

Main Street Food Market

Prospective Tenant Information



www.mainstfoodhall.com

Leasing Executive: Angie McCanham



Food Hall

- Located in the Heart of Downtown Villa Rica at 419 Main St, Villa Rica, GA 30180
- Two Story development with casual dining options and rooftop seating.
- Shipping containers modified for food service stalls with kitchen areas and/or private kitchens.



Angie@Atlcommercial.net

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable and based on projected images/plans, however, accuracy is not guaranteed. You should conduct an independent investigation to verify information in determining the suitability of the property.

JOIN
us...

We are looking for **10 Exclusive** food & beverage businesses to join us in bringing this exciting new dining experience to Villa Rica. No competing concepts. Fully maintained dwelling. *Come and do what you do best & we will take care of the rest!*

THIS
LEVEL

Solidarity

Community

City Center

Atmosphere

Connection

Success

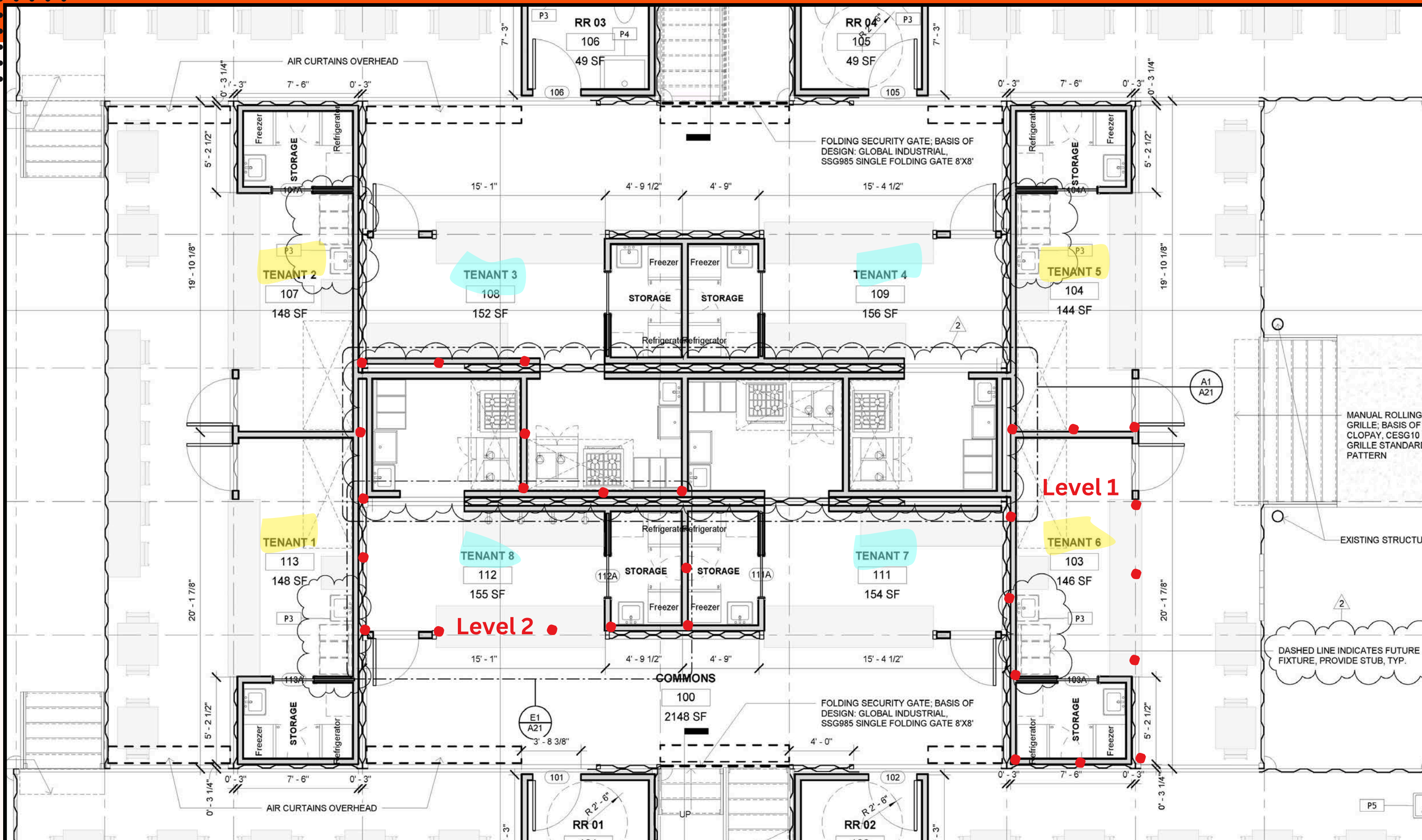
Exclusivity **Guaranteed**

Requirements

- Existing food or beverage concept or detailed business plan with projections.
- Previous and current financials
- First, Last, and Security Deposit at lease execution
- Executed Landlord and Tenant work letter for shell buildout (tenants are responsible for appliances.)



