

FOR LEASE

MIDLAND COMMONS

Midland Commons Blvd. - Outparcel 5-B Midland, GA 31820

MATERIAL SCHEDULE

MS-1	BRICK - RED
MS-2	CONCRETE - LIGHT GRAY
MS-3	GLASS - CLEAR
MS-4	GLASS - TINTED
MS-5	GLASS - TINTED
MS-6	GLASS - TINTED
MS-7	GLASS - TINTED
MS-8	GLASS - TINTED
MS-9	GLASS - TINTED
MS-10	GLASS - TINTED
MS-11	GLASS - TINTED
MS-12	GLASS - TINTED
MS-13	GLASS - TINTED
MS-14	GLASS - TINTED
MS-15	GLASS - TINTED
MS-16	GLASS - TINTED
MS-17	GLASS - TINTED
MS-18	GLASS - TINTED
MS-19	GLASS - TINTED
MS-20	GLASS - TINTED
MS-21	GLASS - TINTED
MS-22	GLASS - TINTED
MS-23	GLASS - TINTED
MS-24	GLASS - TINTED
MS-25	GLASS - TINTED
MS-26	GLASS - TINTED
MS-27	GLASS - TINTED
MS-28	GLASS - TINTED
MS-29	GLASS - TINTED
MS-30	GLASS - TINTED
MS-31	GLASS - TINTED
MS-32	GLASS - TINTED
MS-33	GLASS - TINTED
MS-34	GLASS - TINTED
MS-35	GLASS - TINTED
MS-36	GLASS - TINTED
MS-37	GLASS - TINTED
MS-38	GLASS - TINTED
MS-39	GLASS - TINTED
MS-40	GLASS - TINTED
MS-41	GLASS - TINTED
MS-42	GLASS - TINTED
MS-43	GLASS - TINTED
MS-44	GLASS - TINTED
MS-45	GLASS - TINTED
MS-46	GLASS - TINTED
MS-47	GLASS - TINTED
MS-48	GLASS - TINTED
MS-49	GLASS - TINTED
MS-50	GLASS - TINTED
MS-51	GLASS - TINTED
MS-52	GLASS - TINTED
MS-53	GLASS - TINTED
MS-54	GLASS - TINTED
MS-55	GLASS - TINTED
MS-56	GLASS - TINTED
MS-57	GLASS - TINTED
MS-58	GLASS - TINTED
MS-59	GLASS - TINTED
MS-60	GLASS - TINTED
MS-61	GLASS - TINTED
MS-62	GLASS - TINTED
MS-63	GLASS - TINTED
MS-64	GLASS - TINTED
MS-65	GLASS - TINTED
MS-66	GLASS - TINTED
MS-67	GLASS - TINTED
MS-68	GLASS - TINTED
MS-69	GLASS - TINTED
MS-70	GLASS - TINTED
MS-71	GLASS - TINTED
MS-72	GLASS - TINTED
MS-73	GLASS - TINTED
MS-74	GLASS - TINTED
MS-75	GLASS - TINTED
MS-76	GLASS - TINTED
MS-77	GLASS - TINTED
MS-78	GLASS - TINTED
MS-79	GLASS - TINTED
MS-80	GLASS - TINTED
MS-81	GLASS - TINTED
MS-82	GLASS - TINTED
MS-83	GLASS - TINTED
MS-84	GLASS - TINTED
MS-85	GLASS - TINTED
MS-86	GLASS - TINTED
MS-87	GLASS - TINTED
MS-88	GLASS - TINTED
MS-89	GLASS - TINTED
MS-90	GLASS - TINTED
MS-91	GLASS - TINTED
MS-92	GLASS - TINTED
MS-93	GLASS - TINTED
MS-94	GLASS - TINTED
MS-95	GLASS - TINTED
MS-96	GLASS - TINTED
MS-97	GLASS - TINTED
MS-98	GLASS - TINTED
MS-99	GLASS - TINTED
MS-100	GLASS - TINTED

