

FOR LEASE

1300 LAFAYETTE PKWY.

LaGrange, GA 30241



LEASE RATE

\$17.50 SF/yr

Carson Cummings

706 289 2468

carson@cummingscre.com

Tripp Crawford

706 984 1251

tripp@cbckpdd.com



COLDWELL BANKER
COMMERCIAL

KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This commercial space is located on the main business artery in LaGrange, GA. It is part of a storefront retail center just across from the mall. It has excellent visibility and is on the main retail corridor.

PROPERTY HIGHLIGHTS

- Excellent location
- Great visibility
- Close proximity to I-85

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	7,750 SF
Building Size:	42,699 SF
Zoning:	023

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	860	3,702	8,194
Total Population	2,325	8,846	19,337
Average HH Income	\$43,147	\$40,622	\$40,738

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,750 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit F1	Available	3,000 SF	NNN	\$17.50 SF/yr
Unit F2	Available	3,000 SF	NNN	\$17.50 SF/yr
Unit D	Available	1,750 SF	NNN	\$17.50 SF/yr

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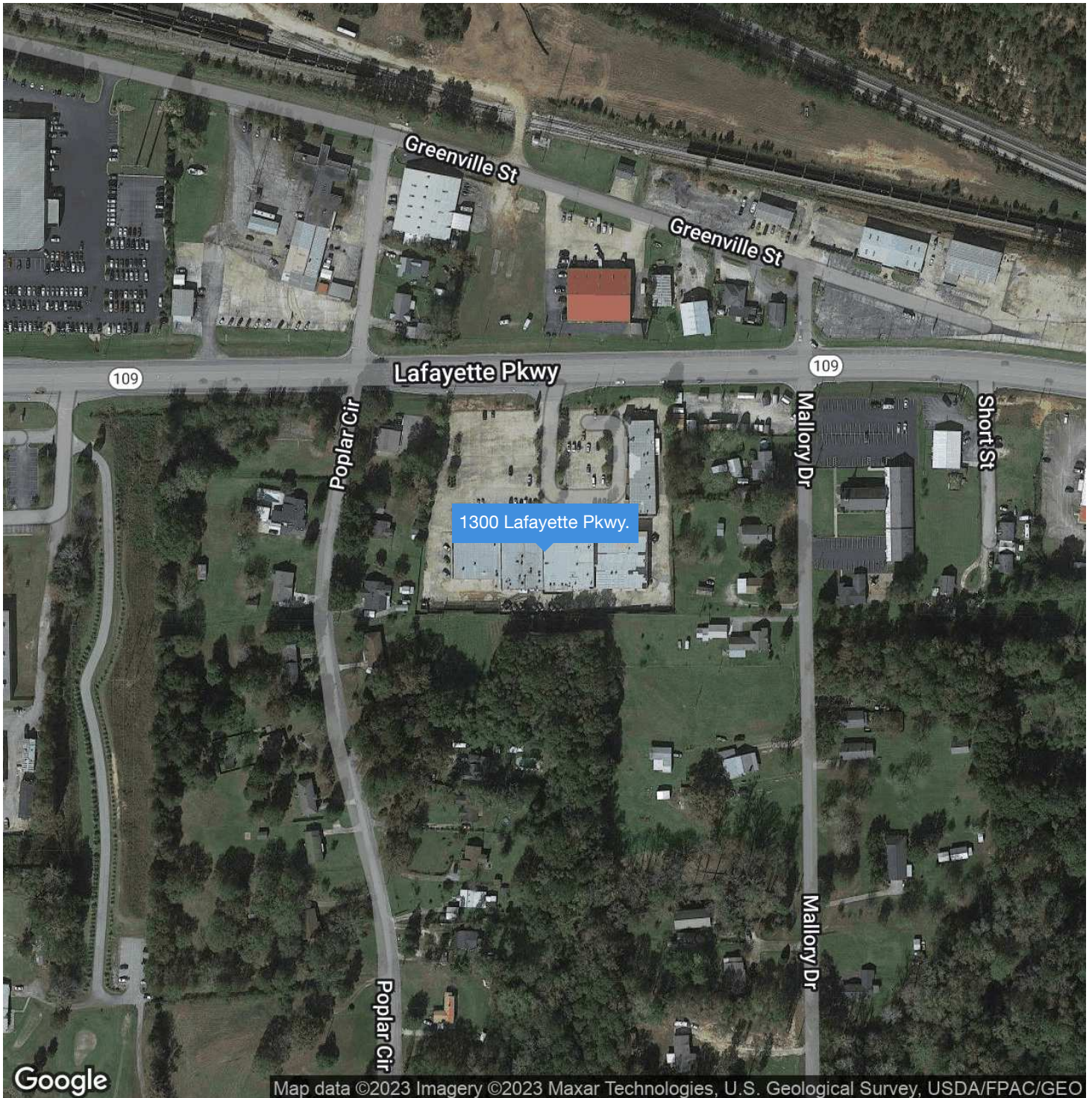


