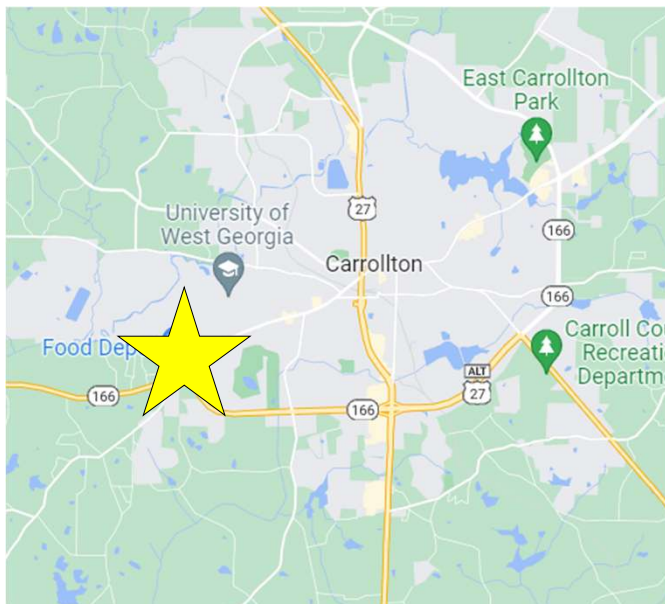




Project Highlights...

FOR LEASE: New 12,250 SF and 10,500 SF Multi-Tenant Buildings at GA Hwy 166 and Maple Street in Carrollton, GA.

The City of Carrollton offers a **\$20,000** matching grant in the Maple Street Overlay for interior buildouts for new businesses.

Carrollton has quickly become one of Georgia's top daytime commuter cities with the City having Daytime Populations of approximately **65,000 employees!** SOURCE: United States Census Bureau

Directly behind the property is The Birches on Maple, an Upscale 55+ Community consisting of **236 Residential Units**.

University of West Georgia (**11,900 students**) and West Georgia Tech College (**9,000 students**) are within 1 mile from the project.



TRAFFIC COUNTS

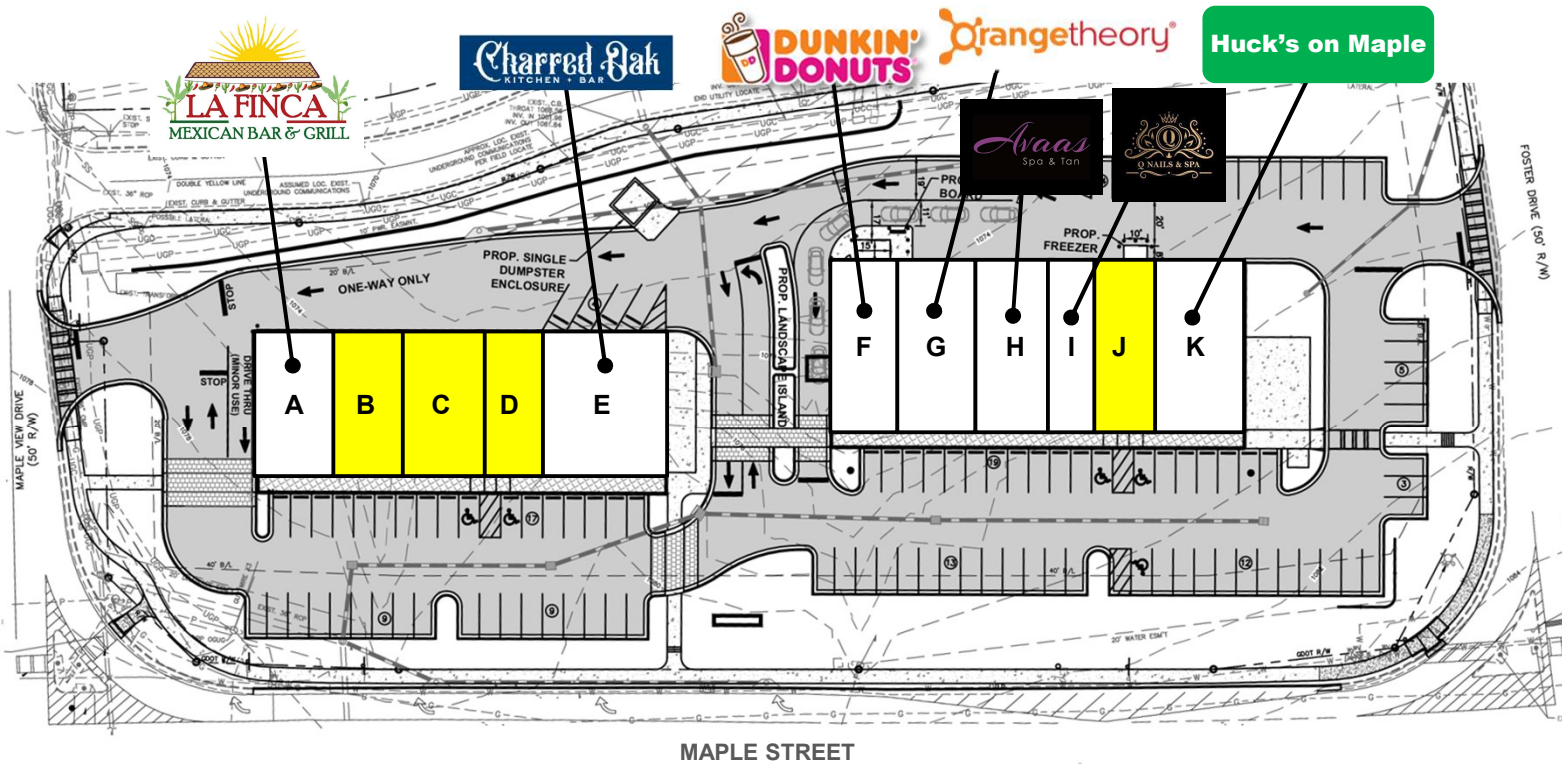
18,398 VPD – Maple Street
22,688 VPD – GA Hwy 166

