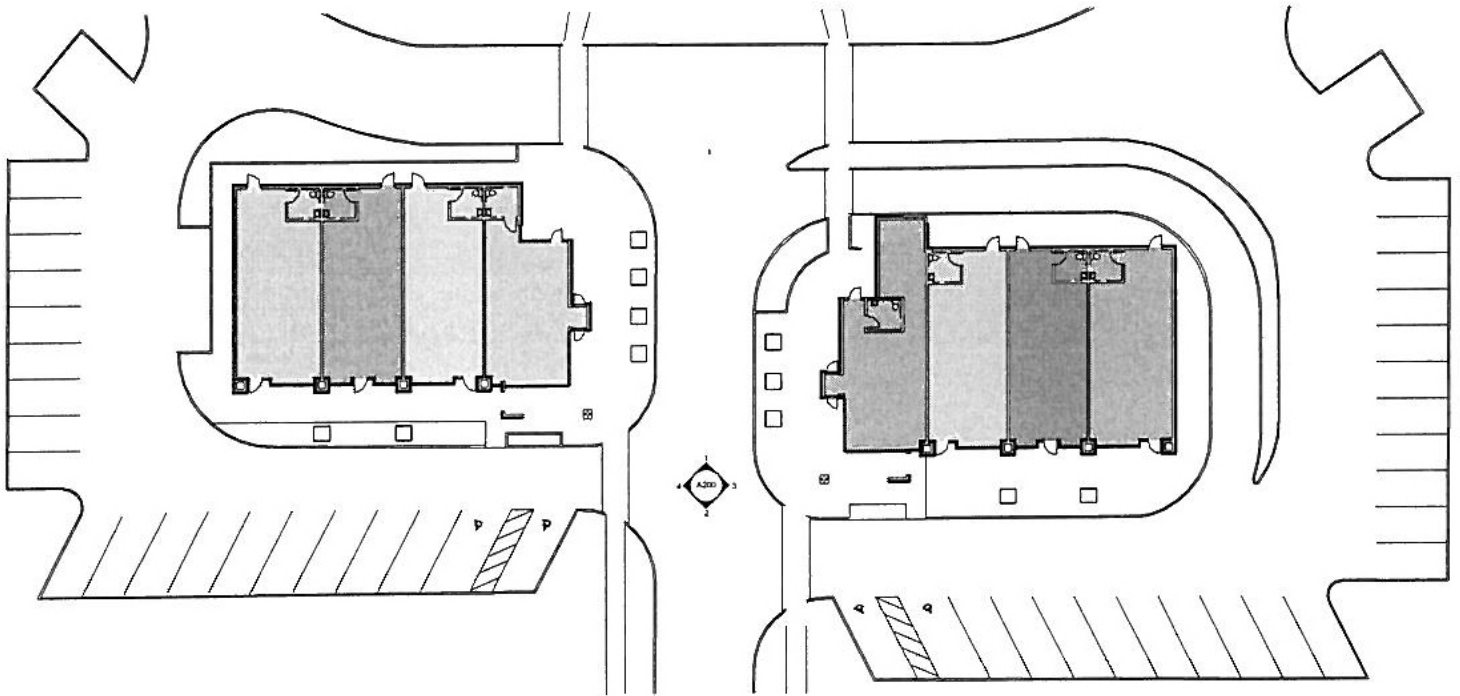


# For Lease

## Piedmont Village Shops

3999 Demorest Mt. Airy Highway, Demorest, GA, 30535

### PROPOSED FLOOR PLAN



### PROPERTY OVERVIEW

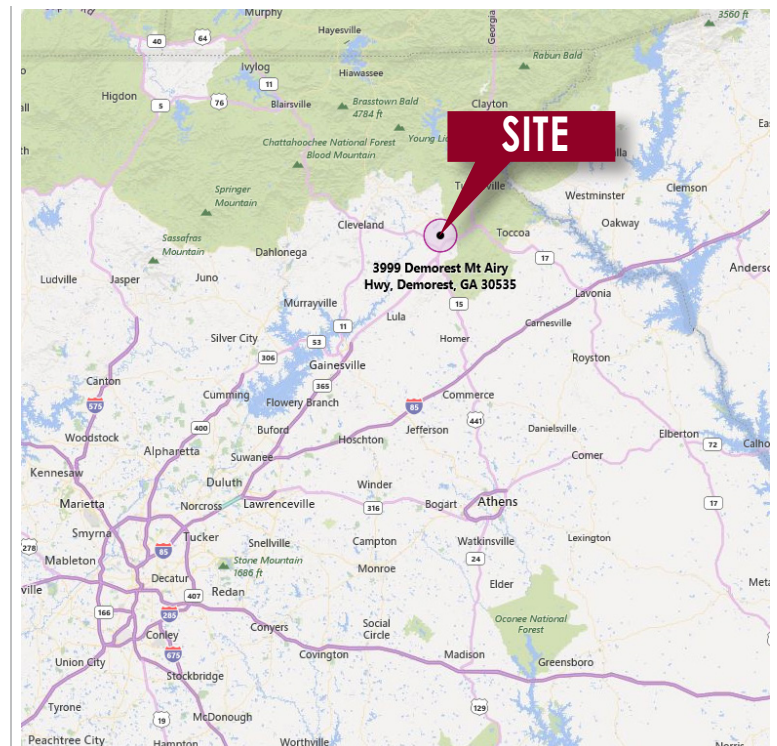
**County:** Habersham County  
**Total Building SF:** ± 9,000 SF  
**Year To Be Built:** 2016  
**Property Type:** Retail  
**Parking:** ± 50 Spaces  
**Land Area:** ± 1.5 Acres

### DEMOGRAPHIC DATA

**Avg HH Income In 5 Mile Radius:** \$51,000  
**Traffic Count:** 7,000 Cars Per Day on US 441  
**Local Retail Residents:** Walmart, Chick-Fil-A, Taco Bell, Hampton Inn, South State Bank, Piedmont College, & Habersham Hospital District

