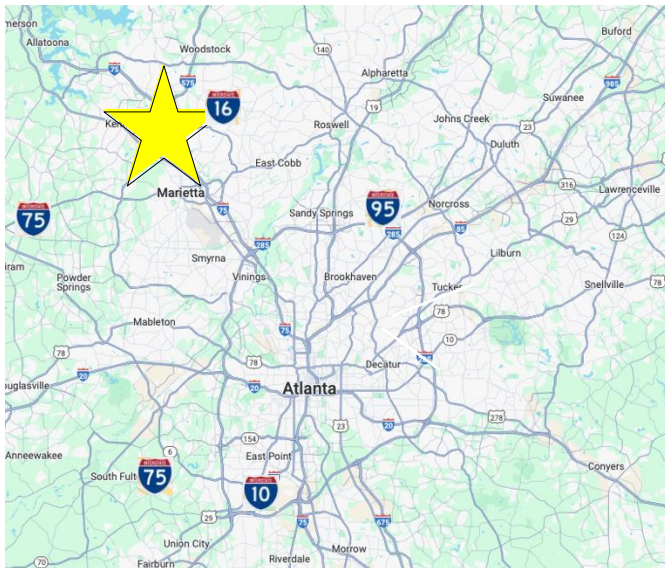




Property Summary

- **Prime Retail Location:** Strategically positioned in a high-traffic retail corner across from the 1.3 MSF Town Center Mall and adjacent to Home Depot.
- **Exceptional Access & Visibility:** Located along Roberts Court with direct connectivity to Earnest W. Barrett Parkway (43,600 VPD), the area's main thoroughfare.
- **Proximity to I-75:** Just feet away from the entrance/exit ramp to Interstate 75 (134,000 VPD), offering seamless access across the Atlanta Metro.
- **Substantial Trade Area:** Serves a super-regional customer base within a thriving retail corridor.
- **Retail Density:** Unmatched location amidst 14.6 MSF of retail space within a 5-mile radius.

	1-Mile	3-Mile	5-Mile
Total Population:	7,140	55,642	179,632
Average HH Income:	\$80,177	\$84,782	\$97,698



TRAFFIC COUNTS

43,600 VPD – Ernest W Barrett Parkway
134,000 VPD – Interstate 75

42,059 SF FOR LEASE

Site Plan