Total Population:
Total Households:
Average HH Income:

	3-Mile	5-Mile	10-Mile
Total Population:	21,723	40,887	76,286
Total Households:	7,289	14,234	26,750
Average HH Income:	\$63,742	\$67,522	\$69,027

THE SHOPPES AT THE BIRCHES

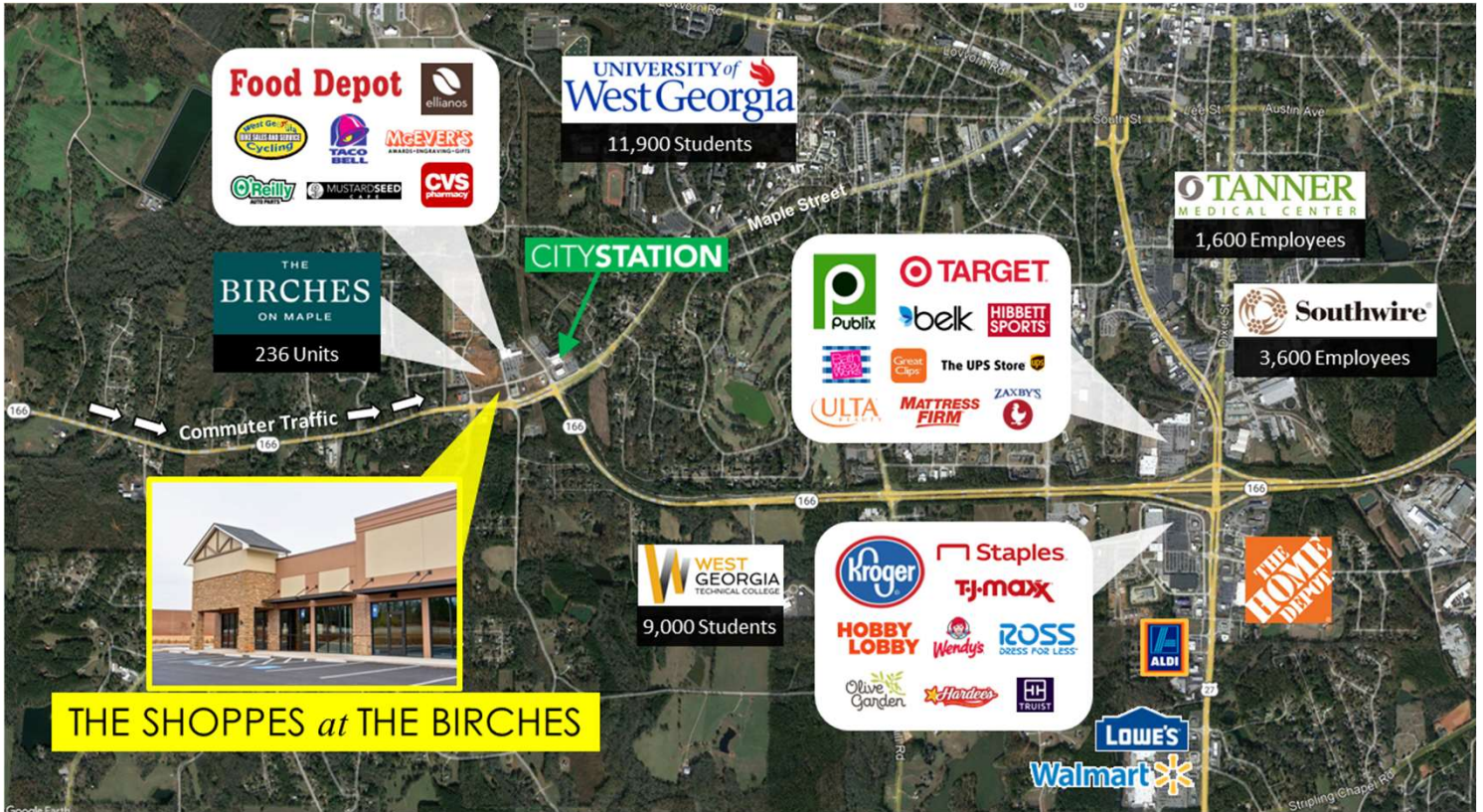
Renderings & Site Plan



STE	TENANT	SIZE
A	La Finca	2,000
B	AVAILABLE	1,760
C	AVAILABLE	2,000
D	AVAILABLE	1,600
E	Charred Oak Kitchen+Bar	3,120

STE	TENANT	SIZE
F	Dunkin Donuts	1,820
G	Orangetheory Fitness	2,040
H	Avaas Spa & Tan	2,000
I	Q Nails & Spa	1,440
J	AVAILABLE	1,800
K	Huck's on Maple	3,120





Tanner Medical Center is the 200+ bed acute care hospital providing a range of inpatient and outpatient services, state-of-the-art medical imaging, and a 24-hour emergency department. Tanner employs over 1,600 people in Carroll County.



3,048

degrees conferred
in FY 2022

11,900+

students

32 & 63

states & countries
represented on campus

150+

student organizations

645+

acres Carrollton campus

14

NCAA Division II sports &
intercollegiate athletics
teams



The Carroll County School District is comprised of 805 full-time teachers and over 13,400 students. Carroll County Schools is the county's 2nd largest employer, with over 2,200 employed.

The Carrollton City School District is comprised of 208 full-time teachers and over 3,600 students.

