

For Lease
Gray Station Shopping Center
208 West Clinton Street
Gray, Georgia, 31032



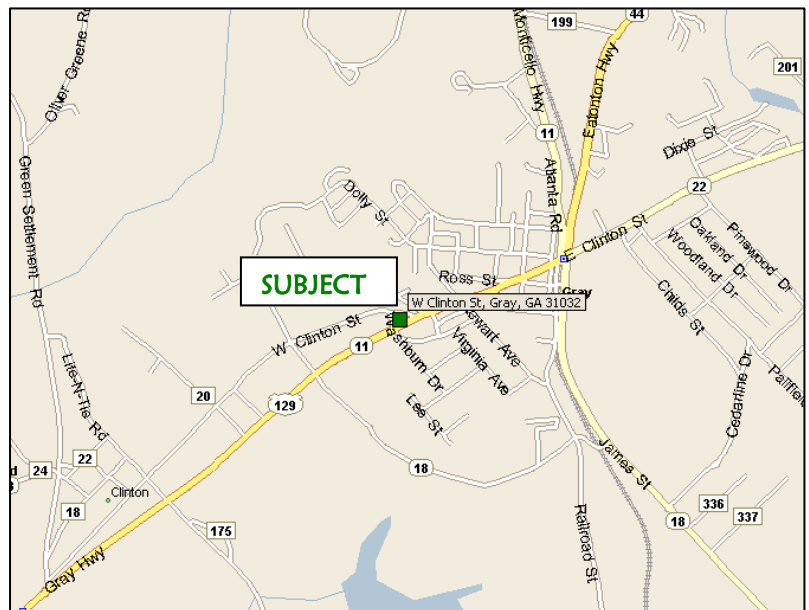
Located in a rapidly growing/high traffic area of Jones County

- 31,625 sf grocery store building in 50,000 sq ft neighborhood center
 - Ideal for grocery or other retail use
 - Ample parking
 - Nearby businesses include Family Dollar, Rite Aid, Zaxby's and Huddle House
 - Pharmacies Excluded
 - Zoned C-2
 - Lot Size: 7.33 acres
 - Traffic Count: 18,170 vpd
 - Built in 1993
 - Insurance - \$0.15 per sf*
 - Taxes - \$1.00 per sf*
 - Cam - \$0.30 per sf*
- *approximate for 2007

• **LEASE PRICE: \$5.50 NNN**

2007 DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	1,862	5,498	8,824
Average HH Income	\$60,139	\$57,859	\$57,786



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 478-746-9421

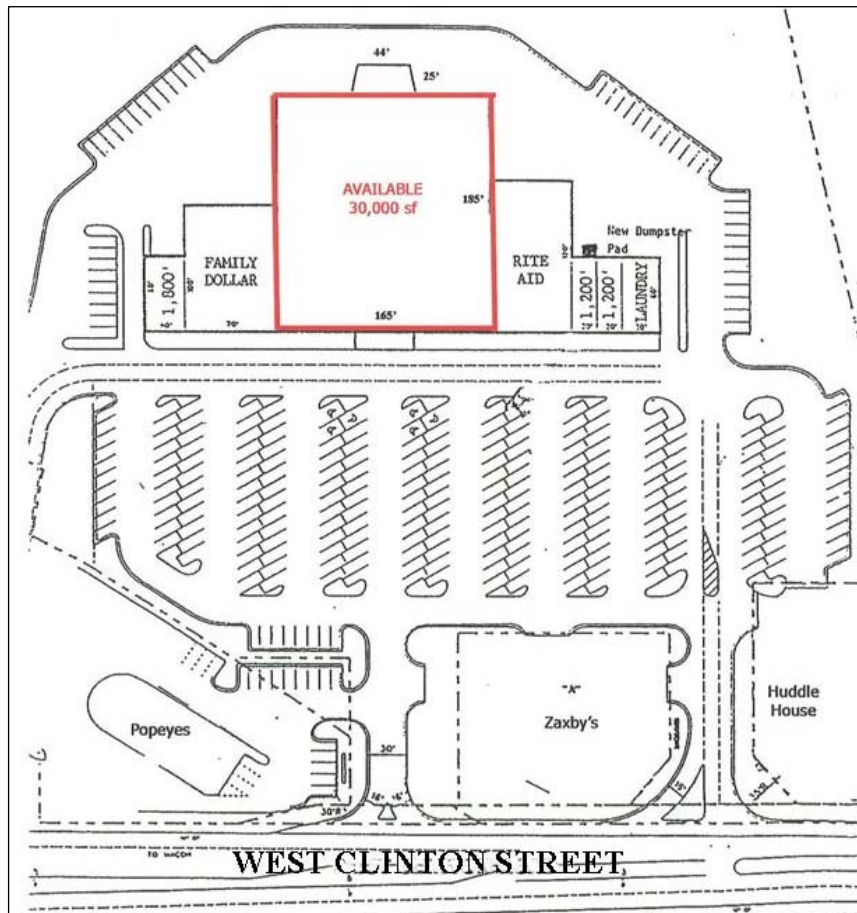
See detailed property information on www.Fickling.com

Commercial Division

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