

# Darien Outlet Center

1111 Magnolia Bluff Way • Darien, Georgia 31305

## FOR LEASE



### Features:

- 285,629 SF Shopping Center
- The center is situated on the transportation corridor of Interstate 95 in southeast Georgia.
- Interstate 95 access and visibility
- Open-air outlet shopping center with cobblestone driving avenues and banner-lined entrance.
- Ample, well-lit parking field

### Traffic Counts:

- 42,650 AADT (*I-95 Southbound*)
- 46,200 AADT (*I-95 Northbound*)

### 2017 Demographics

	<u>10 Miles</u>	<u>25 Miles</u>	<u>50 Miles</u>
Average HH Income	\$64,706	\$71,222	\$67,513
Population	19,666	107,128	526,160
Daytime Population	15,307	109,708	515,797

**LPA**

**Lat Purser  
& Associates, Inc.**

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