

FOR SALE

RetailNet
REAL ESTATE

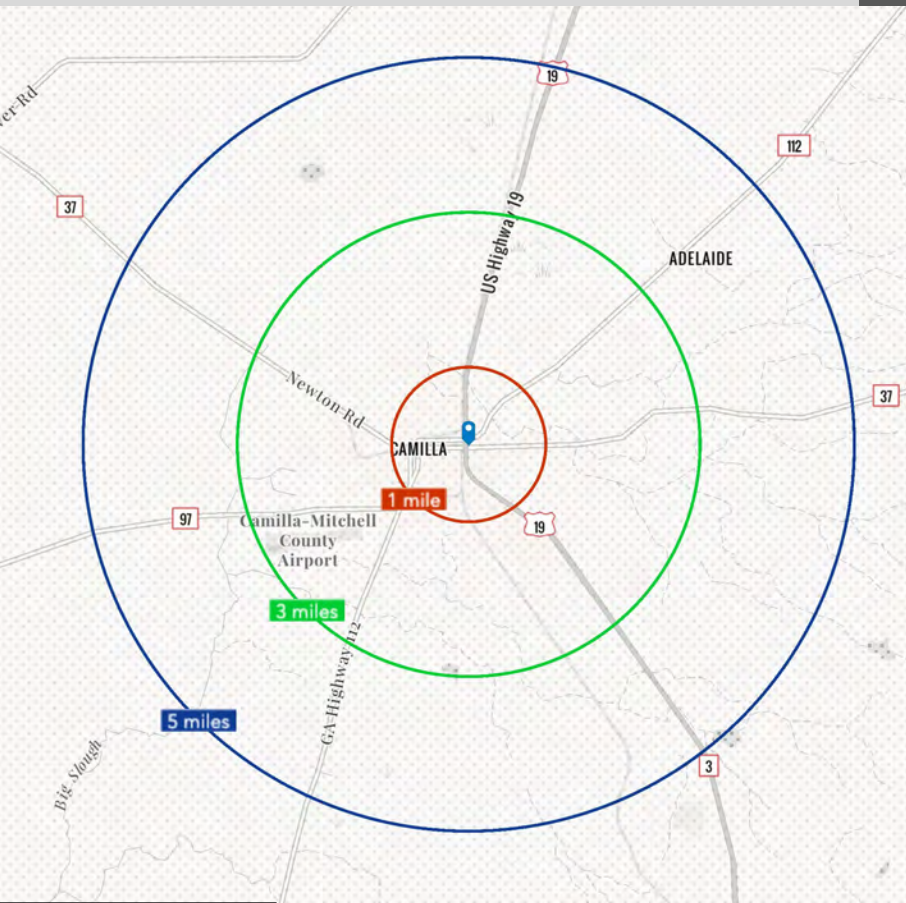
Camilla, GA

Former *Walgreens* #12553

±14.8K SF + DT | ±2.64 AC | C-3 | \$1.5MM

266 E BROAD ST





Property Overview

- **Offering Price.** \$1,500,000
- **Delivery.** 'As-Is', Vacant (FF&E not included)
- **Property.** ±2.641 AC
- **Building.** ±14,820 SF + DT
- **Parking.** ±73 spaces
- **Signage.** Pylon w/ electronic reader + building
- **Yr Built.** 2009
- **Parcel ID number.** C0210-133-000 [Parcel Map](#)
- **Zoning.** C-3, Camilla – [Permitted Uses](#)
- **Intersection.** NEC of US 19 (±16.5K VPD) and E Broad (±7K VPD)
- **Access.** RI/RO on US 19; FI/FO on E Broad
- **Deed Restriction.** Pharmacy

Location Overview

- **Prominent US 19 Corner.** Located just east of downtown with daily traffic counts of downtown ±24K
- **Downtown Camilla.** ±.5 miles
- **Archbold Mitchell Hospital & Skilled Nursing Facility.** ±.5 miles (181-bed facility)
- **Central Retail Location.** Nearby businesses include Walmart, Flint River Ford, Hibbett Sports, Marvin's Hardware, BP, McDonald's, Burger King, Dollar Tree, Advanced Auto, O'Reilly, Pizza Hut, DQ, and Taco Bell.

'25 Estimates	1-mi radius	3-mi radius	5-mi radius
Population	3,396	6,449	7,448
Households	1,412	2,606	3,014
Avg. HH Inc.	\$53,640	\$57,422	\$58,658
US 19 – Daily Traffic Count Estimate			16,480 VPD
E Broad St – Daily Traffic Count Estimate			7,220 VPD



Walmart

HIBBETT
SPORTS
MARVIN'S

Pizza
Hut

Advanced
Auto Parts



Highway 19—16,480 VPD

E Broad St



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Highway 19 - 16,480 VPD

E Broad St





E Broad St - 7,220 VPD

Highway 19 - 16,480 VPD

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Downtown Camilla

Archbold Mitchell



Highway 19 - 16,480 VPD



E Broad St

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Downtown Camilla

Archbold Mitchell



E Broad St

Highway 19 - 16,480 VPD



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Highway 19 - 52,000 VPD

E Broad St

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CAMILLA, GA

266 E BROAD ST



CAMILLA, GA

266 E BROAD ST



E Broad ST

Highway 19 - 52,000 VPD

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SUB-LEASE TERMS

OFFERING PRICE	\$1,500,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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