

# Togwotee Village

1240 Highway 54 W., Fayetteville, GA 30214

## LEASING INFORMATION

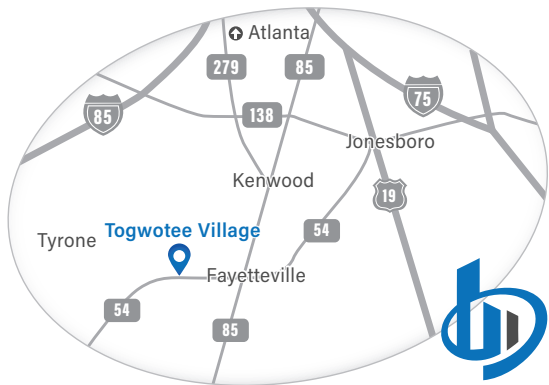
Rental Rate	\$21.00 NNN
Year Built	2008
Building / GLA	±100,000 SF
Property Type	Retail Shop and Medical Office
Parking	500
Intersection	Georgia Highway 54 & Togwotee Village Parkway
Traffic Light	Yes
Traffic Count	27,500 CPD

## LEASING CONTACT

Wes Allen

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## LOCATION MAP



## DEMOGRAPHICS

Radius	3-Mile	5-Mile
Population	16,849	53,223
Household	5,934	19,521
Avg. Income	\$106,407	\$ 106,467



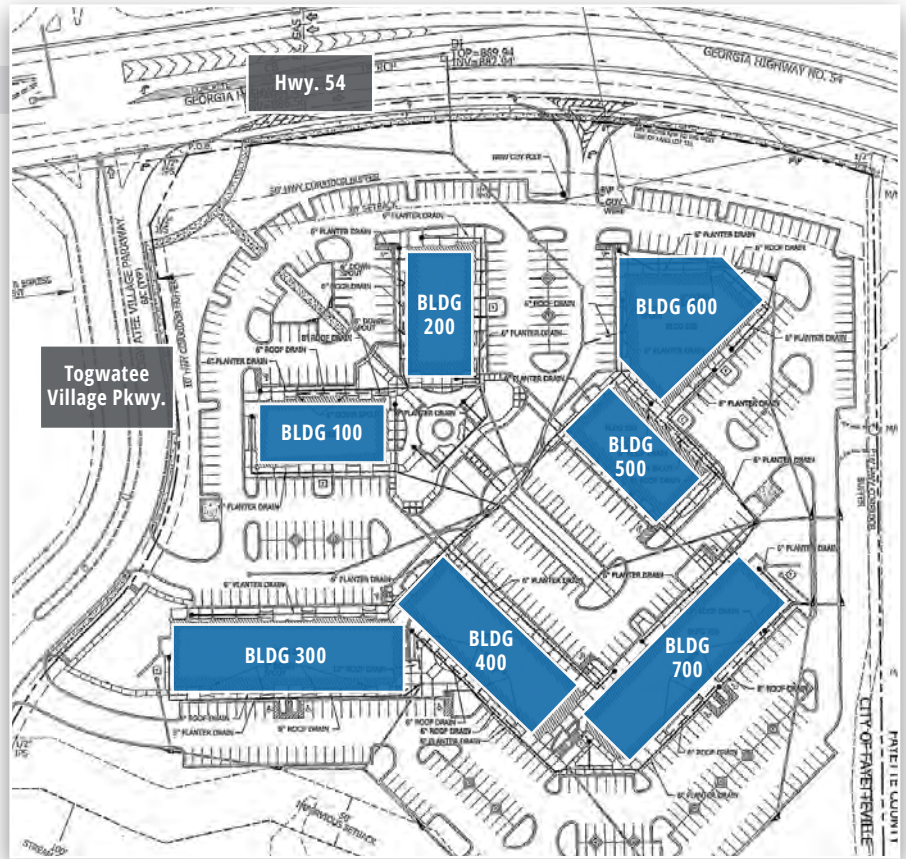


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## CENTER HIGHLIGHTS

- Highly visible from Hwy. 54, easy access with 4-way traffic lights.
- Located directly across the street from the new Holiday Inn and Piedmont Fayette Hospital. It is also two miles from Pinewood Atlanta Studios and the new Pinewood Forest mixed-use development.
- Lifestyle Center with a fountain, gazebo, paved sidewalks and outdoor seating.
- Current tenants in a balanced mix of specialized medical offices including pediatrics, pharmacy, otolaryngology, nephrology, dental, diagnostics, and hospice/health care.
- Variety of restaurant tenants including Mexican, Café, Italian, Indian, and Mediterranean Cuisines.



## LEASING INFORMATION

STE	TENANT
100	Tri-County Pediatrics
101	Chris Apex Pharmacy
102	Farmers Insurance
103	El Reposo Mexican Restaurant
200	Village Café
201	Tour de Italy Pizza
202	That Burger Spot
310	Atlanta Asthma and Allergy
300	Minute Men Press
301	Erika Ward Interiors
305	Underdogs Jiu Jitsu
306	A Plus Optique
307	OrthoLazer
302	Tuk Nail Spa

303	Pride Staff
304	Edward Jones
312	Village Podiatry
314	Available (3,513 SF)
315	Dr. Shah BPS, DMD, PC
400-402	American Health Imaging
403	Lab Corp
404	PT Solutions Physical Therapy
405	Remedy Salon and Spa
406	Available (2,538 SF)
408	RAI Care Center of Fayette
500	State Farm
501	Edible Arrangements
502	Penn Station Gym

503-504	100% Chiropractic
505	Kings Watch Repair
600	Pita Street Food
601	Amedisys
602	Southern Pain and Spine
603	The Wig Dr.
604	Available (1,095 SF)
700	South Atlanta Integrative
702	Burn Boot Camp
704-706	Gleaming Events
708	Available (3,728 SF)
710	South Atlanta Ear, Nose & Throat





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## REGIONAL HIGHLIGHTS

- Piedmont Fayette is the third largest hospital in the Piedmont Healthcare system with 221 beds, more than 1,600 employees, and over 500 physicians.
- Property is 5-minutes away from the Pinewood Forest development in Fayetteville, a 234-acre mixed-use development estimated to have more than 1,200 residences and 270,000 SF of office, restaurant and retail space.
- Pinewood Forest will be a cultural and recreational hub with park and concert venue, three residential districts, a boutique hotel and an extended stay hotel. It will also have 15 miles of walking trails and sidewalks around parks.