PLACE MAKER DESIGN

MIDLAND COMMONS OFFICE SHELL BUILDING
 CONTRACT NO. 2023-001-001

ALLEN ENGINEERING
 2015 10TH AVENUE, SUITE 100
 ALLEN, GEORGIA 31701
 770-433-1111

COLOR EXTERIOR ELEVATIONS

A2.1c

LEASE RATE \$4,667.00 - 9,334.00 per month

Carson Cummings
 706 289 2468

COLDWELL BANKER COMMERCIAL
 KENNON, PARKER, DUNCAN & DAVIS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FOR LEASE

MIDLAND COMMONS

Midland Commons Blvd. - Outparcel 5-B Midland, GA 31820



PROPERTY DESCRIPTION

Midland Commons is an 88-acre development located where US Hwy 80 & Georgia Hwy 85 intersect. This creates opportunities for retail, restaurant, and service retail businesses. Midland Commons will consist of retail shops and residential over retail condos, restaurants ranging from quick service to fine dining, service industry users, and more. The 48,000+ SF Publix Supermarket is a major attractor for residents living in the local communities, as well as those in the immediate surrounding area. This property is being built as a co-tenancy to a nationally recognized urgent care facility. The space available is 1,750 SF - 3,500 SF. This is an excellent location in this new Midland Commons development.

PROPERTY HIGHLIGHTS

- Great Location
- Heavy Foot Traffic
- Numerous Retail Opportunities

OFFERING SUMMARY

Lease Rate:	\$4,667.00 - 9,334.00 per month (NNN)
Available SF:	1,750 - 3,500 SF
Building Size:	3,500 SF
Zoning:	PMUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	267	2,296	6,148
Total Population	906	6,827	17,649
Average HH Income	\$138,139	\$106,542	\$100,449

