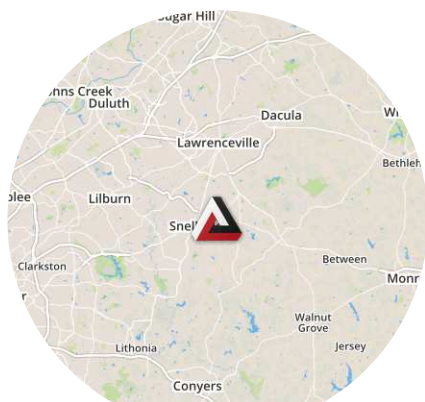




GRAYSON PAD - RETAIL SPACE AND PAD SITE AVAILABLE



1655 Grayson Hwy, Grayson GA 30017

- ▲ Delivery 4th Quarter 2020
- ▲ Located at a lighted intersection on Grayson Highway in the heart of Grayson, Georgia between two Kroger anchored shopping centers.
- ▲ Grayson Highway is lined with both national and regional tenants.
- ▲ Over 471 ft of frontage on Grayson Highway with 47,900 vehicles per day.
- ▲ Neighborhood strip center surrounded by high household incomes over \$113,000 within a one mile radius.
- ▲ Conveniently located across from a brand new multi-family development complex with about 250-350 units.

2018 Demographics	1 Mile	3 Miles	5 Miles
Population	8,569	61,096	162,177
Households	2,831	20,090	52,654
Average HH Income	\$113,641	\$98,689	\$93,763
Daytime Population	1,711	13,508	58,676
	5 Min	10 Min	15 Min
Drivetime Population	18,630	107,924	249,835

Available Spaces

1 - 3,000 SF 2 - 1,500 SF 3 - 3,000 SF
4 - 1,500 SF 5 - 3,000 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
1	Available	3,000 SF	3	Available	3,000 SF	5	Available	3,000 SF
2	Available	1,500 SF	4	Available	1,500 SF			

