

ALBANY SQUARE

2707 DAWSON RD, ALBANY, GA 31707



▶ PROPERTY DETAILS

Total Square Footage: 117,721 SF

▶ PROPERTY DESCRIPTION

117,721-square-foot anchored shopping center featuring Hobby Lobby, PetSmart and Books-A-Million. The property is located at the retail crossroads of the city, shadow-anchored by Publix and Target to the east and adjacent to Albany Mall to the west. Albany Mall is an 872,000-square-foot* regional mall anchored by Dillard's, JCPenney, Belk and Sears.

▶ DEMOGRAPHICS

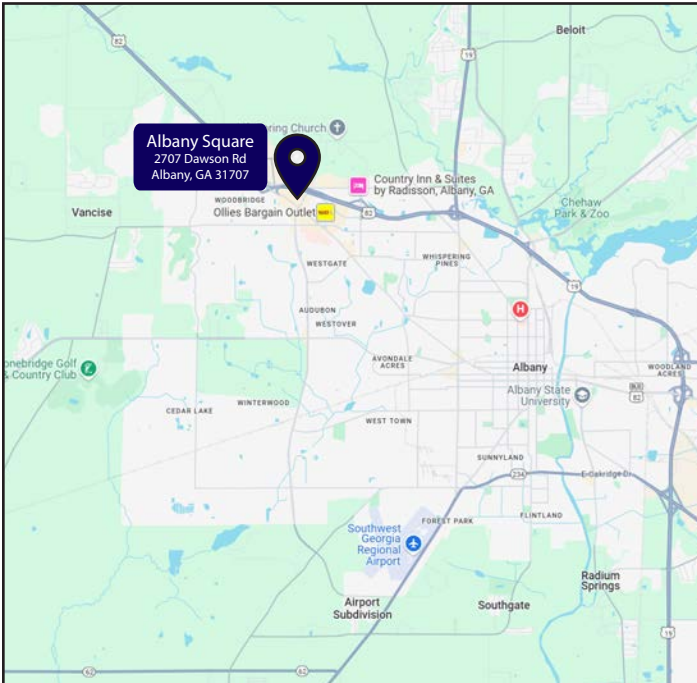
	3 Miles	5 Miles	10 Miles
Total Population	28,056	58,440	106,690
Average Household Income	\$94,783	\$77,717	\$69,743
2024 Household Estimate	12,064	24,393	24,393

▶ TENANTS



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Suite	Tenant	Space Size
1	Hobby Lobby	60,000
2	Books-A-Million	14,209
2A	PetSmart	12,512
3	Available	25,054
4	Bath & Body Works	3,240
5	T-Mobile	2,640
6	America's Best Contacts and Eyeglasses	2,880
8	Crumbl Cookies	1,440