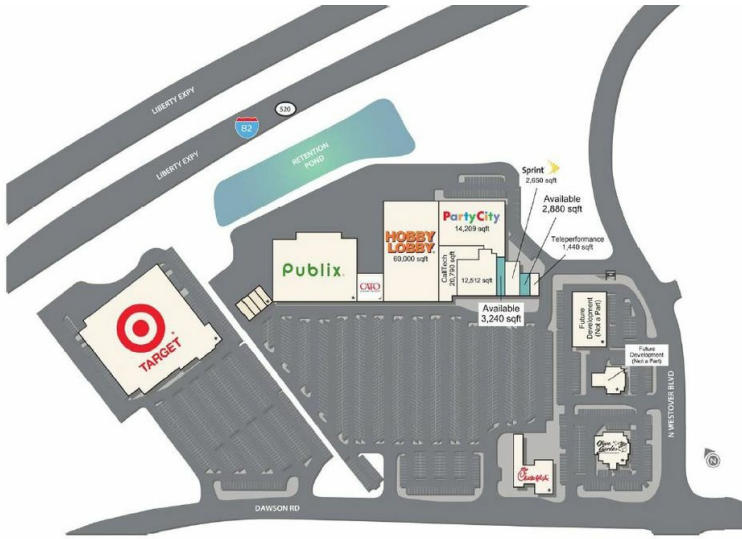


Albany Square

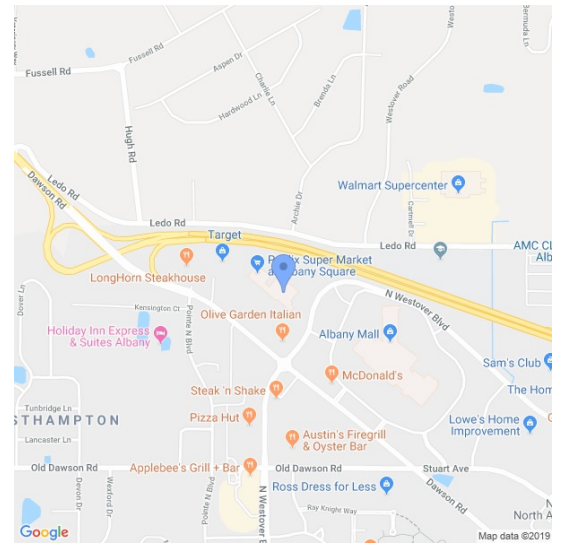
2707 DAWSON ROAD, ALBANY, GEORGIA 31707



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GROSS BLDG 118,000 SQFT

This 118,000-square-foot* anchored shopping center featuring Hobby Lobby, PetSmart and Party City. Albany is the eighth largest city in Georgia and the biggest city in the southwestern part of the state. The Marine Corps Logistics Base Albany is one of the area's largest employers. The base, charged with rebuilding and repairing ground combat and combat support equipment, employs approximately 2,400 civilians and 600 Marines. Albany is also home to several large manufacturing plants including plants operated by Miller Coors Brewing, Procter & Gamble and Georgia Pacific.

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.



Edward Murray
NAI Talcor

(850) 224-2300

murray@talcor.com

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Commercial Real Estate Services, Worldwide.