

MERGANSER COMMONS

HWY 29 & HILLS AND DALES FARM ROAD, LAGRANGE, GA 30240

GROUND LEASE

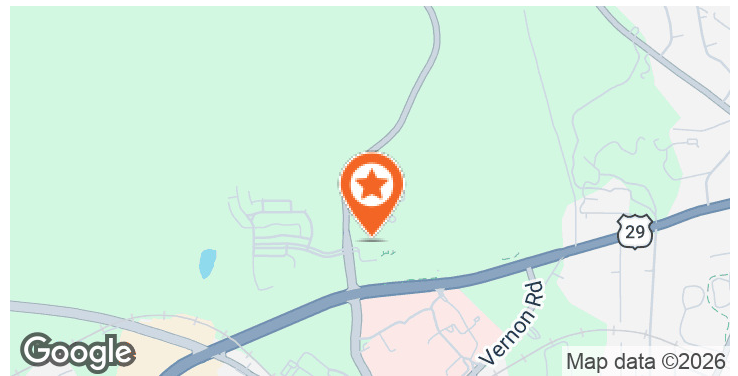


LOCATION DESCRIPTION

Site is located at Hwy 29 & Hills and Dales Farm Road in Publix anchored Merganser Commons Shopping Center

PROPERTY HIGHLIGHTS

- GROUND LEASE ONLY - Delivery 3rd Qtr 2026
- Co-tenants: Publix, Starbucks, Chick-fil-A, and Wellstar Health
- Located across Vernon Road from Wellstar West Georgia Medical Center (276-bed facility)
- 1,600 new housing/apartment developments in the immediate vicinity
- Close proximity to West Georgia Community College and LaGrange College
- GA DOT Traffic Counts: Hwy 29 - 16,000 AADT



 DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	24,229	43,047	51,665
Average HH Income	\$79,782	\$86,834	\$90,921
Daytime Population	34,562	51,924	59,613



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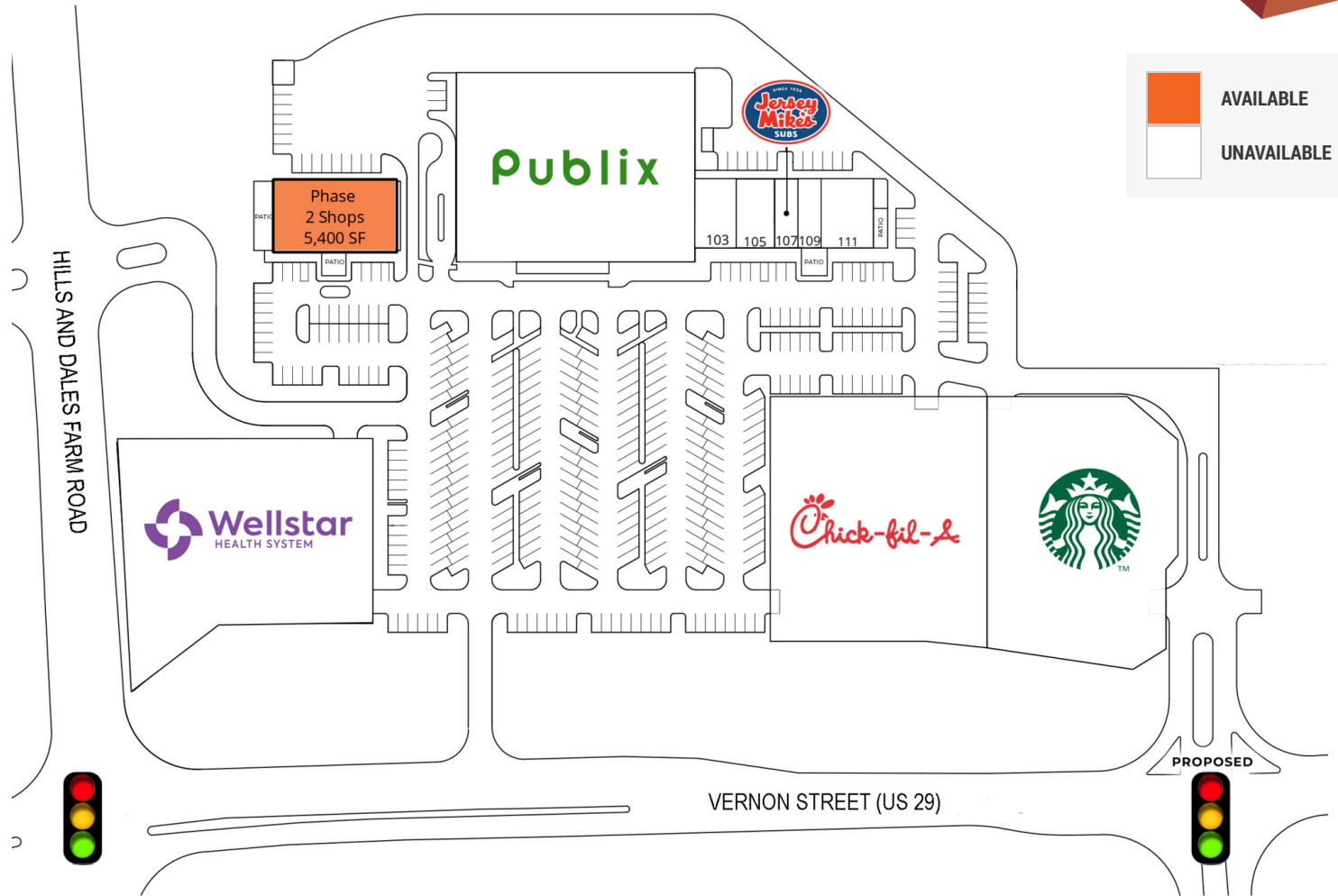
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SUITE	TENANT NAME	SPACE SIZE
GL	Available	5,400 SF
Anchor	Publix	46,791 SF
103	Elite Nail Spa	2,800 SF
105	Liquor Store	2,800 SF
107	Jersey Mike's	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
109	Twigs and Berries	1,400 SF
111	Monarca Restaurant	4,200 SF
OP1	Wellstar	1.25 Acres
OP2	Chick-fil-A	1.53 Acres
OP3	Starbucks	0.82 Acres



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