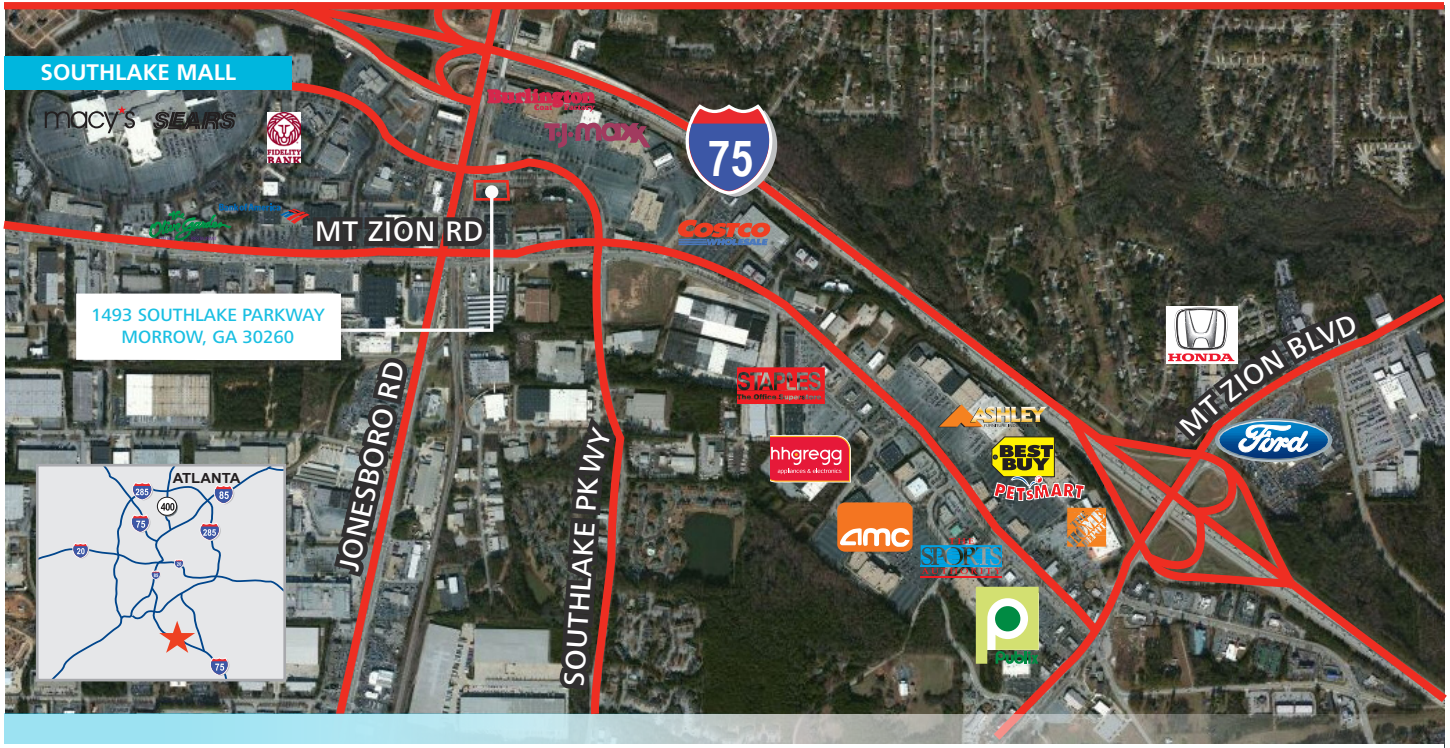


1493 Southlake Parkway

Morrow, Georgia 30260



AVAILABLE - LEASE OR SALE

11,000 SF Freestanding Retail / Former Rooms-To-Go Kids-Teens / Southlake Mall location

LEASE RATE \$13.50/SF NNN

SALE PRICE Negotiable; building & improvements sale plus assignment of existing long term ground lease

HIGHLIGHTS

- Great visibility / high traffic
- 30,000+ VPD
- Traffic light corner at mall entry drive
- 1.23 acre site (Expandable to 2.00 acres)
- 62 parking spaces
- Built in 1996
- 100' x 110' high ceiling building
- Long term ground lease site



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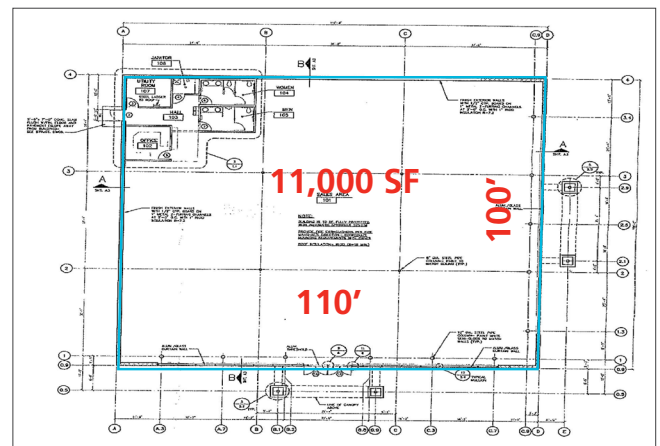
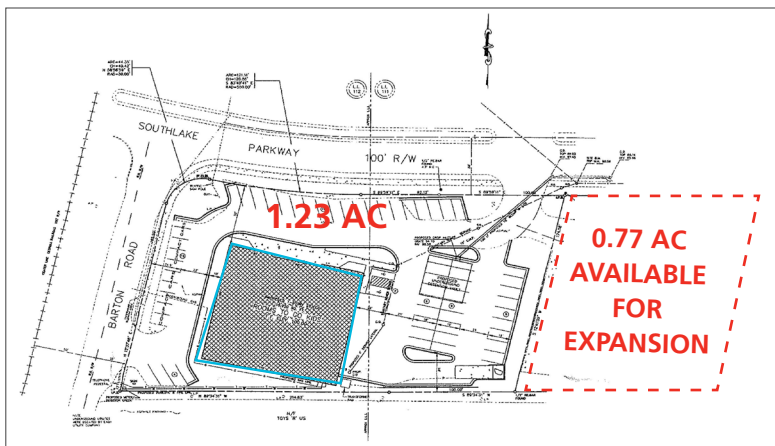
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1493 Southlake Parkway