Carson Cummings
706 289 2468

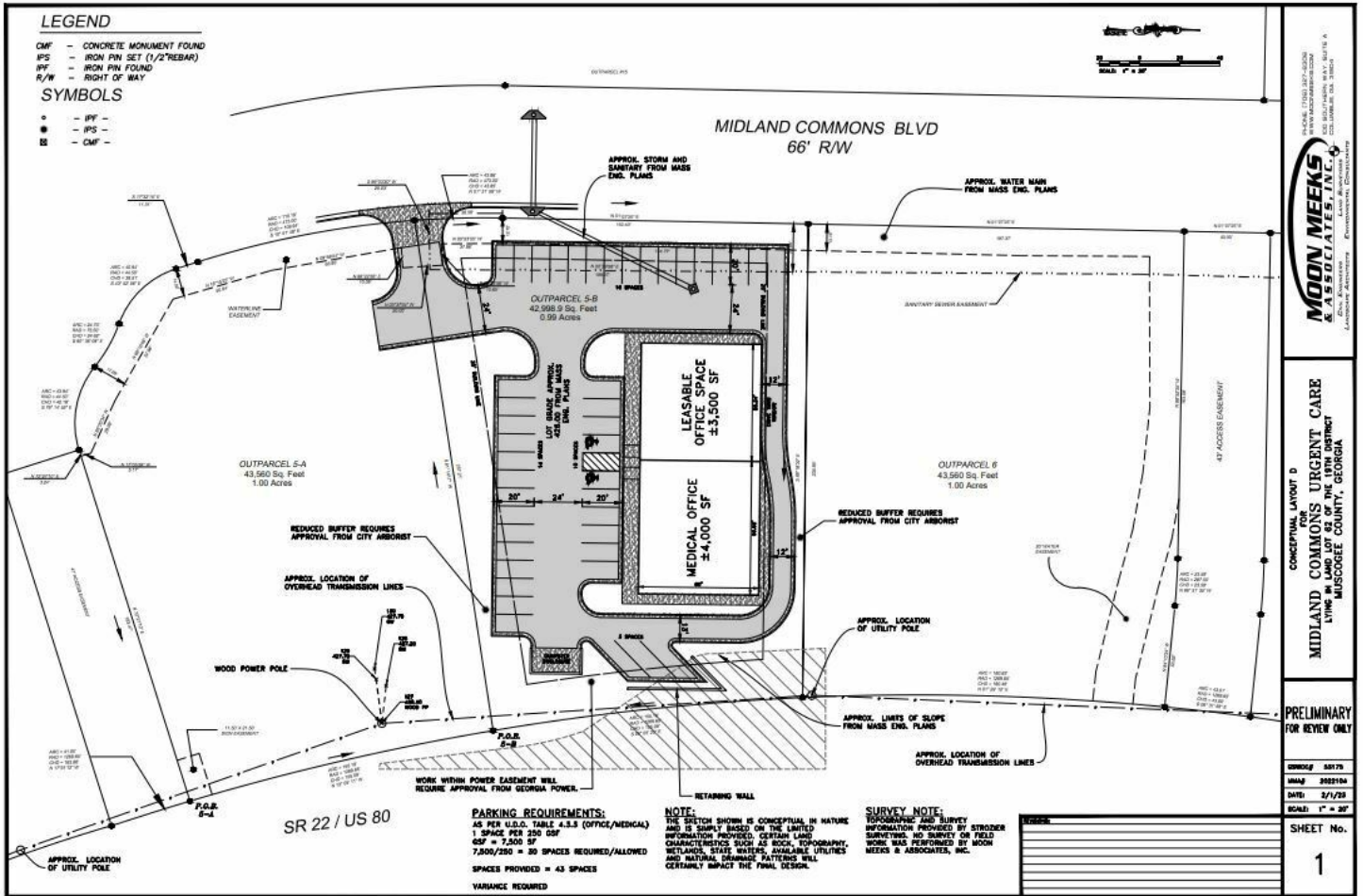


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR LEASE

MIDLAND COMMONS

Midland Commons Blvd. - Outparcel 5-B Midland, GA 31820



Carson Cummings
706 289 2468

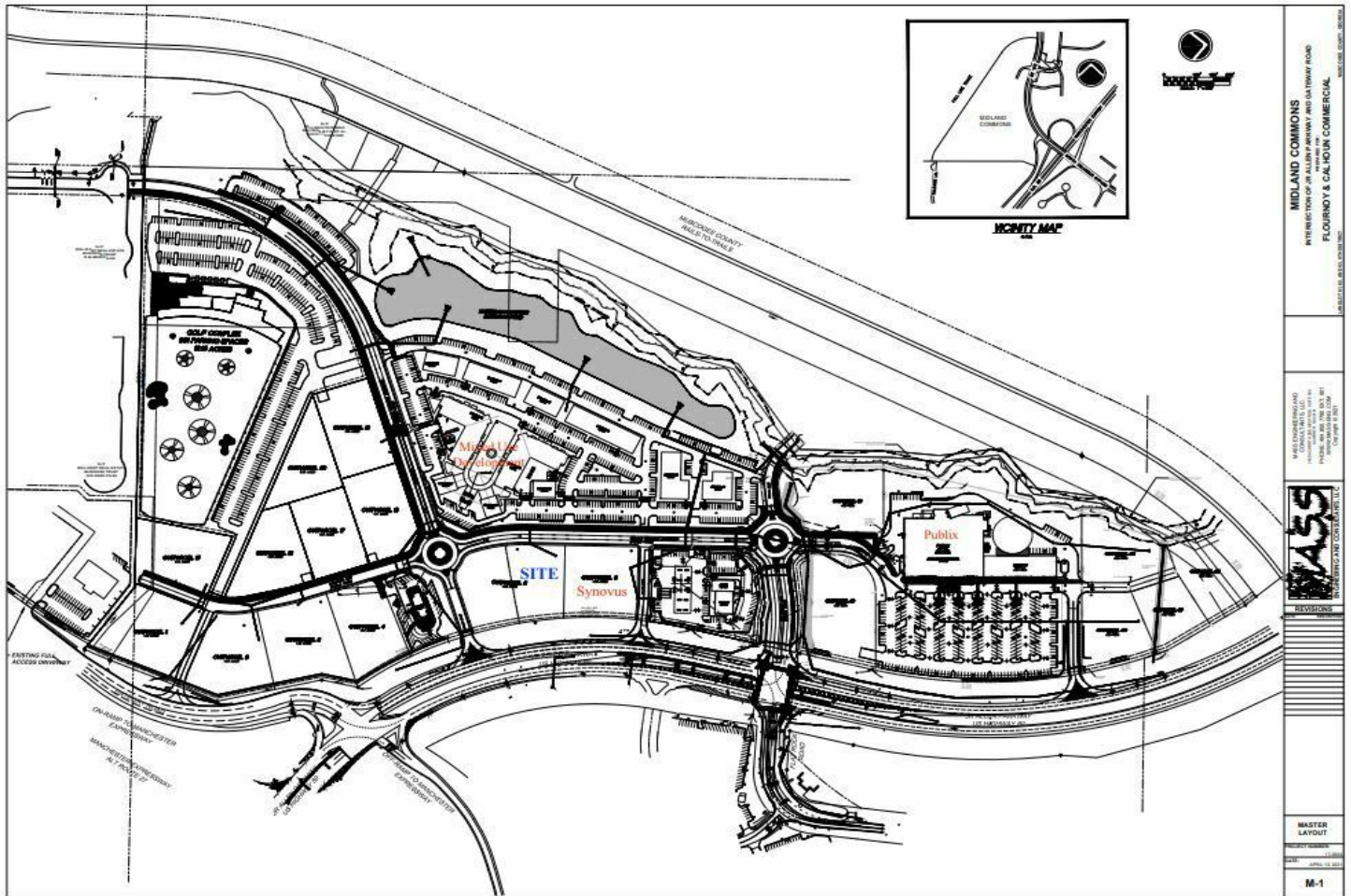


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR LEASE

MIDLAND COMMONS

Midland Commons Blvd. - Outparcel 5-B Midland, GA 31820



Carson Cummings
706 289 2468

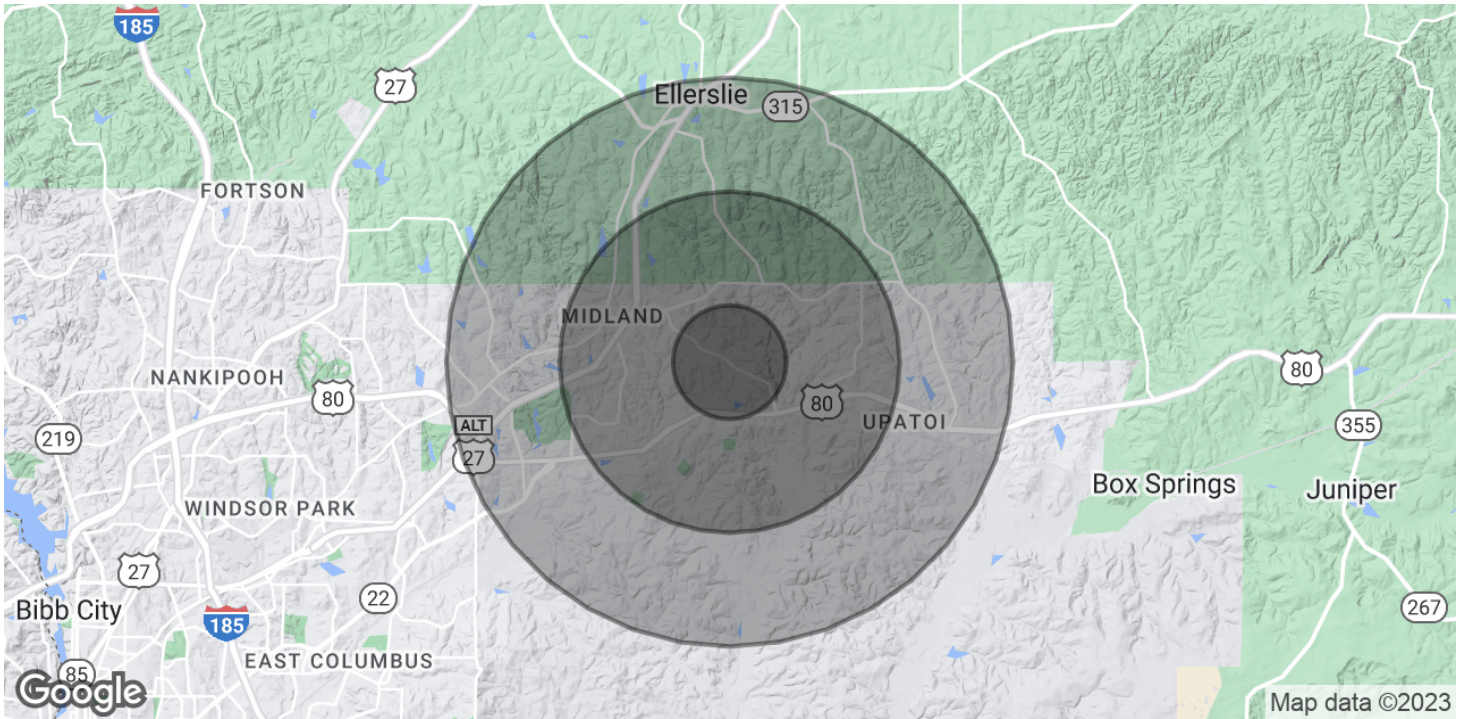


**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS

FOR LEASE

MIDLAND COMMONS

Midland Commons Blvd. - Outparcel 5-B Midland, GA 31820



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	906	6,827	17,649
Average Age	40.9	37.8	36.4
Average Age (Male)	44.6	38.7	36.8
Average Age (Female)	34.8	37.9	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	267	2,296	6,148
# of Persons per HH	3.4	3	2.9
Average HH Income	\$138,139	\$106,542	\$100,449
Average House Value	\$293,571	\$258,713	\$243,811

* Demographic data derived from 2020 ACS - US Census

Carson Cummings
706 289 2468



**COLDWELL BANKER
COMMERCIAL**
KENNON, PARKER,
DUNCAN & DAVIS