

Commercial Growth Areas

Area 1 – Mall Area

Located just ½ mile from I-75's Exit 18 on Norman Drive and St. Augustine, this is Valdosta's predominant Retail Trade Area, drawing nearly half a million customers annually.

<u>Traffic counts:</u>		<u>3 Mi Demos:</u>	
Norman/St. Augustine	50,000+ daily	Population:	37,018
St. Augustine/Gornto	40,000+ daily	Median HHI:	\$31,398
Baytree/Norman	35,000+ daily		
Baytree/Gornto	30,000+ daily		
Interstate 75	46,000+ daily		



Area 2 – Inner Perimeter Area

Valdosta's Northern Beltline Loop, a repeater and emerging high end growth area, is surrounded by several of Valdosta's fastest growing residential areas.

<u>3 Mile Demos:</u>		<u>Traffic counts:</u>	
Population:	44,686	N Valdosta/Inner Perimeter	47,000+ daily
Median HHI:	\$37,898	Oak St Ext/Inner Perimeter	41,000+ daily
		Inner Perimeter/Bemiss	45,000+ daily



Area 3 – Exit 16/18 - James Road Area

As the new frontier, James Road connects I-75's exits 16 and 18 and is adjacent to Valdosta's Retail Trade Area - potentially the site of explosive new retail growth.

<u>3 Mile Demos:</u>		<u>Traffic counts:</u>	
Population:	39,608	St Augustine/James	30,000+ daily
Median HHI:	\$27,788	James/US Hwy 84	26,000+ daily
		Interstate 75	46,000+ daily



Area 4 – Valdosta State University/Baytree

Home and playground to residents, visitors, and more than 11,000 VSU students each semester, this area connects to the Mall Retail Trade Area and leads to the beautiful, historic downtown Valdosta district. VSU enrollment is predicted to top 16,000 by 2010.



<u>3 Mile Demos:</u>		<u>Traffic counts:</u>	
Population:	52,108	Baytree/Gornto	30,000+ daily
Median HHI:	\$30,890	Baytree/Norman	35,000+ daily
Age 18-34:	34%	Baytree/Oak	29,000+ daily

Valdosta, Georgia

"A City Without Limits.....A Region of Opportunity!"

www.valdostacity.com

Commercial Growth Areas

Area 5 – Downtown

The Heart of Valdosta and “Main Street” trending towards young professionals, it contains many amenities that are uniquely downtown and is thriving with revitalization, culture, and community-friendly events.

3 Mi Demos:

Population: 45,364
Median HHI: \$17,387

Traffic counts:

Hwy 84/Patterson 23,000+ daily
Ashley/Hwy 84 23,000+ daily



Area 6 – Five Points

One of the original shopping areas in Valdosta and located conveniently near the new “Hot” growth area of Inner Perimeter, this gateway into the city is prime for new business, expansion, and renewal!

3 Mile Demos:

Population: 40,567
Median HHI: \$30,172

Traffic counts:

N Valdosta/Oak Ext 50,000+ daily



Area 7 – Castle Park

Home of several thriving neighborhood businesses, this is Valdosta’s second oldest shopping center and is located on Bemiss Road - the gateway to Moody Air Force Base and neighboring counties to the east and north of Valdosta.

3 Mile Demos:

Population: 38,283
Median HHI: \$29,578

Traffic counts:

N Ashley/Park Ave 33,000+ daily
Bemiss/Woodrow Wilson 25,000+ daily
Bemiss/Northside 37,000+ daily



Valdosta, Georgia

“A City Without Limits.....A Region of Opportunity!”

www.valdostacity.com