Site Plan - Ground Floor



Level 1
\$2500/mo
 Suites 1,2,5,6

Level 2
\$4500/mo
 Suites 3,4,7,8
 Private Kitchen

***Base Rent Only**
(CAM required)

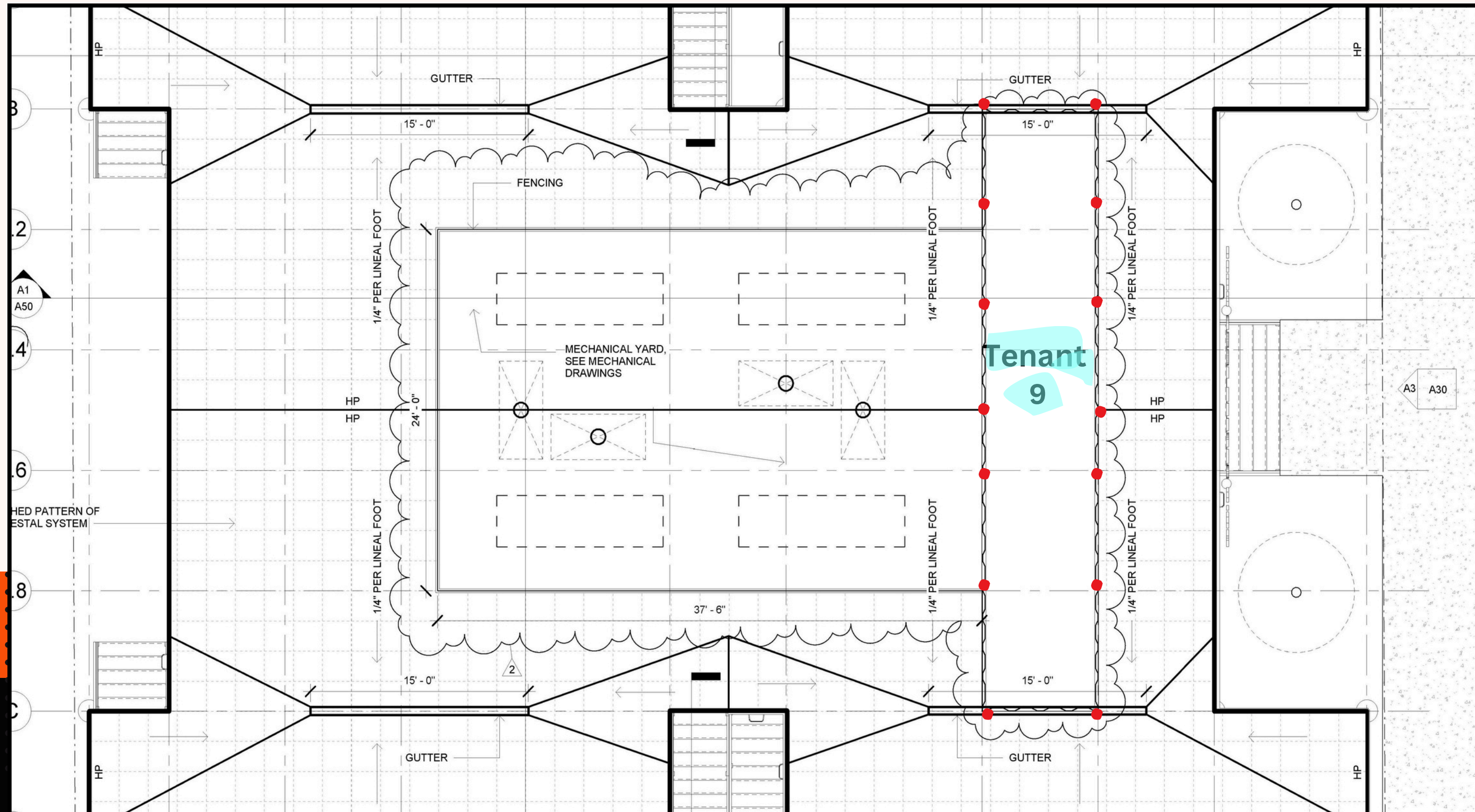
Central Grease Trap

Common Area
Restrooms

Easy Access Via Auto, Bike or Walk- Up @ the Corner of Main St & Cheeves St

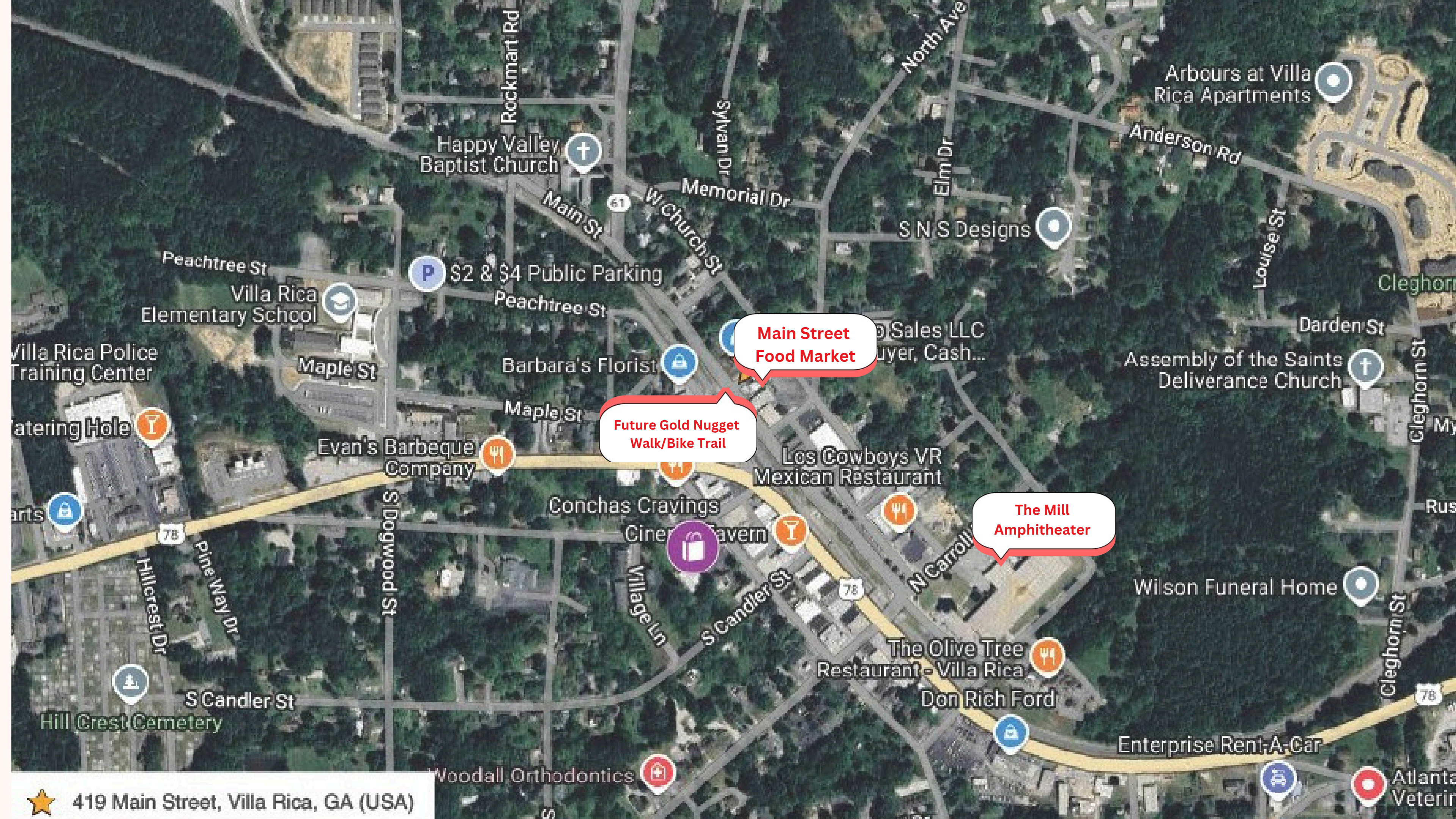
Exclusive Rooftop Option

Do you want to be the exclusive site for cocktails, mocktails & craft libations? We are accepting applications for the anchor rooftop bar location. Exclusive liquor license for the food hall. Largest suite. Premium location. City Views.



Level 3
\$5500/mo
Suite 9

*Base Rent Only
(CAM required)



NOW LEASING

NEW

FOOD MARKET



***Projected Opening Feb/March 2025**

Lease Options

Level 1: \$2500 base
Level 2: \$4500 base
Level 3: \$6500 base

CAM: TBA - flat rate per month
Estimated \$300-\$400/mo
*varies per level/location

Investment Opportunities

- Real Asset Investment, Avoid the uncertainty & volatility of wall street, profit participation from growth.
- \$50,000-\$500,000 investment levels
- Quarterly distributions

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Applications will be reviewed Nov 1-Dec 1, 2024. Submit your concept, financials and documents for review for tenant consideration. Details on exact CAM amounts will be provided as soon as they are available. In LOIs put TBD or the range of \$300-\$400/mo.



Meet Our Team



Brandon Thompson

Principal/Manager



James Smithson

General Partner



Shane George

General Partner



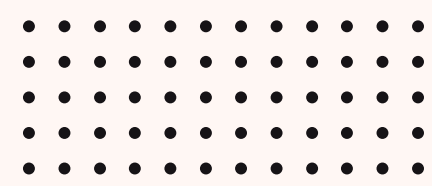
Angie McCanham

Leasing Executive

Send all prospective tenant information to: Angie@Atlcommercial.net



*"Exploration is the engine that drives innovation.
Innovation drives economic growth."— Edith Widder*



Contact **Information**



678-520-1692



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