

Publix

FOOD & PHARMACY

ALBANY SQUARE



2707 Dawson Rd | Albany, GA 31707

Anchor Tenants



HIGHLIGHTS

Strategic main and main position within the heart of the Albany retail nucleus

Just off US-82/GA-520, at the signalized intersection of Dawson Rd and N Westover Blvd, accessing 43,400 combined VPD

Complementary national anchor base comprised of Hobby Lobby, PetSmart, and Books-A-Million

Hobby Lobby ranks in the top 29% in the U.S. (#310 of 1,053) and PetSmart ranks in the top 40% (#619 of 1,658) for consumer foot traffic

Advantageously situated adjacent to Albany's only Publix store, a high performing location owned by Publix since 2014

Providing a valuable essential needs shopping draw attached to and shadow-anchoring the Center, creating an additional layer of significant consumer activity

Albany Square's tenant roster is comprised of an advantageous blend of 100% national retail tenants

Including America's Best, T-Mobile, Crumbl, and Bath & Body Works

Surrounded by a plethora of national ancillary and outparcel fast casual and fast-food restaurants, increasing customer activity throughout the day

Counting Olive Garden, Panera, Checkers, Starbucks, Five Guys, Chipotle, Outback, and a brand new Dutch Bros. (coming soon)

Major component of the city's regional retail center of gravity

Which includes nearby retail draws, including Target, Burlington, Five Below, Ulta, Walmart, Ross, Lowe's, JCPenney, Belk, Dillard's, and Academy Sports

Immediately east of the Property, Albany Mall is undergoing a massive redevelopment into a mixed-use entertainment hub for the city

Including an indoor/outdoor sports venue with pickleball courts, arcade and restaurants, a 162-key dual-branded Hilton hotel, a recently opened Academy Sports, and more

Hobby Lobby boasts over 24 years of successful tenure at the Property

Further cemented by the recent execution of their latest 5-year option to extend through 2032

National Tenants



117,721± SF
Offering GLA



Market to Establish
Price



87.93%
Occupancy



13.30± AC
Land Area



\$834,644
NOI

PUBLIX SHADOW-ANCHORED INVESTMENT OPPORTUNITY

ALBANY SQUARE

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