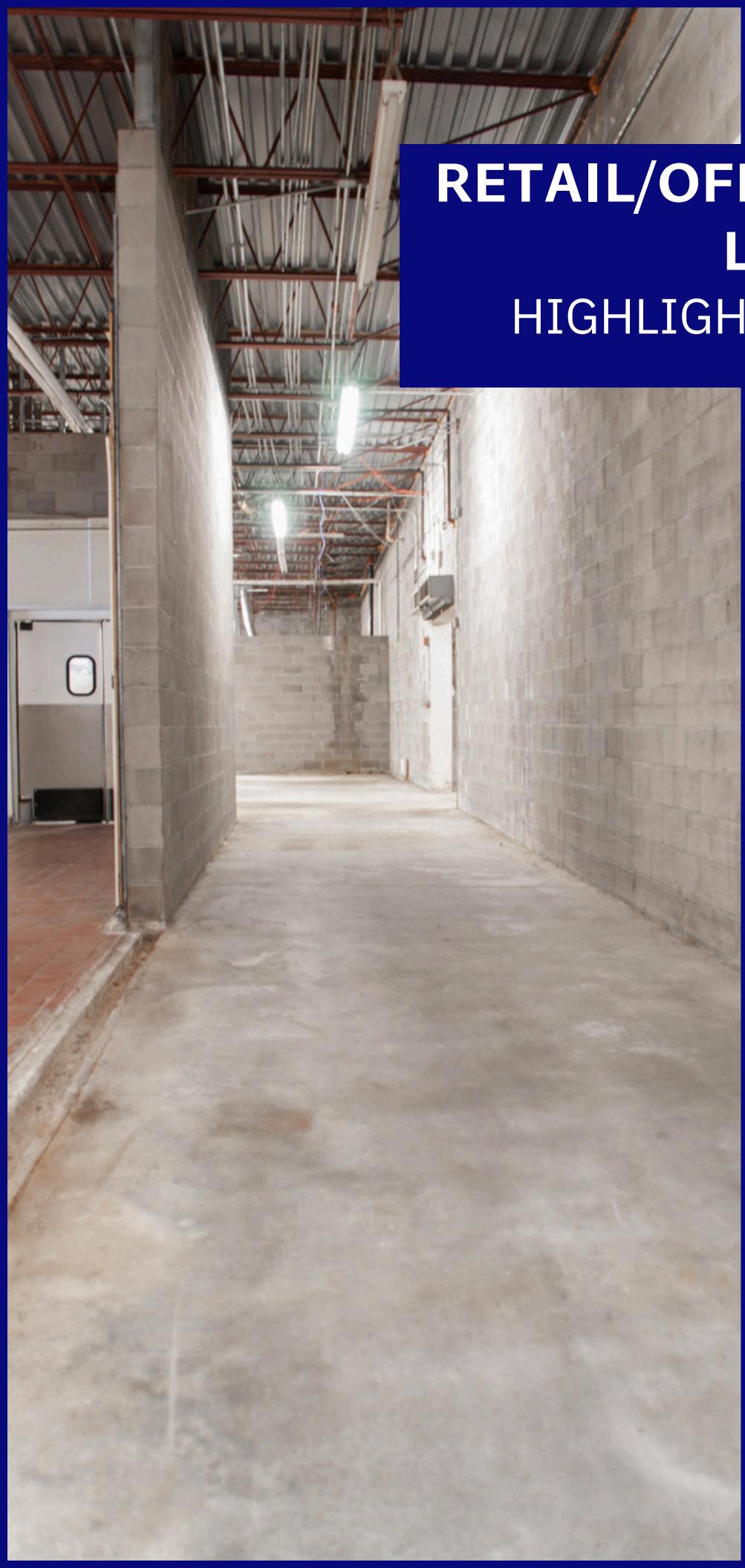
Melesia Ziller

(904)-903-8755



RETAIL/OFFICE SPACE FOR LEASE

HIGHLIGHTS & OVERVIEW

A photograph showing the interior of a large, open space. The floor is concrete, and the walls are made of grey cinder blocks. The ceiling is high with visible steel trusses and some electrical wiring. The space appears to be under construction or recently completed.

35,000 SF former grocer with a clean, open interior suited for childcare, FEC, entertainment, community uses, or multi-tenant redevelopment.

Configurable from 10k–35k SF to match operator scale and program needs.

Ample parking and loading support family traffic, events, education, medical, retail, and service concepts.



