

# For lease

Valdosta Mall  
1700 Norman Dr  
Valdosta, GA 31601

<https://shopvaldostamall.com/>

## Property highlights:

- As the regional commercial hub located just off Interstate 75 and approximately 20 miles from the Georgia/Florida line, the retail sector in Valdosta exceeds \$3 billion annually and is the shopping destination for 9 counties in South Georgia and North Florida.
- Valdosta State University is a major economic engine within the community, supporting over 3,500 local jobs and generating more than \$385 million annually.
- Moody AFB is the largest employer in Lowndes County with a workforce of 6,500+ military and civilian personnel and a total estimated economic impact of \$450 million.
- SGMC Health serves approximately 400,000 patients annually across a 15-county region in South Georgia and North Florida. The economic impact on the Valdosta area exceeds \$1 billion annually.

## Key Tenants:

**Buckle** 

  
**AMERICAN EAGLE**  
OUTFITTERS

**Bath  
& Body  
Works**

**JOHN REID**

**carter's**

**MINI  
SOU**



## Property Size:

Site: 31.5 Acres

Total GLA: 569,727 SF

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## Tenant Overview

|                  |                   |
|------------------|-------------------|
| JCPenney         | 102,597           |
| Belk             | 93,729            |
| Crunch Fitness   | 31,885            |
| Ross             | 30,187            |
| Home Goods       | 21,069            |
| PetSmart         | 20,294            |
| Old Navy         | 16,800            |
| Ulta             | 9,188             |
| Five Below       | 8,127             |
| <b>Total GLA</b> | <b>470,572 SF</b> |



# Valdosta Mall

## Demographics

| Area Profile          | 5-mile radius | 10-mile radius | 20-mile radius |
|-----------------------|---------------|----------------|----------------|
| Est. Population       | 67,231        | 103,453        | 156,090        |
| Est. Households       | 26,637        | 39,618         | 59,242         |
| Avg. Household Income | \$70,061      | \$78,635       | \$77,427       |
| Median Age            | 32.8          | 33.8           | 35.3           |

Source: Esri, 2025