### FUTURE PROPERTY FEATURES:

**8 new store spaces**  
**Great space for medical, retail & coffee shops**  
**Planned to open in 2016**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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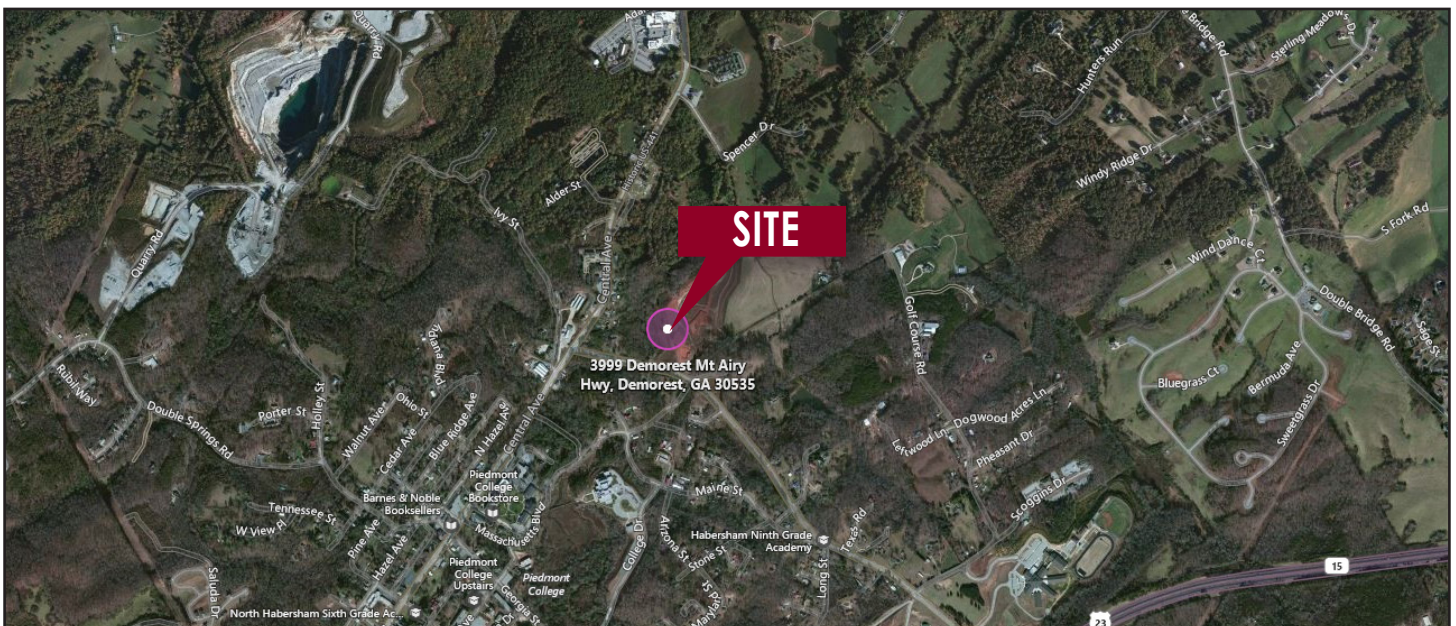