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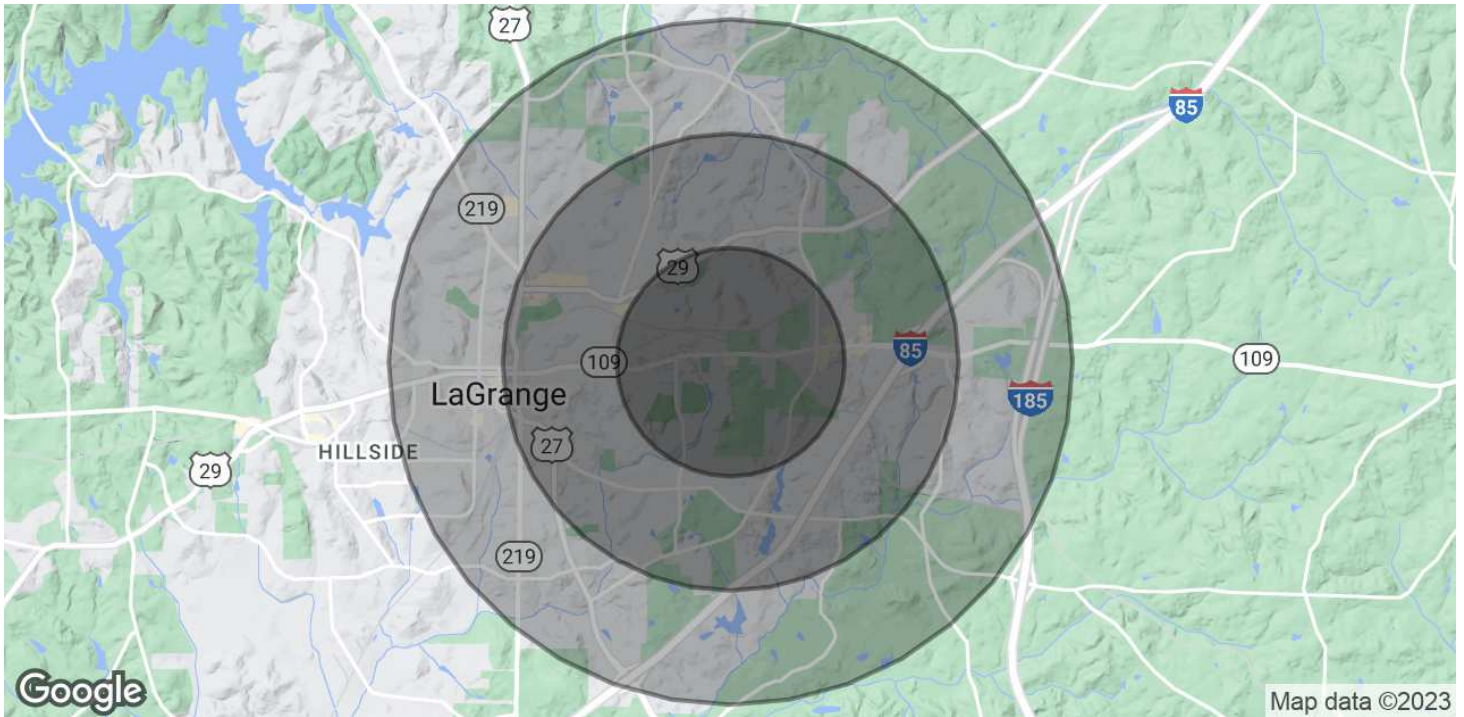


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,325	8,846	19,337
Average Age	33.1	34.9	34.1
Average Age (Male)	34.9	32.7	31.9
Average Age (Female)	30.1	36	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	860	3,702	8,194
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$43,147	\$40,622	\$40,738
Average House Value	\$390,275	\$245,439	\$181,033

* Demographic data derived from 2020 ACS - US Census

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