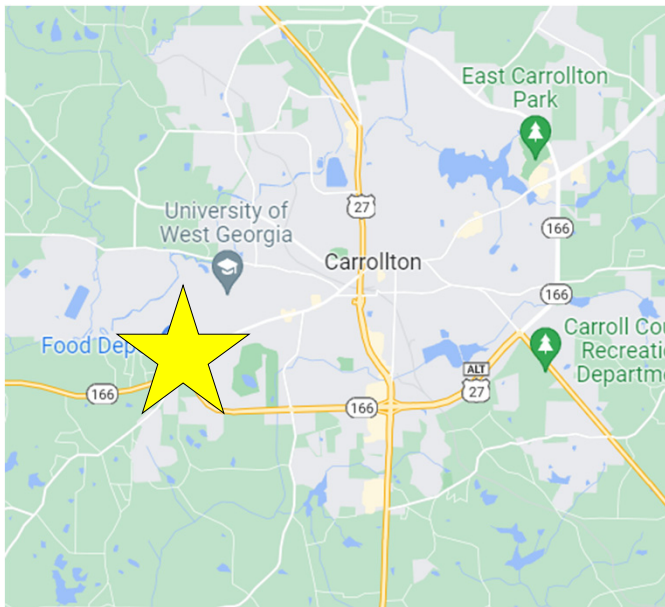


FOR LEASE



Project Highlights...

FOR LEASE: New 14,000 SF and 10,500 SF Multi-Tenant Buildings at GA Hwy 166 and Maple Street in Carrollton, GA.

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](#)

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

Adjacent to the project is CityStation - Carrollton's newest community center with a first-class daycare center, Southern Hills Church (**1,500+ attendees each Sunday**), conference rooms, and 64 beds for University of West Georgia students.

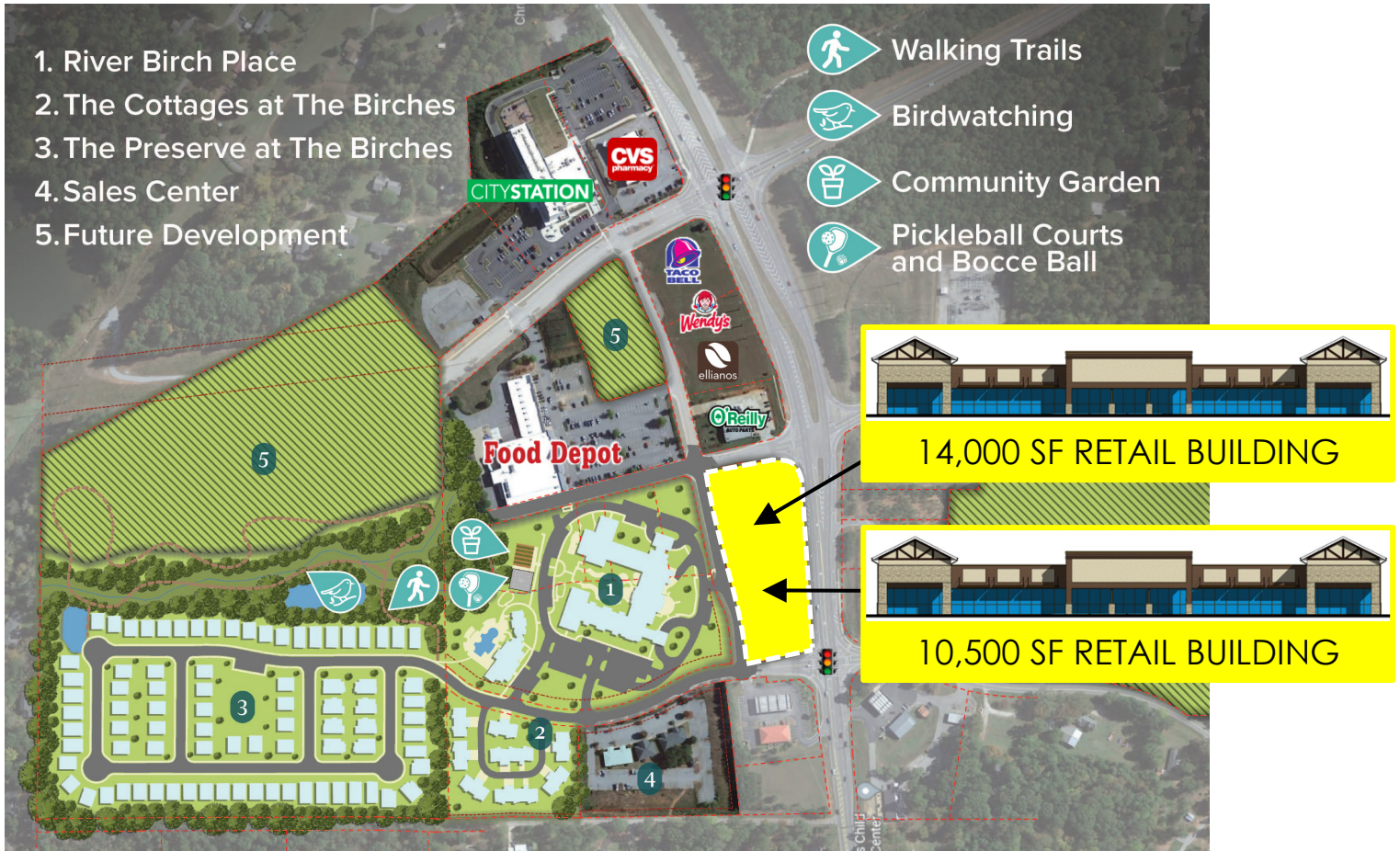
University of West Georgia (**11,900 students**) and West Georgia Tech College (9,000 students) are within 1 mile from the project.

