

# FOR LEASE

## CLOCKTOWER SHOPPING CENTER

1510 Lafayette Pkwy. LaGrange, GA 30241



**LEASE RATE**      \$15.00 - 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 Shopping Center is located on Lafayette Parkway across from the Lagrange Mall and in close proximity to I-85. It has great visibility from the road. This is a heavy traffic area - perfect for retail. LaGrange is a dynamic area and is home to numerous international businesses.

### PROPERTY HIGHLIGHTS

- Great location - main corridor between I-85 and Downtown
- Great visibility from road
- Close proximity to I-85 and LaGrange Mall

### OFFERING SUMMARY

Lease Rate:	\$15.00 - 17.50 SF/yr (NNN)
Available SF:	1,250 - 8,065 SF
Lot Size:	4.59 Acres
Building Size:	34,749 SF
Zoning:	023

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	236	3,948	11,548
Total Population	600	9,763	28,720
Average HH Income	\$49,355	\$48,218	\$49,294

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 8,065 SF	Lease Rate:	\$15.00 - \$17.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit D2	Available	8,065 SF	NNN	\$15.00 SF/yr	-
Unit C2	Available	1,250 SF	NNN	\$17.50 SF/yr	-

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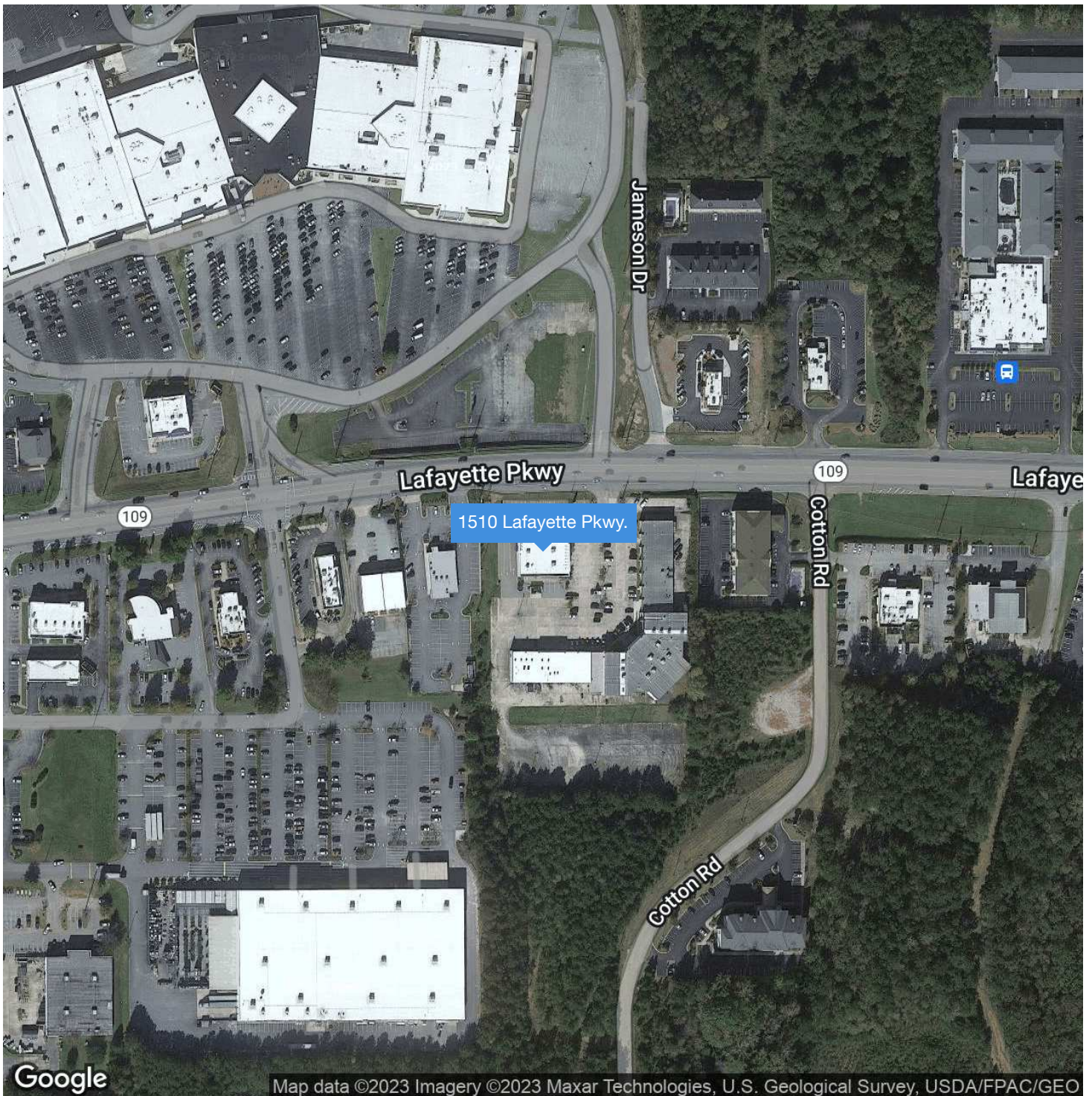
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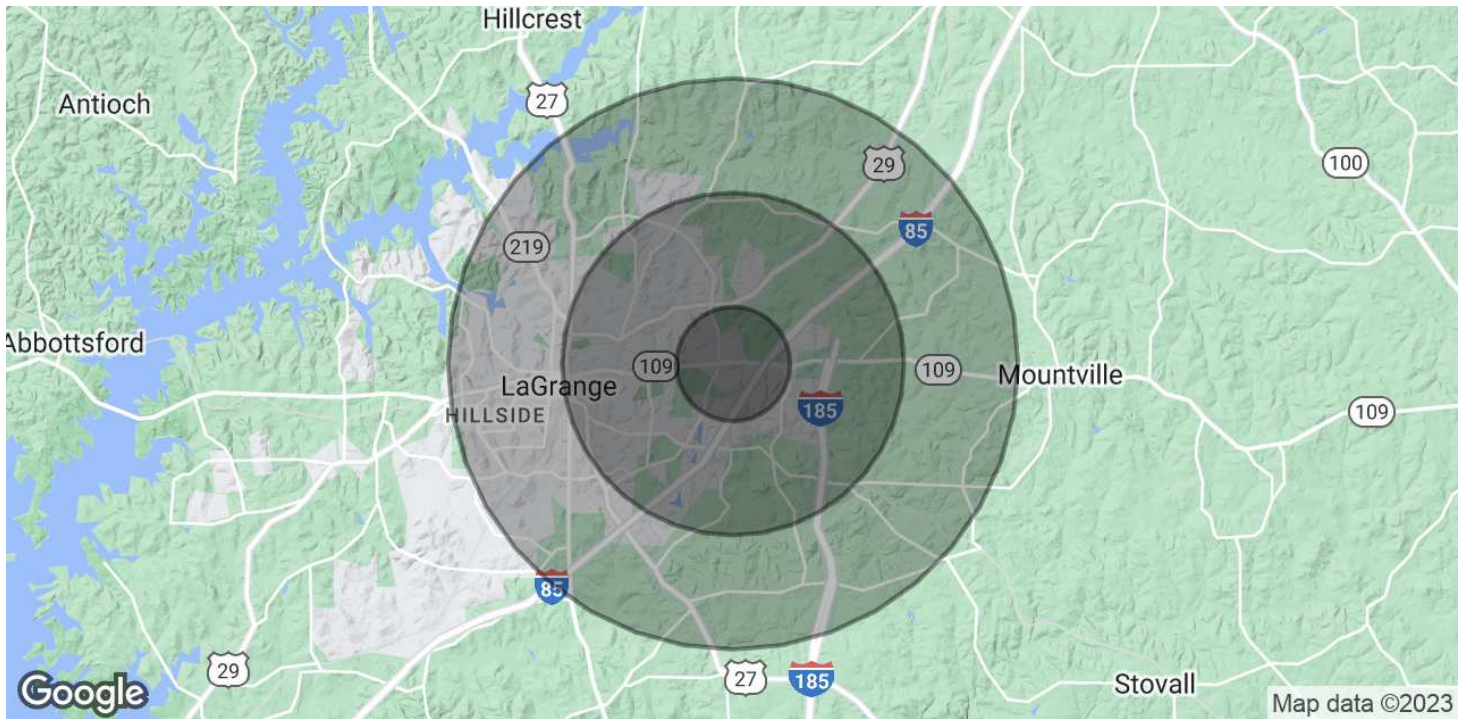
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	600	9,763	28,720
Average Age	35.1	36.1	34.1
Average Age (Male)	35.9	35.1	31.4
Average Age (Female)	32.3	35.9	35.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	236	3,948	11,548
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$49,355	\$48,218	\$49,294
Average House Value	\$1,169,537	\$266,516	\$164,613

\* Demographic data derived from 2020 ACS - US Census

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