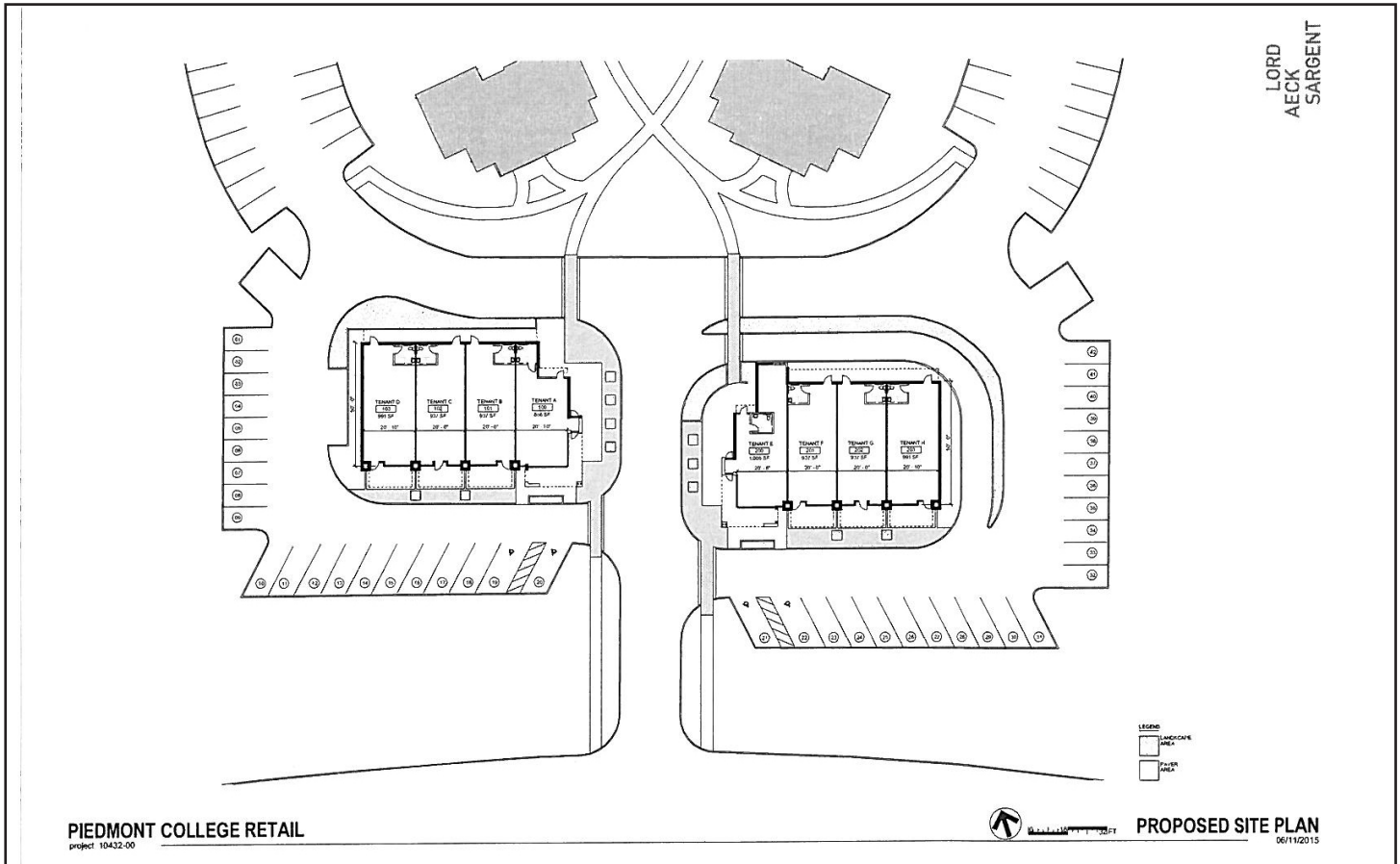


# For Lease

## Piedmont Village Shops

3999 Demorest Mt. Airy Highway, Demorest, GA, 30535

### PROPOSED SITE PLAN



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