\$12/SQFT



EASY ACCES

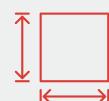


PARKING LOT AVAILABLE



±35,000 SF

RETAIL/OFFICE SPACE FOR LEASE



±35,000 SF

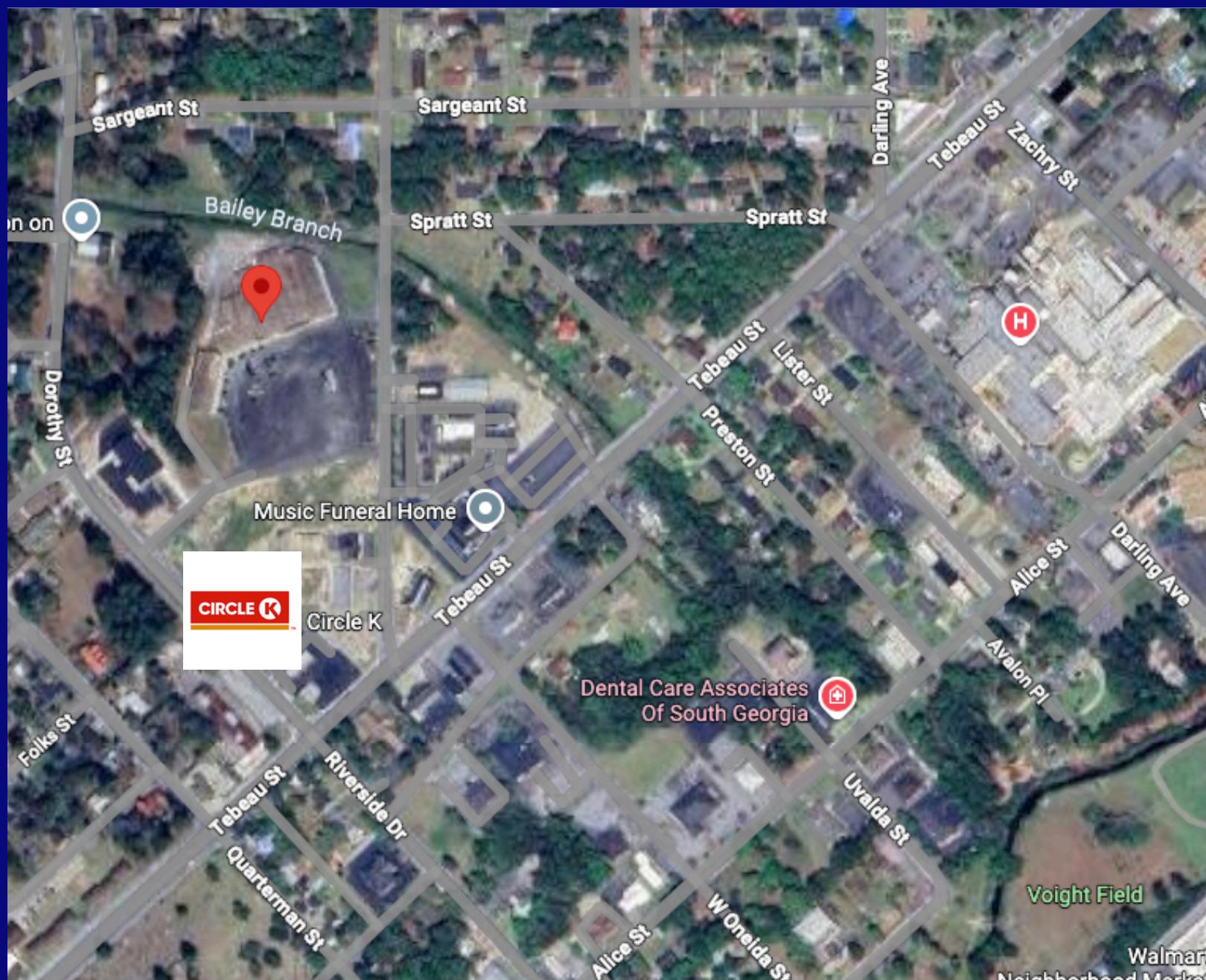


\$12/SQFT



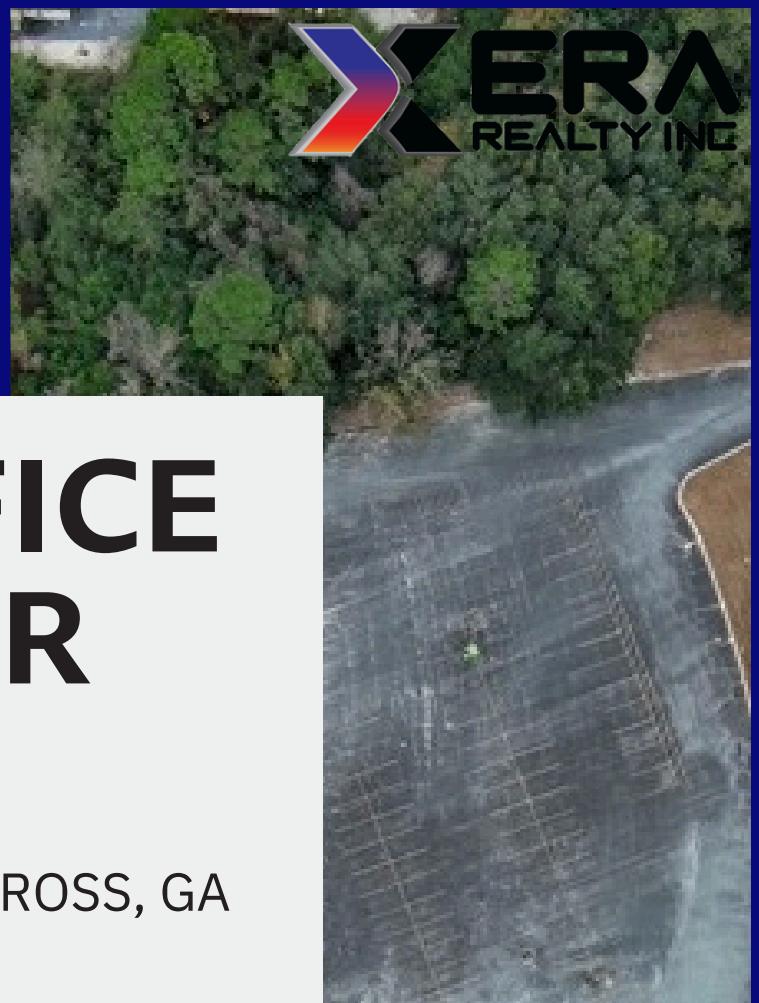
DEMOGRAPHICS**1 MILE****3 MILES****5 MILES**

Total Households:	2,280	8,918	12,181
Total Population:	5,614	22,471	31,307
Average HH Income:	\$43,326	\$53,064	\$55,455



MAP OVERVIEW

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