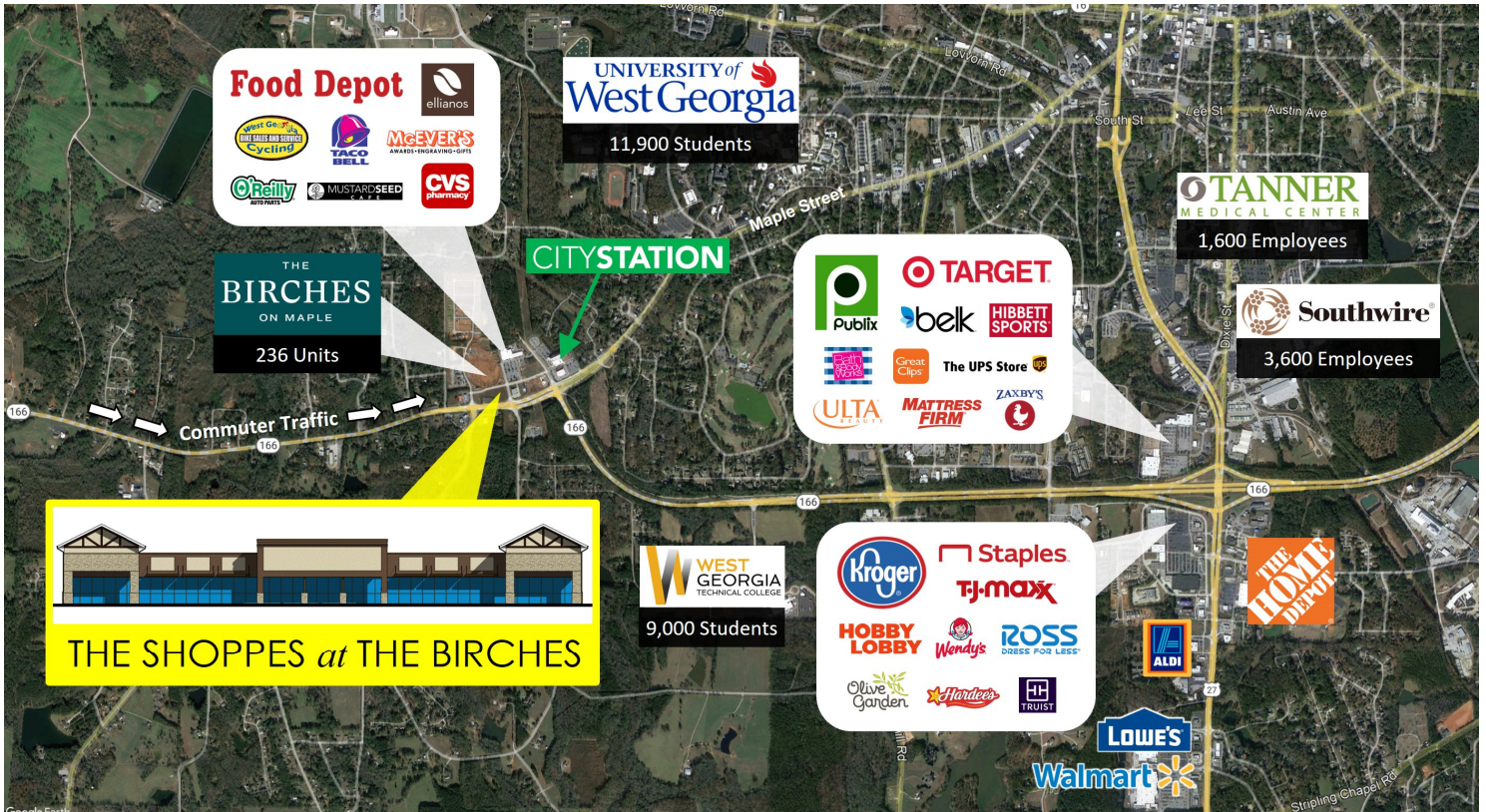


TRAFFIC COUNTS
18,398 VPD – Maple Street
22,688 VPD – GA Hwy 166

	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

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





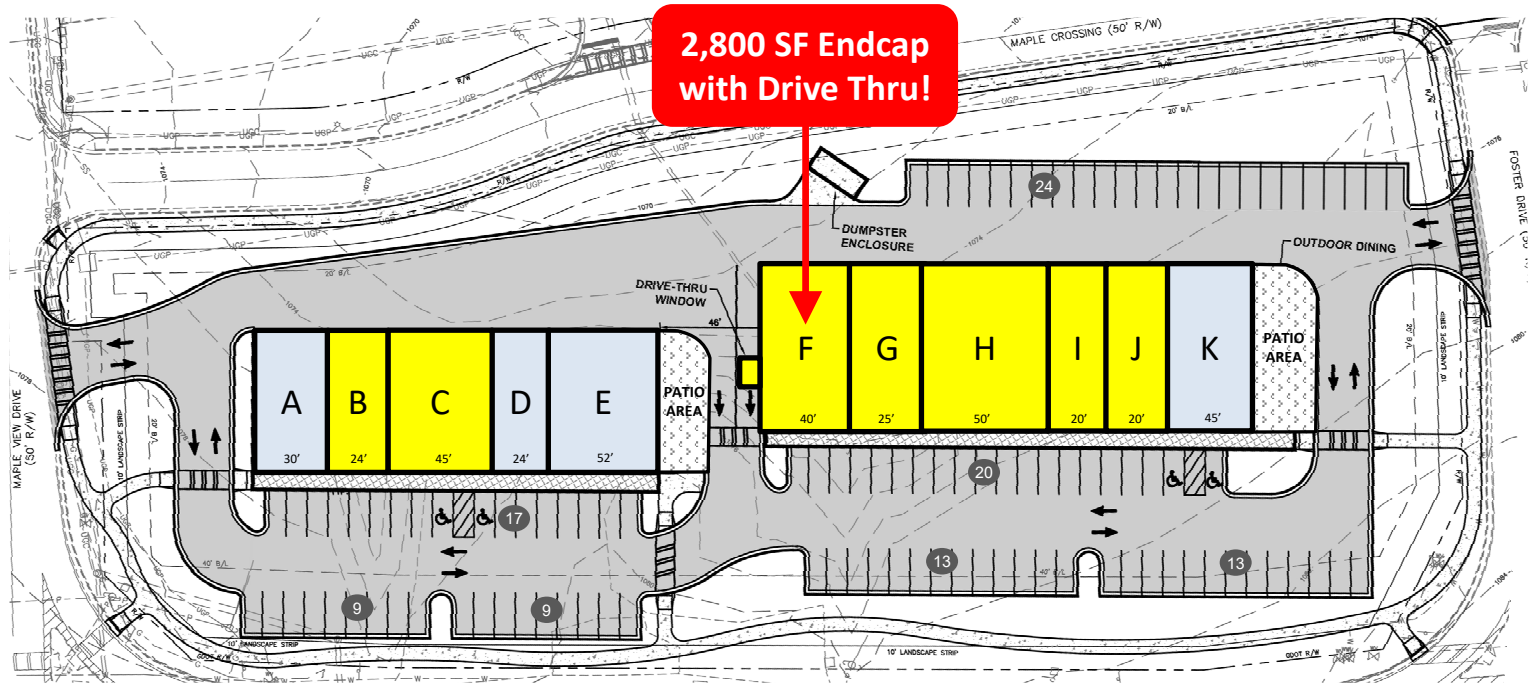
Tanner Medical Center is the 200+ bed acute care hospital providing a range of inpatient and outpatient services, state-of-the-art medical imaging, and a 24-hour emergency department. Tanner employs over 1,600 people in Carroll County.

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.



STE	TENANT	DIMEN	SIZE
A	Deal Pending (Bank)	30' x 60'	1,800
B	AVAILABLE	24' x 60'	1,440
C	AVAILABLE	45' x 60'	2,700
D	Deal Pending (Nail Salon)	24' x 60'	1,440
E	Deal Pending (Restaurant)	52' x 60'	3,120

STE	TENANT	DIMEN	SIZE
F	AVAILABLE	40' x 70'	2,800
G	AVAILABLE	25' x 70'	1,750
H	AVAILABLE	50' x 70'	3,500
I	AVAILABLE	20' x 70'	1,400
J	AVAILABLE	20' x 70'	1,400
K	Deal Pending (Restaurant)	45' x 70'	3,150