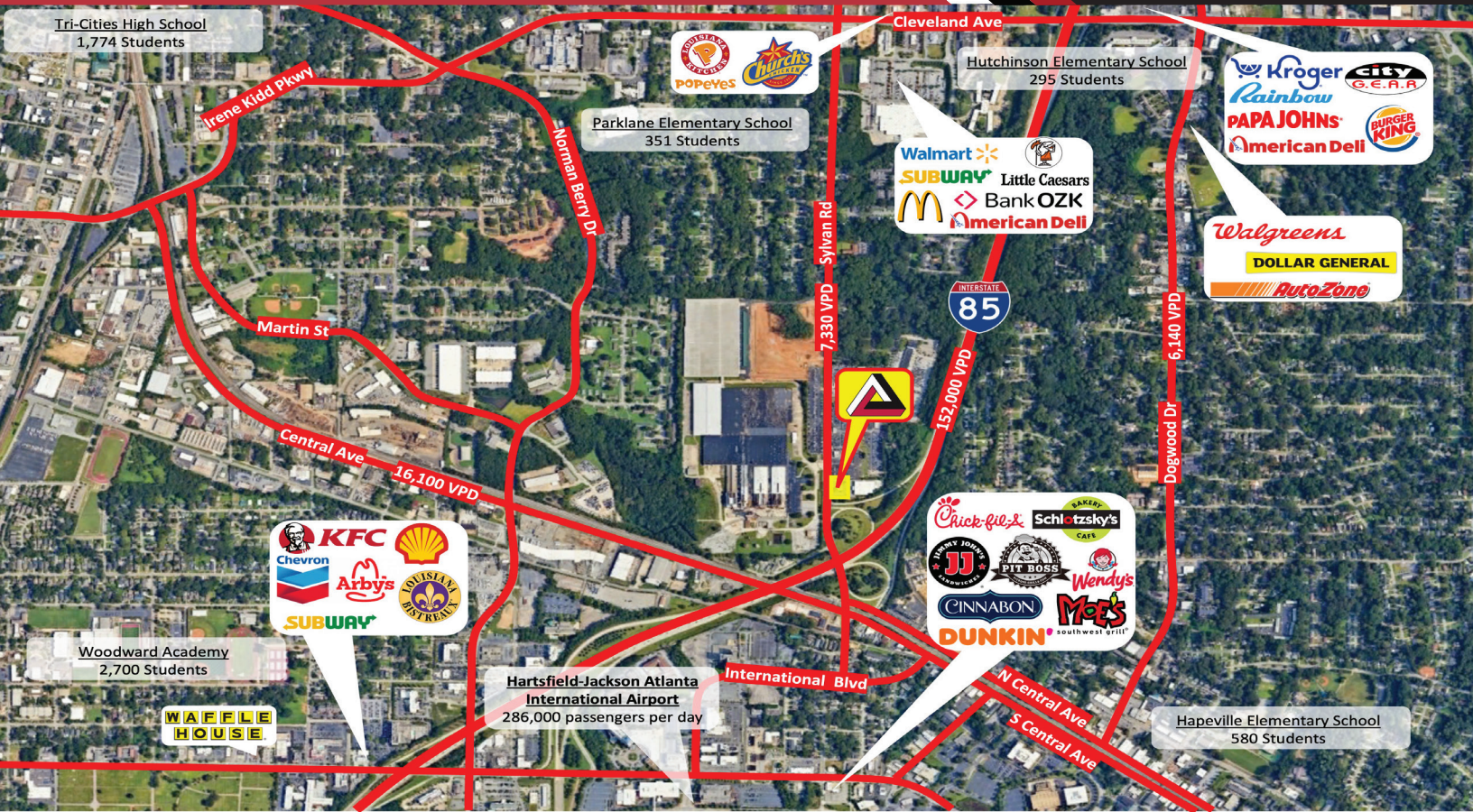





HAPEVILLE SYLVAN RD STRIP


3120 Sylvan Rd, Hapeville GA 30354




DEMOGRAPHICS

1 MILE


 8,701
Estimated population


 8,658
Estimated daytime population


 \$86,226
Average household income

 3,611
Households

3 MILE


 53,714
Estimated population


 42,746
Estimated daytime population


 \$76,510
Average household income


 23,051
Households

5 MILE

 185,233
Estimated population

 90,712
Estimated daytime population

 \$75,440
Average household income

 77,774
Households

DRIVE TIME POPULATION

5
Min  17,683

10
Min  99,352

15
Min  351,419

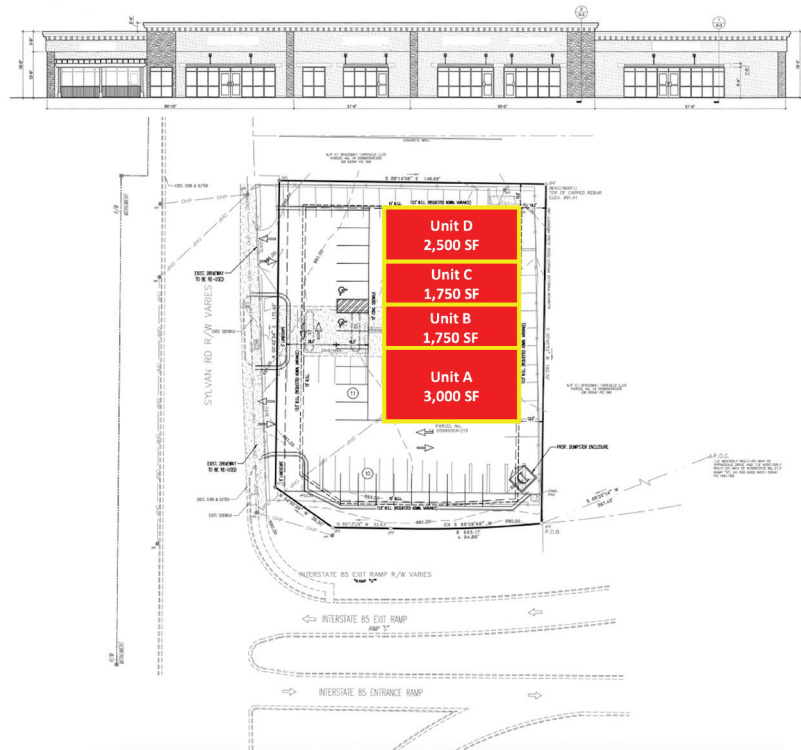
Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Unit A	Available	3,000 SF	Unit C	Available	1,750 SF
