



PROPERTY DESCRIPTION

Vision Commercial Advisors presents an opportunity to lease up to 4500 SF of retail space facing NW Expressway beside the new Chipotle in Griffin. The property is just behind a Gulf Station but has great visibility for traffic. The parking will be 4/1000 and has easy access. The property can be demised at 2000 SF or more and will be delivered August 2023. Secure your space now.

PROPERTY HIGHLIGHTS

- 37,200 Vehicles Per Day
- 2000 - 4500 SF Suites
- \$19/SF NNN
- NNN = \$3.00/SF
- Design Build
- NW Expressway Exposure

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 - 4,500 SF
Lot Size:	0.34 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	7 MILES
Total Households	1,534	10,744	26,004
Total Population	3,989	25,512	62,114
Average HH Income	\$45,480	\$45,020	\$73,006

DAVID HACKER, CCIM

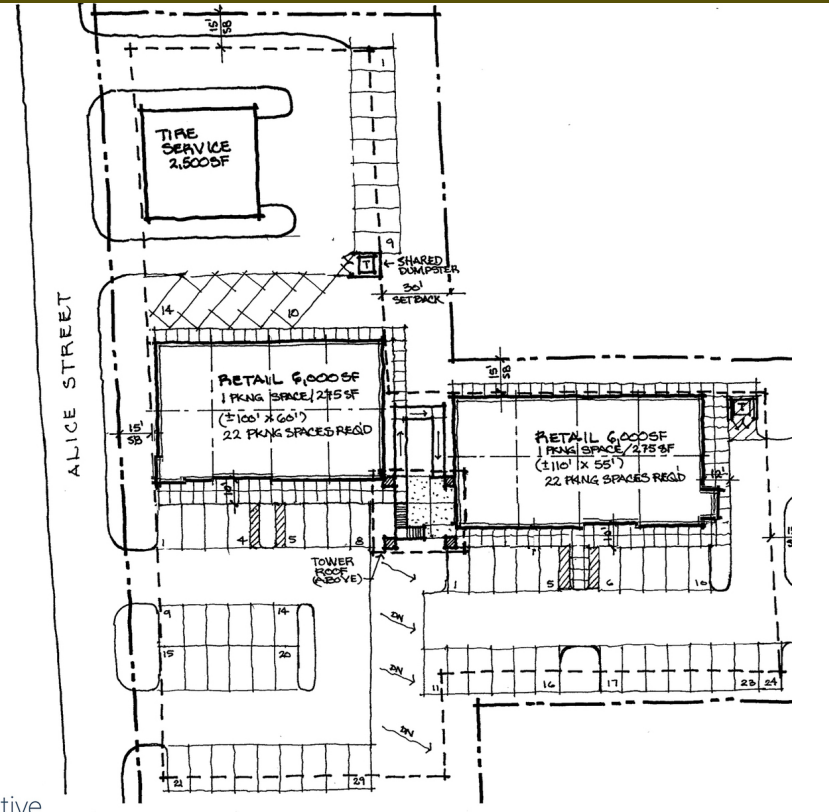
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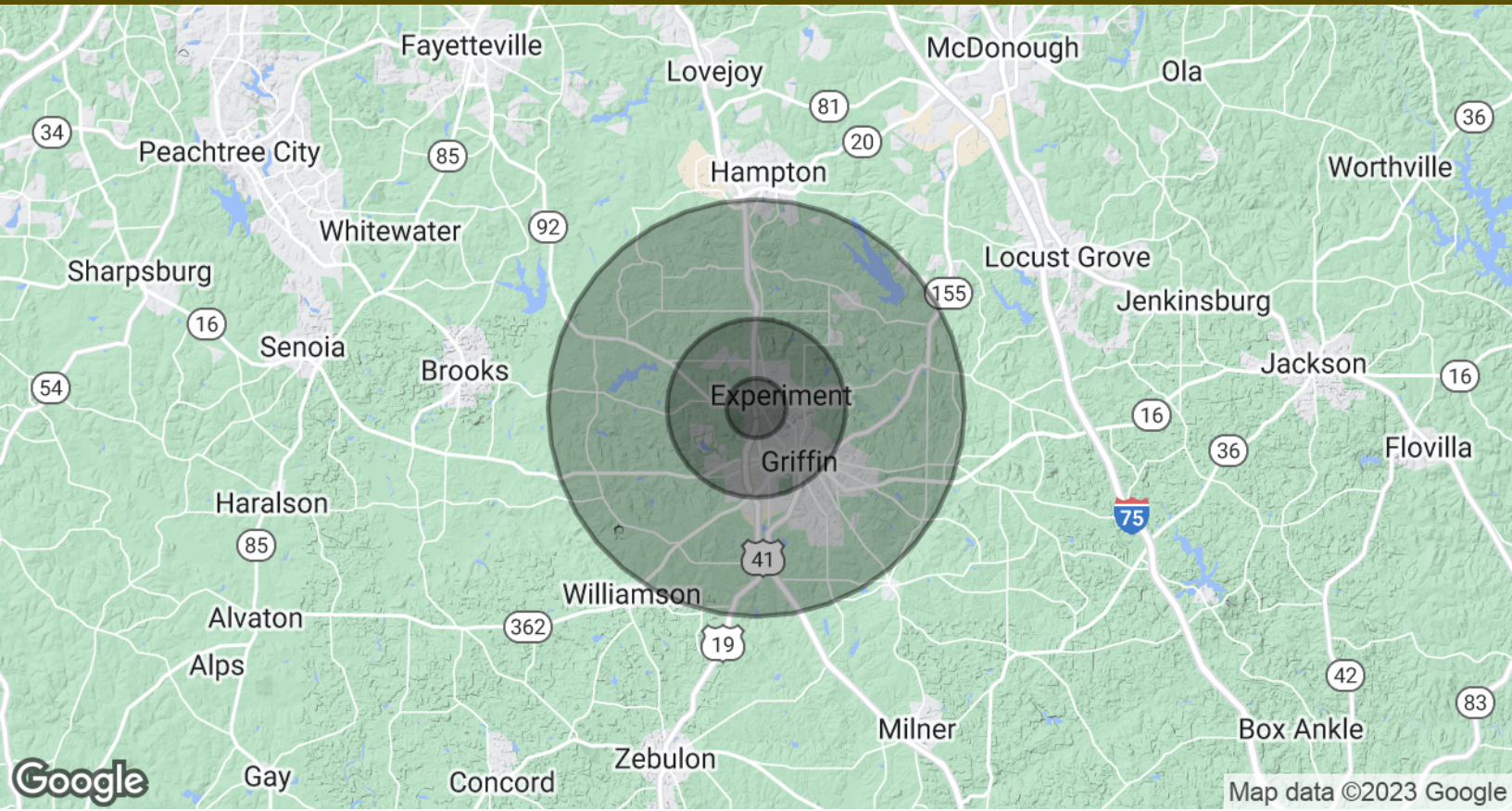
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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	3,989	25,512	62,114
Average Age	34.2	33.5	39.7
Average Age (Male)	30.3	29.5	36.9
Average Age (Female)	35.6	35.8	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	1,534	10,744	26,004
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,480	\$45,020	\$73,006
Average House Value	\$93,658	\$86,366	\$126,108

** Demographic data derived from 2020 ACS - US Census*

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