Morrow, Georgia 30260

Available: 11,000 SF

SITE PLAN AND FLOOR PLAN



DEMOGRAPHICS	3-MILE	5-MILE	7-MILE
Population	73,102	174,824	279,062
Average Household Income	\$35,927	\$36,982	\$40,498
Number of Households	17,259	41,549	67,823

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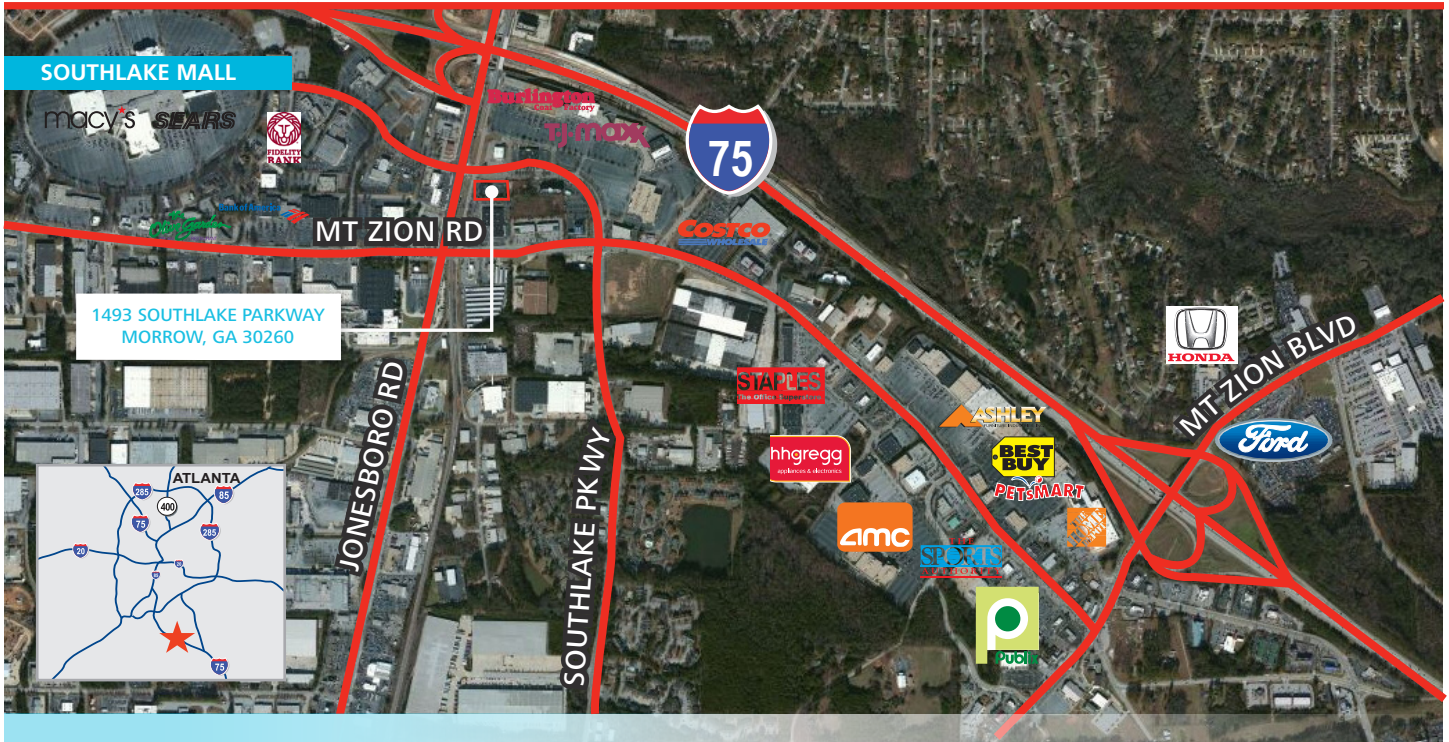
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1493 Southlake Parkway

Morrow, Georgia 30260



AVAILABLE - LEASE OR SALE

SPACE AVAILABLE	11,000 SF Freestanding Retail Former Rooms-To-Go / Kids-Teens Southlake Mall location
LEASE RATE	\$13.50/SF Triple Net
SALE PRICE	Negotiable; Building & Improvements Sale Plus Assignment of Existing Long Term Ground Lease

HIGHLIGHTS

- Great visibility / high traffic
- 30,000+ VPD
- Traffic light corner at mall entry drive
- 1.23 acre site (Expandable to 2.00 acres)
- 62 parking spaces
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