

REGIONAL TRADE HUB

SATILLA SQUARE

1803 Knight Avenue • Waycross, GA 31503



FLORIDA/GEORGIA SUBMARKET REGIONAL TRADE HUB

AMCOMREALTY.COM

DEMOGRAPHICS

(DRIVE TIME)

POPULATION

- 15 min: 40,038
- 30 min: 64,570
- 45 min: 118,602

INCOME

- 15 min: \$56,425
- 30 min: \$57,062
- 45 min: \$ 55,618

PROPERTY FEATURES

Expanded Big Lots and New Harbor Freight

Excellent visibility and parking

Strategically positioned along Knight Ave/Brunswick Hwy (US-82)- regional east-west connector

Stable market supported by strong transportation industry

Primary retail district, seat of Ware County serving over 100,000 population

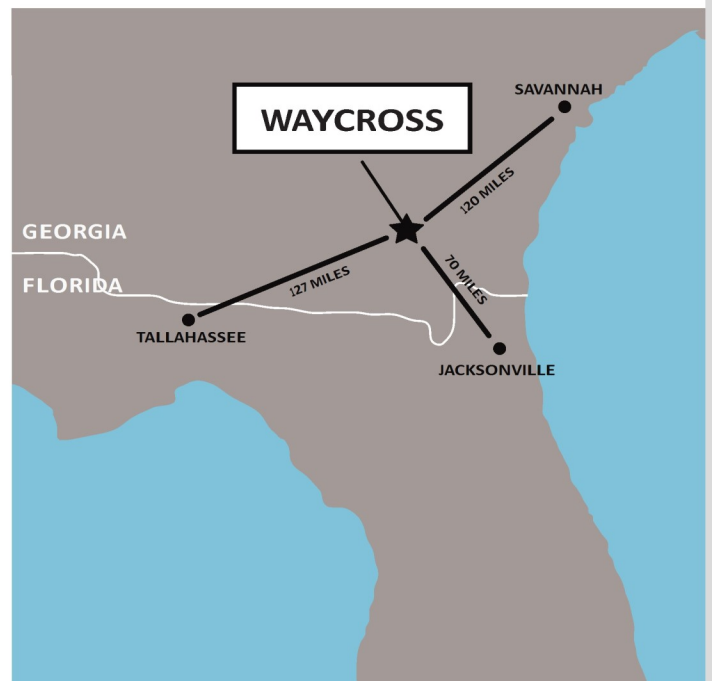
Gateway to Okefenokee Swamp

Extensive rehab completed

ANCHOR TENANTS

- Dollar General Market
- Big Lots
- Harbor Freight
- NEW PopShelf
- NEW King Claw Restaurant

REGIONAL LOCATION



AMERICAN COMMERCIAL REALTY
300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT
leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com

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| UNIT | TENANT | SQ. FT. |
|------------------|----------------------|----------------|
| 01 | CHEERS PACKAGE STORE | 1,800 |
| 02 | SOUTHERN FOG VAPES | 1,800 |
| 03 | ASBURY FINANCIAL | 900 |
| 04 | HICKORY WIND | 900 |
| 05 | Southern Nutrition | 1,200 |
| 06 | DG MARKET & POPSHelf | 33,512 |
| 08 | BIG LOTS | 38,700 |
| 09 | HARBOR FREIGHT | 15,300 |
| 10 | NAILS BY THAI | 1,600 |
| 11 | EXOTIC NOVELTIES | 1,600 |
| 12 | Available | 3,200 |
| 13 | Cross Cuts Barber | 1,600 |
| 14 | Vaping Waycross | 1,600 |
| 15 | SPRINGLEAF FINANCIAL | 1,920 |
| 16 | FARAH AND FARAH | 1,280 |
| 17 | KING CLAW RESTAURANT | 10,500 |
| OUTPARCEL | | SQ. FT. |
| OP | AVAILABLE | 1.0 ±AC |