Unit B	Available	1,750 SF	Unit D	Available	2,500 SF



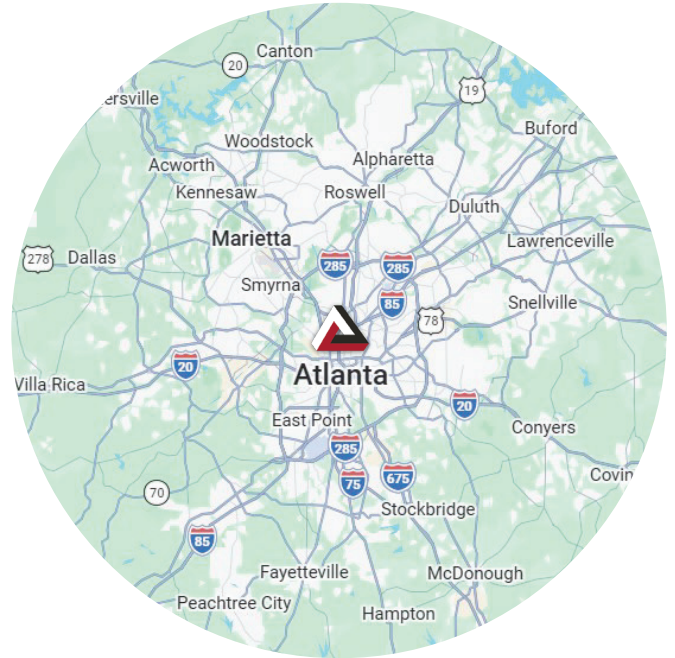
Concept Renderings



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HIGHLIGHTS

- Proposed 9,000 SF strip retail on 0.751 AC for GL or BTS.
- The property is located in Hapeville, GA, next to the I-85 on/off ramp, and just 3 minutes from Hartsfield-Jackson Atlanta International Airport.
- Close to the intersection of Sylvan Rd (7,330 VPD) and Central Ave (16,100 VPD).
- Daytime population within 3 miles is 42,746.



7,330 on Sylvan Rd
16,100 Central Ave



Full access from Sylvan Rd



Signage options available.

Concept Rendering

