

Retail/Office Space for lease

701 RIVERSIDE AVENUE, WAYCROSS, GA
31501



For Lease

\$12 Per SQFT

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RETAIL/OFFICE SPACE FOR LEASE

HIGHLIGHTS & OVERVIEW

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

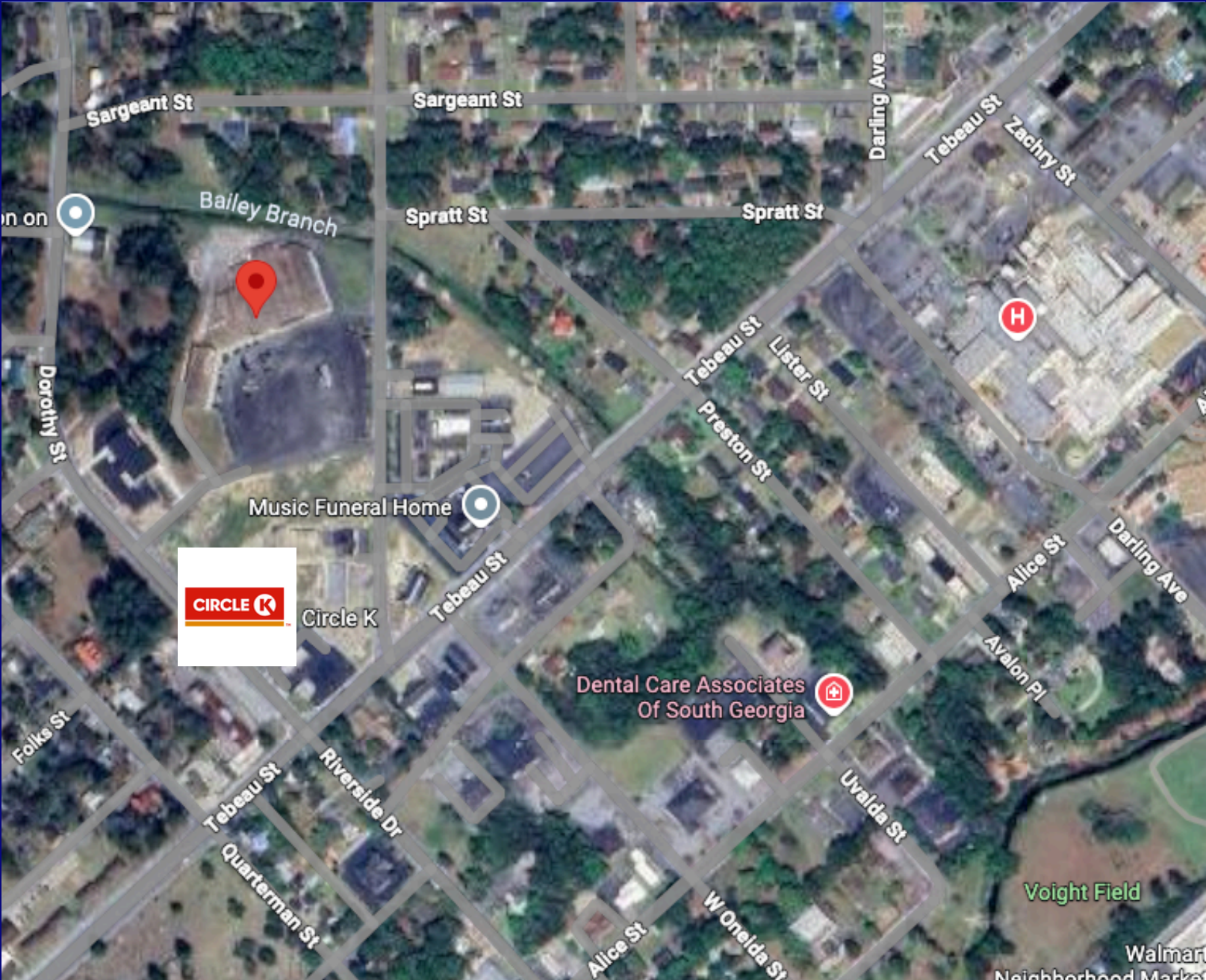
RETAIL/OFFICE SPACE FOR LEASE



 ±35,000 SF  \$12/SQFT

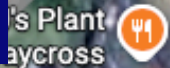


| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Total Households: | 2,280 | 8,918 | 12,181 |
| Total Population: | 5,614 | 22,471 | 31,307 |
| Average HH Income: | \$43,326 | \$53,064 | \$55,455 |



MAP OVERVIEW

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