

Available

**The
TEMPLES
Company**

912-538-7000

FOR LEASE CORPORATE OFFICE HISTORIC DOWNTOWN VIDALIA, GEORGIA

For more information,
please contact us at:

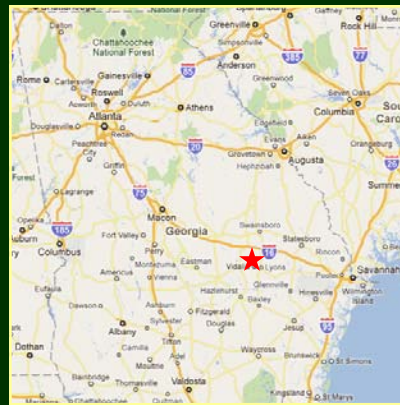
Email:
info@thetemplescompany.com

Phone:
(912) 538-7000



125 CHURCH STREET VIDALIA, GEORGIA 30474

- ◆ 17,764 square feet of office space
- ◆ Dedicated parking lot at building site
- ◆ Updated to First Class Office Space in 2006 as Corporate Offices and Operations Center for a bank.
- ◆ Executive Offices
- ◆ Computer Operations Center
- ◆ Conference Rooms
- ◆ Clerical and Storage Areas



Available Building Data



The Temples Company
P.O. Box 405 - 301 Mosley Street
Vidalia, GA 30475

Phone: 912-538-7000 Fax: 912-538-7715
www.thetemplescompany.com

Surplus Property • Site Selection • Tenant Representation • Investment Properties

Building: Closed DB&T Office - Vidalia, GA

Address: 125 Church Street, Vidalia, Georgia 30474

Sales Price: Not for Sale

Lease Price: \$6.75 per square foot net + \$0.43 CAM, taxes and insurance (\$9,622.17 + \$636.54 = \$10,258.71)

Property Width - Depth - Acreage N/A

Building Width - Depth - Square Feet 17,764 (2)

Ceiling Height -

Freestanding: [] Shopping Center: [X] (1)

Taxes: \$0.21

Insurance: \$0.17

CAM: \$0.43



Main Street: Church Street # Curb Cuts: N/A Traffic Count: 3,690

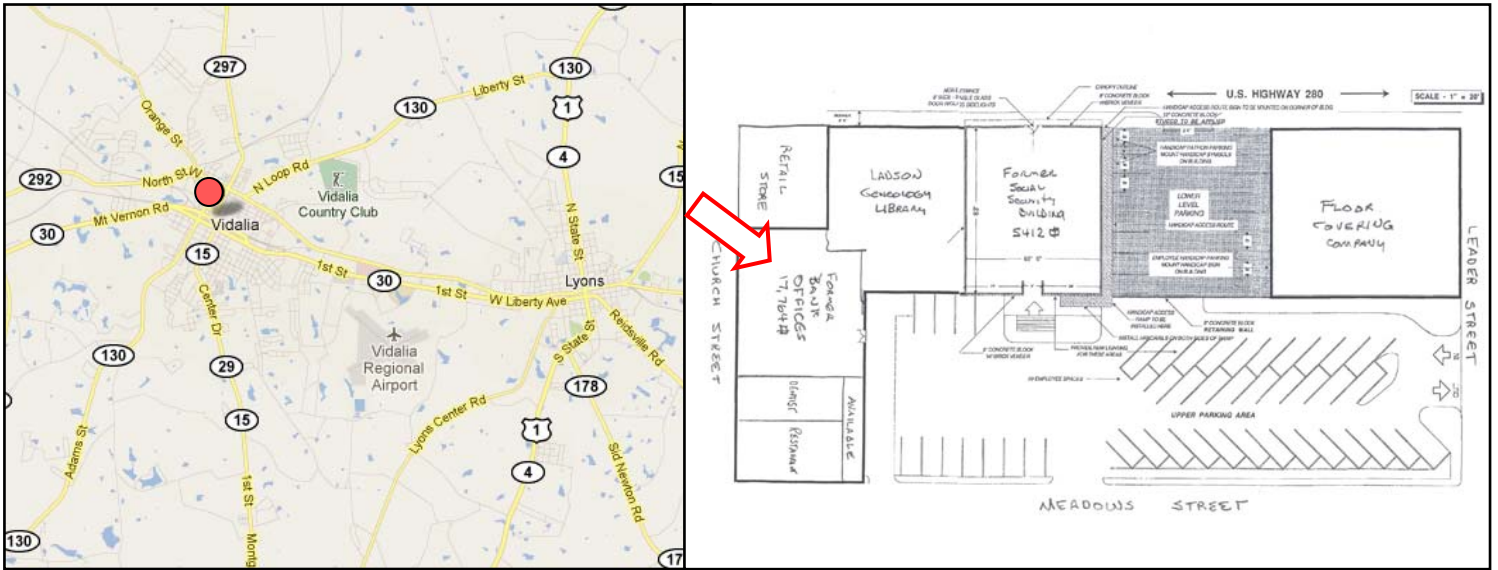
Side Street: First Street (US 280) # Curb Cuts: N/A Traffic Count: 17,660

Utilities: Electric Yes Gas Water Yes Sewer Yes

Site Plan [] Floor Plan [] Survey [] Complete Plans [X] Year Built (3)

Comments: (1) Located in historical downtown Vidalia. (2) First floor at 8,914 square feet and second floor at 8,850 square feet. (3) Built in 1950, major renovations in 2006.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness.



**Demographic Snapshot
Geography: 20 Miles**

Population

Total Population	53,785
Male Population	49.6%
Female Population	50.4%
Median Age	36.1

Income:

Median HH Income	\$31,553
Per Capita Income	\$16,058
Average HH Income	\$41,101

Households:

Total Households	20,322
Average Household Size	2.55
Annual Growth 2000-2010	0.39%

Housing:

Owner Occupied Housing Units	55.9%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	19.9%

Race:

White	66.3%
Black	26.0%
American Indian, Eskimo, Aleut	0.2%
Asian	0.5%
Hawaiian or Pacific Islander	0.0%
Other	6.1%
Multirace	0.9%

Ethnicity:

Hispanic	10.1%
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