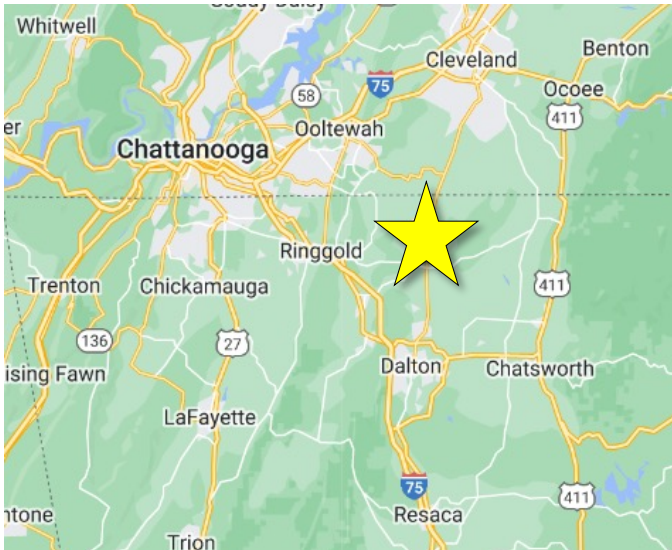


**FOR LEASE**



## Property Summary

FOR LEASE: 33,000 square foot center at Cleveland Highway and Prater Mill Road in Dalton, Georgia.

- Second highest Food Lion for number of visits in Georgia
- 2.7 Miles from new 74 acre Patterson Farms mixed commercial & residential development
- 1.8 Miles for Historic Prater's Mill – 8,000 visitors per year.
- Northwest Whitfield High School 1,266 students
- New Hope Middle School 520 students
- Varnell Elementary School 373 students

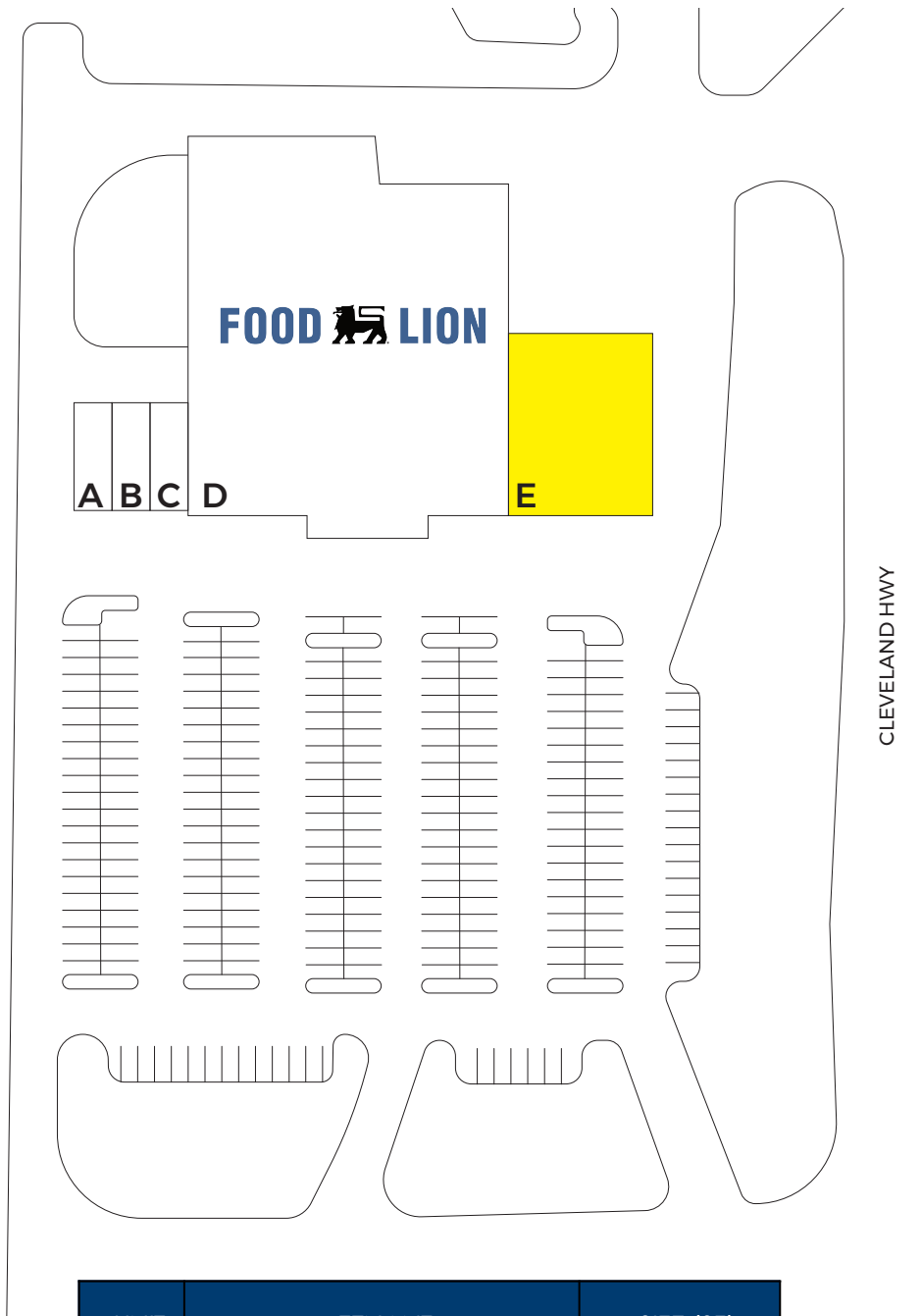


**TRAFFIC COUNTS**  
13,251 VPD – Cleveland Highway  
8,970 VPD - Prater Mill Road

	3-Mile	5-Mile	10-Mile
Total Population:	8,858	20,423	99,800
Total Households:	3,007	7,029	34,797
Avg HH Income:	\$82,125	\$82,910	\$75,112

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





UNIT	TENANT	SIZE (SF)
A	Coffee Shop	1,200
B	Smoke Shop and Beverage	1,200
C	Panda House Restaurant	1,200
D	Food Lion	33,000
E	AVAILABLE	7,000