

Winder Station

372 Exchange Blvd, Bethlehem, GA 30620

FOR LEASE



1,600 - 5,700 AVAILABLE

PROPERTY HIGHLIGHTS

- Brand new, attractive construction with high-end finishes
- Great visibility to Exchange Blvd. and GA-316 (traffic counts of 35,300 VPD)
- Outparcel to AMC Theatre in a rapidly growing area
- Well located only 20 minutes from Athens, GA (home to Univ. of Georgia)
- Restaurant space with roof top patio available
- Area Retailers include: Target, Home Depot, Publix, Belk, Petsmart, TJ Maxx, Michaels, Ulta, and HomeGoods



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	475	11,689	40,464
Total Population	1,288	33,646	117,574
Average HH Income	\$62,004	\$54,942	\$62,010

For More Information, Contact

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800 MT. VERNON HIGHWAY NE | SUITE #425 | 404.812.8922 | SKYLINESEVEN.COM



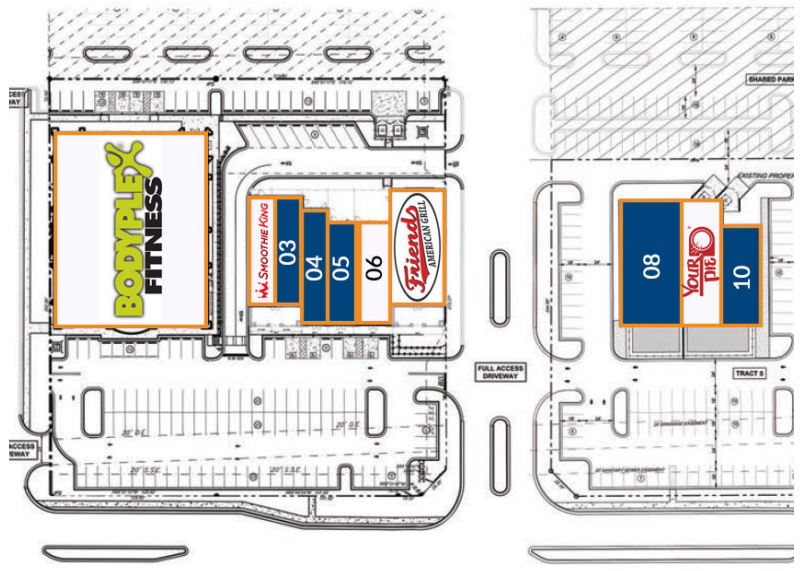
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SUITE	TENANT	UNIT SIZE (SF)
01	BODYPLEX Fitness	18,000
02	Smoothie King	1,450
03	AVAILABLE	2,300
04	AVAILABLE	1,800
05	AVAILABLE	1,600
06	Modern Nails Skin Care	2,400
07	Friends American Grill	3,600
08*	AVAILABLE	5,000
09	Your Pie	2,500
10	AVAILABLE	2,400

* Restaurant space with roof top patio



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